

Appendix 1 - Policy sifting exercise and commentary

Adopted Policies

Older Saved Policies

Council advised that there are a number of saved Local Plan Policies that the Core Strategy did not replace. Pending the adoption of the emerging DM DPD and SCAAP (outlined below) a number of saved policies will still remain. These include:

- Various in relation to the Southend on Sea Local Plan, adopted 1994 (including, First Alteration, adopted 1997, Second Alteration, adopted 1999)
- Various in relation to the Essex and Southend Replacement Structure Plan (adopted 2001)
- Policies in the Essex and Southend on Sea Waste Local Plan (adopted 2001)
- Policies in the Essex Minerals Local Plan (adopted 1996)

It is not envisaged that these will have any direct cost implication and are therefore not analysed as part of this study or 'Policy Sift'.

Core Strategy DPD (Adopted December 2007)

Policy ref	Adopted Core Strategy (December 2007) specific requirements that are considered will give rise to added costs	Test in study / cost implications for development
Policy KP1: Spatial Strategy	<p>As a principal basis for sustainable development in the town, development and investment will be expected to build on and contribute to the effectiveness and integration of the key transport corridors and interchanges.</p> <p>The primary focus of regeneration and growth within Southend will be in:</p> <ul style="list-style-type: none"> • Southend Town Centre and Central Area – to regenerate the existing town centre, as a fully competitive regional centre, led by the development of the University Campus, and securing a full range of quality sub-regional services to provide for 6,500 new jobs and providing for at least 2,000 additional homes in conjunction with the upgrading of strategic and local passenger transport accessibility, including development of Southend Central and Southend Victoria Stations as strategic transport interchanges and related travel centres. <p>In addition, appropriate regeneration and growth will be focussed in the following locations:</p> <ul style="list-style-type: none"> • Seafront – to enhance the Seafront's role as a successful leisure and tourist attraction and place to live, and make the best use of the River Thames, subject to the safeguarding of the biodiversity importance of the foreshore*. 	No additional cost implications.

	<ul style="list-style-type: none"> • Shoeburyness – to promote the role of Shoeburyness as a place to live and work, led by the successful redevelopment at Shoebury Garrison, regeneration of local shopping centres and existing industrial estates to secure an additional 1,500 jobs, and providing for 1,400 additional dwellings, linked to improved access, and subject where relevant to the safeguarding of the biodiversity importance of the foreshore*. • Priority Urban Areas – these comprise: <ul style="list-style-type: none"> a. The District Centres of Westcliff (Hamlet Court Road) and Leigh (Leigh Broadway, Elm Road and Rectory Grove), the Southchurch Road shopping area, and the West Road/Ness Road shopping area of Shoebury; b. The main Industrial/employment areas as identified on the Key Diagram, and c. The Cluny Square Renewal Area. <p>The relocation of Southend United Football Club stadium to Fossetts Farm area will be supported in principle.</p> <p>Successful regeneration and growth on the scale planned will require substantial improvements to transport infrastructure and accessibility in the Borough.</p> <p>A Green Belt will be maintained around the urban area. Minor amendments to the Green Belt boundary may exceptionally be considered where this would enable delivery of specific objectives and policies in this Core Strategy that could not otherwise be achieved in a sustainable manner, and the openness of the remaining Green Belt and its ability to provide effective separation between Southend and neighbouring settlements are maintained.</p> <p>Where the Environment Agency's Flood Zone Maps or other considerations, including the South Essex Strategic Flood Risk Assessment, indicate that a risk of flooding may remain, all development proposals shall be accompanied by a detailed flood risk assessment appropriate to the scale and nature of the development and the risk. Development will only be permitted where that assessment clearly demonstrates that it is appropriate in terms of its type, siting and the mitigation measures proposed, using appropriate and sustainable flood risk management options which safeguard the biodiversity importance of the foreshore and/or effective sustainable drainage measures</p> <p>* in particular ensuring that European and international sites for nature conservation are not adversely affected by any new development. Appropriate and sustainable flood risk management measures will be provided as part of a comprehensive shoreline management strategy.</p>	
Policy KP2: Development Principles	<p>All new development, including transport infrastructure, should contribute to economic, social, physical and environmental regeneration in a sustainable way throughout the Thames Gateway Area, and to the regeneration of Southend's primary role within Thames Gateway as a cultural and intellectual hub and a higher education centre of excellence. This must be achieved in ways which:</p> <ol style="list-style-type: none"> 1. contribute to the achievement of, and do not compromise, the Borough Council's Strategic Objectives; 2. make the best use of previously developed land, ensuring that sites and buildings are put to best use; 3. apply a sequential approach to the location and siting of development, particularly having regard to the need to: 	Policy considered mostly to have no additional cost implications, with exception of comments below.

	<ul style="list-style-type: none"> a. minimise the use of 'greenfield' land; b. avoid or appropriately mitigate flood risk; c. reduce the need to travel; d. ensure good accessibility to local services and the transport network; e. facilitate the use of travel modes other than the private car; and f. safeguard and promote the vitality and viability of existing town and local centres. <p>4. respect, conserve and enhance and where necessary adequately mitigate effects on the natural and historic environment, including the Borough's biodiversity and green space resources; ensure that European and international sites for nature conservation are not adversely affected and contribute positively towards the 'Green Grid' in Southend;</p> <p>5. do not place a damaging burden on existing infrastructure;</p> <p>6. are within the capacity of the urban area in terms of the services and amenities available to the local community;</p> <p>7. secure improvements to transport networks, infrastructure and facilities;</p> <p>8. promote improved and sustainable modes of travel;</p> <p>9. secure improvements to the urban environment through quality design;</p> <p>10. respect the character and scale of the existing neighbourhood where appropriate;</p> <p>11. include appropriate measures in design, layout, operation and materials to achieve:</p> <ul style="list-style-type: none"> a. a reduction in the use of resources, including the use of renewable and recycled resources. All development proposals should demonstrate how they will maximise the use of renewable and recycled energy, water and other resources. This applies during both construction and the subsequent operation of the development. At least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources), such as those set out in SPD 1 Design and Townscape Guide, wherever feasible. How the development will provide for the collection of re-usable and recyclable waste will also be a consideration. b. avoidance of flood risk, or where, having regard to other sustainability considerations (see Section 2(i) and Policy KP1 above) a residual risk remains, the provision of measures to appropriately and adequately mitigate that risk. All development proposals should demonstrate how they incorporate 'sustainable urban drainage systems' (SUDS) to mitigate the increase in surface water run-off, and, where relevant, how they will avoid or mitigate tidal or fluvial flood risk; c. avoidance or appropriate mitigation of actual and potential pollution impacts of development; 	<p>Assumed to be included within average S106 contributions and CSH testing. Note - Policy applies this requirement flexibly.</p> <p>Requirement of SuDs tested within study.</p>
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	<p>d. a reduction in and prevention of crime. All development proposals should demonstrate how they have used design measures to help reduce crime and create environments that are safe, secure and people friendly;</p> <p>e. enhancement to the ecological and amenity value of the environment where appropriate;</p> <p>f. would avoid areas of land instability or adequately mitigate potential harmful effects.</p> <p>All development will need to have regard to the Council's guidance set out in its Supplementary Planning Documents.</p>	<p>Cost considered to be related to good design of schemes and therefore incorporated within base build costs.</p>
<p>Policy KP3: Implementation and Resources</p>	<p>In order to help the delivery of the Plan's provisions the Borough Council will:</p> <ol style="list-style-type: none"> 1. prepare Area Action Plans and Supplementary Planning Documents to ensure development of an appropriate scale, mix and quality for key areas of opportunity and change, including: <ul style="list-style-type: none"> a. The Town Centre; b. Southend Seafront; c. Shoeburyness and d. London Southend Airport (joint Area Action Plan with Rochford District Council); 2. enter into planning obligations with developers to ensure the provision of infrastructure and transportation measures required as a consequence of the development proposed. <p>This includes provisions such as;</p> <ul style="list-style-type: none"> a. roads , sewers, servicing facilities and car parking; b. improvements to cycling, walking and passenger transport facilities and services; c. off-site flood protection or mitigation measures, including sustainable drainage systems (SUDS); d. affordable housing; e. educational facilities; f. open space, 'green grid', recreational, sport or other community development and environmental enhancements, including the provision of public art where appropriate; g. any other works, measures or actions required as a consequence of the proposed development; and h. appropriate on-going maintenance requirements. <ol style="list-style-type: none"> 3. prepare Development Plan and Supplementary Planning Documents, where appropriate, to elaborate upon the policies and proposals in this plan, including more detailed policy and guidance on: <ul style="list-style-type: none"> a. developer contributions and vehicle parking standards; 	<p>Policy considered mostly to have no additional cost implications, with exception of comments below.</p> <p>S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years incorporated into study.</p> <p>SuDs allowance included within study</p> <p>Affordable Housing tested within study.</p>

	<p>b. achieving design excellence in all new development; and</p> <p>c. sustainable transport, green space and the Green Grid;4. require all development to have regard to, and in appropriate cases contribute to the delivery of, the Southend on Sea Local Transport Plan and its reviews where this relates to the development proposed;</p> <p>5. work in partnership with 'Renaissance Southend' (Urban Regeneration Company) to deliver sustainable regeneration and growth in the Borough;</p> <p>6. consider the development or use of its own land holdings or the acquisition and management of additional land, where necessary in partnership with the private sector, to bring sites forward for development;</p> <p>7. seek to use compulsory purchase powers in appropriate circumstances in order to assemble land to enable key development schemes and/or improvements to infrastructure to proceed;</p> <p>8. require 'Appropriate Assessment' where development may adversely affect national, European and international nature conservation designations;</p> <p>9. seek to deal expeditiously and within Government Best Value targets with all planning applications. Particular priority will be given to proposals that would generate extra jobs and which build on existing sectoral strengths and create a new enterprise culture.</p>																						
Policy CP1: Employment Generating Development	<p>Provision is made for not less than 6,500 net additional jobs by 2011, and not less than 13,000 net additional jobs by 2021, distributed⁶ as follows:</p> <table> <tr> <th></th><th>2001-2021 Per</th><th>Annum</th></tr> <tr> <td>Town Centre and Central Area</td><td>6,500</td><td>325</td></tr> <tr> <td>Shoeburyness*</td><td>1,500</td><td>75</td></tr> <tr> <td>Seafront**</td><td>750</td><td>37.5</td></tr> <tr> <td>Priority Urban Areas***</td><td>2,750</td><td>137.5</td></tr> <tr> <td>Intensification****</td><td>1,500</td><td>75</td></tr> <tr> <td>TOTAL</td><td>13,000</td><td>650</td></tr> </table> <p>* Further detailed guidance into development in Shoeburyness will be provided in the "Shoeburyness SPD".</p> <p>** 'Seafront': subject to the safeguarding of the biodiversity importance of the foreshore</p> <p>*** Priority Urban Areas these comprise the District Centres of Westcliff and Leigh, the Southchurch Road shopping area and the West Road/Ness Road shopping area in Shoebury, together with the town's main industrial estates/employment areas as identified on the Key Diagram and listed at paragraph 2.4. Those Priority Areas falling within the boundaries of proposed Area Action Plans and Supplementary Planning Documents provide a jobs contribution towards these areas rather than the 'Priority Urban Areas' category.</p> <p>**** In broad terms, intensification takes into account the modern forms of working such as home working and 'hot desking' as well as small scale employment generating mixed use development within the community.</p>		2001-2021 Per	Annum	Town Centre and Central Area	6,500	325	Shoeburyness*	1,500	75	Seafront**	750	37.5	Priority Urban Areas***	2,750	137.5	Intensification****	1,500	75	TOTAL	13,000	650	No additional cost implications.
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	<p>Development proposals involving employment must contribute to the creation and retention of a wide range of jobs, educational and re-skilling opportunities. Employment generating development should be located using a sequential approach in accordance with the spatial priorities and roles set out in Policies KP1 and CP2. Offices, retailing, leisure and other uses generating large numbers of people should be focussed in the town centre. Industrial and distribution uses will be supported on existing and identified industrial/employment sites, where this would increase employment densities and/or reinforce their role in regeneration.</p> <p>Permission will not normally be granted for development proposals that involve the loss of existing employment land and premises unless it can be clearly demonstrated that the proposal will contribute to the objective of regeneration of the local economy in other ways, including significant enhancement of the environment, amenity and condition of the local area. To promote economic regeneration, development will be expected to:</p> <ol style="list-style-type: none"> 1. enhance the town's role as a cultural and intellectual hub, a higher education centre of excellence, visitor destination and cultural centre; 2. provide for the development and growth of appropriate technology and knowledge based industries, including the provision of business innovation/incubator centres with linkages to HE and University facilities and existing centres of excellence; 3. improve opportunities for small and medium enterprises in all economic sectors, especially those reflecting the vision and strategy for Essex Thames Gateway, including healthcare; education, sports, culture, leisure and tourism, and regionally and locally significant clusters; 4. support the town's regional potential to develop as a Hotel and Conference Resort with high quality hotels, casinos and broad-based leisure and tourism facilities; 5. contribute to the regeneration and development of existing and proposed employment sites; the Town Centre and Seafront; existing industrial areas and other Priority Urban Areas; 6. improve the vitality and viability of Southend town centre, the district centres of Leigh and Westcliff and smaller local centres; 7. support the future potential of London Southend Airport and the regeneration of Leigh Port; 8. improve the level of service of broadband infrastructure and other state of the art information communication technology – including maximising the opportunities of the pan-European fibreoptic network. <p>The Council will monitor and assess the delivery of both the transport infrastructure priorities set out in the RTS (Regional Transport Strategy) and Southend LTP (Local Transport Plan) and the employment targets required by this policy. Failure to achieve employment targets set for 2011 and thereafter may trigger a review of the Core Strategy to assess whether the phasing and further release of the housing provisions set out within Policy CP 8 should be delayed until a better alignment of employment, infrastructure and dwelling provision is secured and maintained. In order to remain in general conformity with the East of England Plan (Policy H1), and to ensure that there is sufficient housing provision in Southend on Sea to meet the East of England's Plan's housing allocation (2001 – 2021), the 6,500 net additional dwellings will not, however be phased beyond the 2021 end date of this plan.</p>	
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<p>Policy CP2 - Town Centre and Retail Development</p>	<p>Southend Town Centre will remain the first preference for all forms of retail development and for other town centre uses attracting large numbers of people, as set out in relevant national planning policy, the East of England Plan and local strategies and plans. It will be supported and developed in accordance with the spatial strategy set out in Policy KP1:</p> <ul style="list-style-type: none"> • as a regional centre providing the full range of high quality sub-regional services and facilities required to meet the needs of Essex Thames Gateway for higher order retail, leisure, cultural and higher education services, for office-based employment, and for higher quality mixed use development to secure new jobs and homes; • as the key focus and driver for the regeneration of Southend, and • as a priority location for urban renaissance. <p>The centres of Westcliff (Hamlet Court Road) and Leigh will be supported as District Centres providing a range of local comparison shopping, convenience shopping and services to the neighbouring communities.</p> <p>Existing centres elsewhere will be supported as local centres only, meeting chiefly the day to day convenience needs of their local communities.</p> <p>own centre and retail development should be located within these centres, should contribute to their vitality and viability, and must be appropriate to the function, size and character of the centre concerned, in accordance with the above hierarchy and priorities.</p> <p>In order to maintain and promote the vitality and viability of these centres their functions in the retail hierarchy, their roles and priorities in the regeneration of the Borough, and to meet forecast quantitative shopping needs and currently identified qualitative deficiencies, provision for retail development in Southend will be delivered through the Regeneration Framework and Masterplans of Renaissance Southend Limited (RSL), supporting and supported by the Local Development Framework as follows:</p> <p>. additional comparison goods floorspace, to be located in accordance with the sequential preference:</p> <ol style="list-style-type: none"> 1. within Southend Town Centre; 2. on the edge of Southend Town Centre, where the development will contribute to and not prejudice achievement of the regeneration and urban renaissance objectives for the Town Centre. <p>An Area Action Plan for the Town Centre, and the work to inform it through RSL's Central Area Masterplan, will set out the detailed proposals for delivering the additional floorspace required to meet forecast needs;</p> <ol style="list-style-type: none"> 3. the consolidation, improvement and modernisation of existing floorspace and its environment within the District Centres of Westcliff and Leigh, in order to provide and maintain .a range of shopping, services and facilities for the neighbouring communities. The provision of significant additional retail floorspace within these centres, will not, however, be supported; 	<p>No additional cost implications.</p>
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	<p>4. within other existing centres to support their role as local centres only, where the development is in keeping with the function and scale of the centre concerned.</p> <p>The Council will undertake an early review of the Southend Retail Study to update and roll forward its provisions to cover the period to 2021. It will subsequently monitor and manage the provision of retail and other town centre development within Southend, and the evidence base supporting the assessment of future needs, to ensure that those needs, and the objectives for the regeneration of the Borough and an urban renaissance of the Town Centre, are met.</p>	
Policy CP3: Transport and Accessibility	<p>Improvements to transport infrastructure and services will be sought in partnership to secure a 'step change' in provision to achieve a modern integrated transport system necessary to unlock key development sites and to secure the sustainable jobs led regeneration and growth of Southend. This will be achieved by:</p> <ol style="list-style-type: none"> 1. improving the road and rail network to deliver improvements to accessibility, traffic flows, travel choice and freight distribution. In particular by: <ol style="list-style-type: none"> a. improving the A127/A1159 east-west strategic transport and freight corridor including junction improvements at Progress Road, Kent Elms, The Bell, Cuckoo Corner, Sutton Road, Fairfax Drive, East/West Street and Victoria Circus; b. improving accessibility to key development opportunity sites, including improved access to Shoeburyness and London Southend Airport to support the potential of the Airport to function as a catalyst for economic growth; c. providing for the development of high quality transport interchanges at Southend (Southend Regional Transport Node□) and the key urban interchanges at Leigh Railway Station, Shoeburyness Railway Station, Southend Hospital and London Southend Airport; 2. widening travel choice, particularly by car share, rail, bus, including social transport, taxi, cycling and walking, including the development of 'showcase' bus priority corridors and completion of the national and regional Sustrans cycle routes; 3. making provision and safeguarding appropriate corridors/land for new modes of passenger transport, such as the 'South Essex Rapid Transit' (SERT) system and potential for 'park and ride' schemes; 4. realising the potential of the River Thames to function as a sustainable transport corridor, including improved access to Leigh Port, subject to environmental considerations; 5. providing for state of the art communications, signing and intelligent transport management systems, including maximising the opportunities of the pan – European fibre optic network; 6. safeguarding and enhancing the environment of 'Environmental Rooms', as defined in the Southend Local Transport Plan; and 	Policy considered mostly to have no additional cost implications, with exception of comments below.

	<p>7. improving road safety, quality of life and equality of access for all.</p> <p>Development proposals will be required to contribute to the implementation of the above transport improvements and the provisions of the Southend on Sea Local Transport Plan and its subsequent reviews where such contributions would be related to the development proposed and necessary for the development to proceed.</p> <p>Higher density development and/or proposals which would generate large traffic movements or which are of sub-regional importance, will be directed to those areas well served by a range of transport modes and in particular to areas close to the Southend Regional Transport Node. All development will need to reduce sole reliance on the car for accessibility having regard to the Council's Local Development Documents relating to:</p> <ul style="list-style-type: none"> a. Planning Obligations and Vehicle Parking Standards' (DPD2); and b. Sustainable Transport' (SPD2). <p>The Council will monitor and assess the delivery of the transport infrastructure priorities set out in both the RTS (Regional Transport Strategy) and Southend LTP (Local Transport Plan). Failure to achieve clear improvements to transport infrastructure and accessibility to and within the town may trigger a review of the Core Strategy to assess whether further new housing and perhaps other development should be delayed until towards the end of the plan period.</p>	<p>S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years incorporated into study.</p>
<p>Policy CP4: The Environment and Urban Renaissance</p>	<p>Development proposals will be expected to contribute to the creation of a high quality, sustainable urban environment which enhances and complements the natural and built assets of Southend.</p> <p>This will be achieved by:</p> <ol style="list-style-type: none"> 1. promoting sustainable development of the highest quality and encouraging innovation and excellence in design to create places of distinction and a sense of place; 2. maximising the use of previously developed land, whilst recognising potential biodiversity value and promoting good, well-designed, quality mixed use developments; 3. ensuring design solutions that maximise the use of sustainable and renewable resources in the construction of development and resource and energy conservation (including water) in developments; 4. providing for quality in the public realm through the use of imaginative and innovative design, sustainable and quality materials and landscaping and imaginative use of public art; 5 maintaining and enhancing the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development; 6. creating safe, permeable and accessible development and spaces that encourage walking and cycling within 'Environmental Rooms'; 	<p>Policy considered mostly to have no additional cost implications, with exception of comments below.</p> <p>CSH levels 3, 4 and 6 tested.</p>

	<p>7. safeguarding and enhancing the historic environment, heritage and archaeological assets, including Listed Buildings, Conservation Areas and Ancient Monuments ;</p> <p>8. protecting and enhancing the town's parks, gardens and other urban open spaces, including all open areas whose townscape and amenity value is important to the surrounding area, and the biodiversity of the area;</p> <p>9. safeguarding, protecting and enhancing nature and conservation sites of international, national and local importance;</p> <p>10. creating and maintaining a 'Green Grid' of high quality, linked and publicly accessible open spaces across the town which contribute to and help develop the Thames Gateway Green Grid;</p> <p>11. maintaining the function and open character of a sustainable Green Belt;</p> <p>12. providing for the effective management of land uses on the urban fringe*, including landscape enhancement in respect of any development;</p> <p>13. protecting natural resources from inappropriate development;</p> <p>14. preventing, reducing or remedying all forms of pollution including soil, water, noise and other forms of airborne pollution.</p>	<p>It is not possible to incorporate a cost for remediation of brownfield sites within an area wide viability study unless it occurs on the large majority of site across the Borough and there is evidence available as to the average costs associated with their remediation.</p>
<p>Policy CP5 – Minerals and Soils Resources</p>	<p>As Local and Mineral Planning Authority, the Borough Council will require the sustainable use of soil and mineral resources, in particular by:</p> <p>1. protecting the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) from irreversible damage where this is consistent with the full range of sustainability considerations, including biodiversity; quality and character of the landscape; amenity value or heritage interest; accessibility to infrastructure, workforce and markets; maintaining viable communities; and the protection of natural resources, including soil quality;</p> <p>2. granting permission for the extraction of brickearth where it can be demonstrated that:</p> <p>a. there are proven workable brickearth deposits and a need for the mineral to ensure that sufficient raw material is available for brick making over a twenty-year period; and</p> <p>b. there is an agreed scheme for the quality management, progressive restoration, aftercare and beneficial after-use of the site to an appropriate standard and timetable, and which safeguards the agricultural quality of the land or promotes alternative after-uses of benefit to biodiversity conservation and habitat creation; and</p> <p>c. there will be no materially adverse impacts on the environment (including landscape character, surface and ground waters, wildlife habitats, air and ground quality, and noise levels), and on the transport network and local amenity, or such impacts can be satisfactorily mitigated;</p>	<p>No additional cost implications.</p>

	<p>3. refusing permission for any proposal that would result in the permanent sterilisation of workable or potentially workable brickearth deposits unless it can be demonstrated that the deposits are currently not commercially viable and there is no prospect of them becoming commercially viable in the foreseeable future, and the application proposal represents a community or other infrastructure use for which there is a demonstrable need and which cannot be met elsewhere;</p> <p>4. granting permission for beneficial long-term new uses of land that is contaminated or otherwise degraded, where there is an appropriate and agreed scheme of remediation and restoration funded in accordance with the “polluter pays” principle;</p> <p>5. permitting proposals for the importation of minerals and for the recovery of materials to produce secondary and recycled aggregates on industrial sites within the Borough where it can be demonstrated that:</p> <ul style="list-style-type: none"> a. they can be carried out without material adverse impact on the environment (including surface and ground waters, air and ground quality, and noise levels), the transport network and local amenity; and b the transportation arrangements are the most sustainable available in accordance with the proximity principle, using rail or water transport wherever possible. 	
Policy CP6: Community infrastructure	<p>Development proposals must mitigate their impact on community infrastructure by contributing appropriately to services and facilities that would be adversely affected, in accordance with Circular 05/2005, Planning Obligations. New development should demonstrate that it will not jeopardise the Borough’s ability to improve the education attainment, health and well being of local residents and visitors to Southend. This will be achieved by;</p> <p>1. providing for health and social care facilities in particular supporting the strategic services development plan of the Primary Care Trust, and the improvement and expansion plans of Southend Hospital and other key health and social care agencies where these demonstrate clear net benefits in terms of accessibility to services for the local community. This will include the establishment of Primary Care Centres at Leigh, Eastwood, Westcliff, Central Southend, Southchurch and Shoeburyness.</p> <p>2. supporting improvements to existing, and the provision of new, facilities to support the needs of education, skills and lifelong learning strategies particularly by:</p> <ul style="list-style-type: none"> a. securing the physical infrastructure needed to maximise the impact of the Higher Education/University Campus in the Town Centre; b. the provision of academic and vocational education/training at a new Prospects College in east Southend; and c. providing for an academy of educational/training skills in aviation at London Southend Airport. <p>3. safeguarding existing and providing for new leisure, cultural, recreation and community facilities, particularly:</p> <ul style="list-style-type: none"> a. optimising the potential of Garon’s Park; 	<p>S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years incorporated into study.</p>

	<p>b. Phase 2 of the refurbishment of the Cliffs Pavilion;</p> <p>c. Securing a landmark facility to exhibit finds associated with the 7th Century Saxon King;</p> <p>d. Reinforcement of Southend Pier as an Icon of the Thames Gateway;</p> <p>e. Cliff Gardens Land Stabilisation.</p> <p>4 ensuring the needs of all residents and visitors, including the disabled and other vulnerable groups, are met; and</p> <p>5. ensuring access and safety concerns are resolved within all new development.</p>	
Policy CP7 - Sport, Recreation and Green Space	<p>The Borough Council will bring forward proposals that contribute to sports, recreation and green space facilities within the Borough for the benefit of local residents and visitors. This will be achieved by:</p> <p>1. optimising the potential for sports excellence and research and development centred on existing sports and leisure facilities; and</p> <p>2. supporting the development of new green spaces and greenways, including a new Country Park facility within or close to the north-eastern part of the Borough, as part of the development of a Green Grid of open spaces and associated linkages throughout Essex Thames Gateway. A 'Southend-on-Sea Green Space and Green Grid Strategy' Supplementary Planning Document will be prepared, adopted and maintained to guide and facilitate this.</p> <p>All existing and proposed sport, recreation and green space facilities (including the Southend foreshore and small areas of important local amenity, community resource or biodiversity value) will be safeguarded from loss or displacement to other uses, except where it can clearly be demonstrated that alternative facilities of a higher standard are being provided in at least an equally convenient and accessible location to serve the same local community, and there would be no loss of amenity or environmental quality to that community.</p> <p>Any alternative facilities provided in accordance with the above considerations will be required to be provided and available for use before existing facilities are lost. The displacement of existing and proposed facilities from within the built-up area into the adjacent countryside, so as to provide further land for urban development, will not be permitted.</p> <p>The redevelopment of existing allotment sites for other uses will only be permitted where it can clearly be shown that the facility is no longer required or can be adequately and conveniently provided elsewhere, has no significant biodiversity value, or that any such value is safeguarded.</p> <p>All new housing development should contribute to the provision of additional sport, recreation and green space facilities to a level at least commensurate with the additional population generated by that development, and in accordance with the requirements and guidance set out in the relevant Development Plan Document. This contribution shall normally be in the form of a financial contribution towards new provision or qualitative improvements to existing facilities elsewhere.</p>	S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years incorporated into study.

	<p>In relation to any major new area of housing development, however, direct provision within and as an integral part of the development may be sought, where this would provide at least 2.5 hectares of additional public open space, playing pitches and ancillary facilities, laid out as a local or neighbourhood park.</p> <p>To meet the requirements generated by the additional dwelling provision over the period to 2021 and the need to minimise recreational pressures on European and international sites for nature conservation, contributions will be focused on the following provision:</p> <p>a. approximately 20 hectares of additional local and neighbourhood park space, provided on areas of at least 2 hectares in size;</p> <p>b. at least 4 additional equipped play areas for children and young people, spread evenly across the Borough;</p> <p>c. 2 additional bowling greens (6 rink size);</p> <p>d. at least 4 additional multi-use games areas (MUGA's) of 1 x tennis court size, together with the conversion of existing tennis court facilities to multi-use;</p> <p>e. approximately 10 hectares of additional grass playing pitch space and ancillary facilities, provided on areas of at least 2.1 hectares each to allow flexibility between adult and junior pitches, and use for cricket in the summer; new facilities;</p> <p>f. qualitative improvements to existing recreational open spaces and sports facilities, including the ancillary facilities needed to support them, sports halls/centres and swimming pools, or their replacement with appropriately located</p> <p>g. qualitative and quantitative improvements to facilities for teenagers.</p>																																				
Policy CP 8: Dwelling Provision	<p>Provision is made for 3,350 net additional dwellings between 2001 and 2011 and for 3,150 net additional dwellings between 2011 and 2021, distributed as follows:</p> <table><tr><td></td><td>2001-2011</td><td>2011-2016</td><td>2016-2021</td><td>2001-2021</td></tr><tr><td>Town Centre and Central Area</td><td>1,000</td><td>750</td><td>250</td><td>2,000</td></tr><tr><td>Shoeburyness*</td><td>650</td><td>300</td><td>450</td><td>1,400</td></tr><tr><td>Seafront**</td><td>450</td><td>50</td><td>50</td><td>550</td></tr><tr><td>Intensification***</td><td>1,250</td><td>500</td><td>800</td><td>2,550</td></tr><tr><td>TOTAL</td><td>3,350</td><td>1,600</td><td>1,550</td><td>6,500</td></tr><tr><td>Per annum</td><td>(335)</td><td>(320)</td><td>(310)</td><td>(325)</td></tr></table> <p>Further detailed guidance into development in part of Shoeburyness will be provided in the “Shoeburyness SPD”.</p> <p>** ‘Seafront’: subject to the safeguarding of the biodiversity importance of the foreshore.</p>		2001-2011	2011-2016	2016-2021	2001-2021	Town Centre and Central Area	1,000	750	250	2,000	Shoeburyness*	650	300	450	1,400	Seafront**	450	50	50	550	Intensification***	1,250	500	800	2,550	TOTAL	3,350	1,600	1,550	6,500	Per annum	(335)	(320)	(310)	(325)	See comments below.
	2001-2011	2011-2016	2016-2021	2001-2021																																	
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	<p>*** In broad terms, intensification is making more effective use of land in a given area, where such sites may be poorly used, and even unsightly. Areas for intensification generally have potential for increased residential accommodation by building or redeveloping at an increased density and by incorporating a mix of uses where appropriate. With good design, layout and construction, intensification may improve the appearance of places as well as their sustainability.</p> <p>Residential development proposals will be expected to contribute to local housing needs, including affordable and special needs provision, and the sustainable use of land and resources. To achieve this, the Borough Council will:</p> <ol style="list-style-type: none"> 1. require the provision of not less than 80% of residential development on previously developed land (brownfield sites); 2. resist development proposals that involve the loss of existing valuable residential resources, having regard to the limited land resources in the Borough, the need to safeguard an adequate stock of single family dwellinghouse, and to protect the character of residential areas; 3. enter into negotiations with developers to ensure that1.: <ol style="list-style-type: none"> a. all residential proposals of 10-49* dwellings or 0.3 hectares up to 1.99 hectares make an affordable housing or key worker provision of not less than 20% of the total number of units on site; and b. all residential proposals of 50* dwellings or 2 hectares or more make an affordable housing or key worker provision of not less than 30% of the total number of units on the site; <p>*The rational which will be used by the Council to determine whether more than the specified floor target for affordable housing will be sought will be set out and justified in 'Part 6 Affordable Housing' of the 'Planning Obligations and Vehicle Parking Standards DPD'.</p> <p>For sites providing less than 10 dwellings (or below 0.3 ha) or larger sites where, exceptionally, the Borough Council is satisfied that on-site provision is not practical, they will negotiate with developers to obtain a financial contribution to fund off-site provision. The Council will ensure that any such sums are used to help address any shortfall which in affordable housing. Preferred arrangements for this will also be set out in the above DPD.</p> <p>The Council will work with partner agencies to ensure that any such sums collected are programmed for the provision of affordable housing, in order to help address any shortfall which may occur in the level of affordable housing obtained through on-site provision arising from the urban nature of the Borough and a need to maintain viability of development scheme (see footnote 1).</p> <ol style="list-style-type: none"> 4. promote the provision of housing for key workers in partnership with major employers and registered social landlords 5. require residential development schemes within the Borough's town, district and local centres to include replacement and/or new retail and commercial uses, in order to safeguard, maintain and enhance the vitality and viability of these shopping and commercial areas 	<p>Affordable Housing requirement tested within study. Level of AH sought as well as tenure sought tested.</p>
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	<p>6. support and require a vibrant mix of employment, residential and community uses on larger sites, to support greater economic and social diversity and sustainable transport principles</p> <p>The Council will monitor and assess the delivery of both the transport infrastructure priorities set out in the RTS (Regional Transport Strategy) and Southend LTP (Local Transport Plan) and the employment targets required by Policy CP1: Employment Generating Development of this Plan. Failure to achieve targets set for 2011 and thereafter may trigger a review of the phasing and further release of the housing provisions set out within this policy, in order to ensure that an appropriate balance between employment, infrastructure and dwelling provision is secured and maintained. In order to remain in general conformity with the East of England Plan, (Policy H1) and to ensure that there is sufficient housing provision in Southend on Sea to meet the East of England Plan's housing allocation (2001-2021), the 6,500 net additional dwellings will not be phased beyond 2021 end date of this plan.</p>	
Policy CP9: Monitoring and Review	<p>The Borough Council will undertake regular monitoring to:</p> <ol style="list-style-type: none"> 1. appraise the impact of the Plan and measure the effectiveness of its policies and proposals, using the monitoring and implementation frameworks set out in this document, particularly with regard to ensuring a job-led regeneration of the town with the necessary supporting infrastructure 2. appraise the performance of plan preparation with reference to the Local Development Scheme 3. indicate the need for policy revision, in particular re-appraisal of the phasing and release of further housing or other development, and/or where there may 	No additional cost implications.

Emerging Policies

1. Development Management DPD - Further Publication of the Submission version

Policy ref	Emerging Development Management DPD - Further Publication of the Submission version	Cost implications for development
Policy DM1 – Design Quality	<p>1. All developments must demonstrate how the design principles set out in the '<i>Design and Townscape Guide</i>' have been incorporated into the development. All development must:</p> <ul style="list-style-type: none"> (i) Respect and enhance the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, proportions, materials, townscape and/or landscape setting, and detailed design features; (ii) Provide appropriate detailing that contributes to and enhances the distinctiveness of place; (iii) Contribute positively to the space between buildings and their relationship to the public realm; (iv) Protect the amenity of the site and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, the sense of overbearing, pollution and daylight and sunlight; (v) Provide an internal and external layout that takes account of all potential users; and (vi) Address security issues by having regard to the principles of '<i>Secured by Design</i>'. 	No additional cost implications. Cost considered to be related to good design of schemes and therefore incorporated within base build costs.
Policy DM2 – Low Carbon Development and Efficient Use of Resources	<p>1. All Development proposals will make the fullest contribution to minimising energy demand and carbon dioxide emissions in accordance with the following energy hierarchy:</p> <ul style="list-style-type: none"> (i) Be lean: reduce the need for and use less energy; (ii) Be clean: supply and use energy efficiently; and (iii) Be green: supply energy from renewable sources. <p>2. All development proposals will be energy and resource efficient by incorporating all of the following requirements:</p> <ul style="list-style-type: none"> (i) Applying passive and energy efficient design measures; and using sustainable sourced materials; and Adopting sustainable construction methods; and (ii) Achieving a minimum Code for Sustainable Homes Level 3 and move towards zero carbon by 2016 for all residential developments. Achieve a BREEAM 'very good' rating and move towards zero carbon by 2019 for all non-residential developments. Planning conditions will require submission of final Code certificates and post-construction BREEAM certificates, as appropriate; and (iii) Incorporating water efficient design measures that limit internal water consumption to between 80 and 105 l/p/d. Such measures will include the use of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting; and (iv) Incorporating urban greening measures and promoting biodiversity from the beginning of the design process. Urban greening and design measures include, but are not limited to: provision of soft open space; tree planting; green roofs; living walls; nest boxes; and soft landscaping. 	<p>CSH levels 3, 4 and 6 tested within study. Allowance of 22% is also included over and above the base build costs which accounts for amongst other elements, external works such as soft landscaping.</p> <p>This is considered to be incorporated within CSH levels 3 and above.</p>

	<p>3. High standards of energy and water efficiency in existing developments will be supported wherever possible through retrofitting. Conversions, extensions and/or alterations of existing buildings should meet EcoHomes 'very good'. Where this is not technically feasible or viable, appropriate sustainability measures will be incorporated.</p>	
<p>Policy DM3 – The Efficient and Effective Use of Land</p>	<p>1. All development will be design-led and will seek to optimise the use of land in a manner that is compatible with the local context together with local infrastructure and transport capacity. An excessive intensity of development will be refused.</p> <p>2. All development on land that constitutes backland and infill development will be considered on a site-by-site basis. Development within these locations will not be acceptable where the proposals:</p> <ul style="list-style-type: none"> (i) Will create a detrimental impact upon the living conditions of existing and future residents; or (ii) Conflict with the character and grain of the local area; or (iii) Result in contrived and unusable garden space for the existing and proposed dwellings; or <p>Result in the loss of local ecological assets including wildlife habitats and significant trees.</p> <p>3. The conversion of existing single dwellings into two or more dwellings will generally be resisted. Exceptions will be considered where the proposed development:</p> <ul style="list-style-type: none"> (i) Does not adversely impact upon the living conditions of the intended occupants and neighbouring residents and uses; and (ii) Will not harm the character and appearance of the existing building or wider area or set a precedent that will lead to a material change of street's character and function; and (iii) Meets the residential standards set out in DM8 and the vehicle parking standards set out Policy DM16. <p>4. The conversion or redevelopment of single storey dwellings (bungalows) will generally be resisted. Exceptions will be considered where the proposal:</p> <ul style="list-style-type: none"> (i) Does not create an unacceptable juxtaposition within the streetscene that would harm the character and appearance of the area; and/ or (ii) Will not harm the balance of housing types essential to meet the needs of Southend-on-Sea's residents. <p>5. Alterations and additions to a building must make a positive contribution to the character of the original building and the surrounding area through:</p> <ul style="list-style-type: none"> (i) The use of materials and detailing that draws reference from, and where appropriate enhances, the original building, and ensures successful integration with it; and (ii) Adopting a scale that is respectful and subservient to that of the original building and surrounding area. (iii) Where alternative materials and detailing are proposed it will need to be demonstrated that such an approach will improve the character of the original building or surrounding area. 	<p>Typologies tested based on analysis of previous developments and likely appropriate developments that will come forward in future.</p>

Policy DM4 – Tall and Large Buildings	<p>1. Tall and large buildings are defined as buildings that are significantly taller and out of scale with the prevailing built form of the surrounding area and/or have a significant impact on the skyline. Tall buildings will only be permitted in the Southend Central Area and will only be considered outside this area in exceptional circumstances. All development proposals involving tall buildings will require early and extensive discussions with planning officers and where appropriate the involvement of third parties. Tall and large buildings will only be considered acceptable where:</p> <ul style="list-style-type: none"> (i) They are located in areas whose character, function and appearance would not be harmed by the scale, mass or bulk of a tall or large building; and (ii) They integrate with the form, proportion, composition, character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level; and (iii) Individually or as a group, form a distinctive landmark that emphasises a point of visual significance and enhances the skyline and image of Southend-on- Sea; and (iv) The highest standards of architecture and materials are incorporated; and (v) The latest regulations and planning policies for minimising energy use and reducing carbon emissions over the lifetime of the development are exceeded; and (vi) Ground floor activities provide a positive relationship to the surrounding streets; and (vii) The tall and large buildings will be located in an area with frequent public transport links. <p>2. Tall and large buildings will not be acceptable where:</p> <ul style="list-style-type: none"> (i) They adversely affect their surroundings in terms of character, microclimate, wind turbulence, overshadowing, noise, reflected glare, navigation and telecommunication interference; or (ii) They impact adversely on local views that make an important contribution to the character of the area; or (iii) They adversely impact upon the skyline of Southend-on-Sea as viewed from the foreshore and other important viewpoints and vistas within and outside the Borough; or (iv) They adversely impact upon London Southend Airport; or (v) They detrimentally impact upon the setting of historic heritage assets. 	<p>Taller buildings tested within Southend Central Area.</p> <p>CSH levels 3,4 and 6 are tested in the study.</p>
Policy DM5 – Southend-on-Sea’s Historic Environment	<p>1. All development proposals that affect an historic asset will be required to preserve and enhance its historic character, setting and townscape value. Development proposals that detrimentally impact upon an historic asset will be refused.</p> <p>2. The total or partial demolition of a listed building, locally listed building or a building within a conservation area will be resisted, unless exceptional circumstances are shown to outweigh the case for retention.</p> <p>3. Development proposals that impact upon the ‘Frontages of Townscape Merit’ as identified within the Design and Townscape SPD, will be required to pay special regard to the preservation and restoration of features which contribute to the special character of their frontage.</p> <p>4. Any alterations and additions to a heritage asset will need be evidence-based. They should be informed by a heritage statement explaining the significance of the building, giving a justification for the works, and clearly identifying their impact on the building’s fabric and character. Where appropriate this may be set out in the Design</p>	<p>No additional cost implications.</p>

	<p>and Access Statement.</p> <p>5. Where development might affect archaeological deposits, an evaluation should be carried out beforehand so that it is possible to assess the likely impact of the application on the deposits, and that provision is made for their provision <i>in situ</i>, or for their investigation and recording.</p>	
Policy DM6 – The Seafront	<p>1. All development within the Seafront Area will incorporate measures which will:</p> <ul style="list-style-type: none"> (i) Limit any adverse impacts and where possible enhance the biodiversity interests of the local nature reserves and coastal and marine environment; and (ii) Protect the valuable natural amenity areas of International, European, national importance. <p>2. All development proposals within the Seafront Area must take account of flood risk and coastal change. This will include, where appropriate, incorporating:</p> <ul style="list-style-type: none"> (i) Appropriate sea defence and engineering solutions; and/or (ii) Flood resistant and resilient design that provides safe refuge to occupants in the event of a flood and is easily restored after the event. (iii) Development within the Seafront Area must not prevent or restrict the future maintenance and improvement of sea and flood defences and the Borough Council's ability to manage coastal change <p>3. Existing buildings along the Seafront that form a cohesive frontage, have a historic context or are known as key landmarks and/or contribute to a distinctive Southend-on-Sea sense of place will be retained and protected from any development that would adversely affect their character, appearance, setting and the importance of the Seafront.</p> <p>4. Development within or near the Seafront Area must not detrimentally impact upon the Thames Estuary's openness or detrimentally impact upon views across and backdrops to the River Thames and Southend-on-Sea's beaches.</p> <p>5. The provision of new and improved facilities for water recreation and other leisure and tourism facilities will generally be supported in appropriate locations along the Seafront. Proposals for water recreation facilities are required to demonstrate that:</p> <ul style="list-style-type: none"> (i) Such facilities will not significantly reduce the amount of beach available for public use or public accessibility to the foreshore; and (ii) Provide an adequate means of access to the foreshore. <p>6. All development within the Seafront Area must:</p> <ul style="list-style-type: none"> (i) Accord with the development principles set in put in Policy Table 1; and (ii) Demonstrate how it connects to and where appropriate contributes to the Green Grid Strategy; and <p>Either incorporate or contribute towards the provision public art within this area.</p>	No additional cost implications.

Policy Table 1: Seafront Character Zones	Seafront Character Zones	Development Principles		No additional cost implications.
	1. Two Tree Island, Leigh Marshes and Belton Hills	<ul style="list-style-type: none"> (i) To maintain and improve recreational facilities within the character area and provide appropriate additional recreational facilities that supports the needs of local residents and enhances the attractiveness of the offer for visitors. (ii) To protect the special character of the nature reserve. (iii) The priority is to maintain the openness and function of the Green Belt in this area. (iv) To retain character and building height along Marine Parade. 		
	2. Leigh Port and Old Town	<ul style="list-style-type: none"> (i) To maintain a thriving fisheries and working port. This is achieved by resisting the loss of existing marine industrial activities. (ii) To enhance the leisure and tourism in a manner that does not compromise the marine industrial activities and character of Leigh Old Town. (iii) To preserve and enhance the special character of Leigh Old Town Conservation Area. (iv) Measures that maintain and improve the balance between the working port and leisure and tourism activities,) will be supported. 		
	3. The Cinder Path (Old Leigh to Chalkwell Station including Marine and Grand Parade and Undercliff Gardens)	<ul style="list-style-type: none"> (i) To continue to protect and enhance the open character and undeveloped, green space, frontage and estuary views from Grand Parade, Cliff Parade, The Undercliff Gardens, Leigh Hill and The Ridgeway. (ii) Development will only be acceptable where it will improve the design quality of Undercliff Gardens, Grand Parade, Cliff Parade, The Gardens, Leigh Hill and The Ridgeway and where it retains the characteristics and form of the area. Development that materially changes the existing character, appearance and form of the area will be resisted. (iii) To improve the public realm linked to the Sustrans route. (iv) Improvements to the distinctive foot bridge and creation of a public space. 		
	4. Chalkwell Esplanade to San	<ul style="list-style-type: none"> (i) To maintain and enhance the open aspect of the foreshore and beaches, promenade and landscaped 		

	Remo	<p>areas.</p> <ul style="list-style-type: none"> (ii) To replenish the beaches as the need arises and maintain the integrity of the sea defences. (iii) To improve the quality the beach huts at the western end of the zone. Additional beach huts elsewhere within this Zone will be resisted. (iv) To resist inappropriate development fronting the Seafront. The existing historic buildings, especially those in conservation areas or locally listed, will be retained. In all areas the form and fine grain of the seafront that defines this character zone will be preserved. The amalgamation of existing plots and large format bulky buildings will be resisted. (v) The existing low rise building height of the buildings will also be maintained. Development will only be allowed where it is appropriate to context and where it enhances the character of the area. (vi) To develop a quality promenade that incorporates the Sustrans cycle route and encourages activity and increased enjoyment of the Seafront. (vii) To maintain and promote the commercial activities within this character zone. (viii) To replenish the beaches as the need arises and maintain the integrity of the sea defences. (ix) To resist inappropriate development fronting the Seafront and ensure that development does not erode this area's existing architectural style and form. Development will only be allowed where it enhances the existing character of the area. 		
	5. Victoria Road to Clieveden Road	<ul style="list-style-type: none"> (i) To encourage enhancements that promotes this location as a tourist and leisure destination and as a place to live. (ii) Shelters and cafes will be improved. Refurbishment and renewal works will not impact on the foreshore views and will not encroach onto the foreshore. (iii) To protect the existing architectural character and mix of uses. (iv) To resist inappropriate development fronting the Seafront. The form and fine grain of the seafront that defines this character zone will be preserved. The amalgamation of existing plots and large format bulky buildings will be resisted. 		

		(v) The existing low rise building height of the buildings will also be maintained. Development will only be allowed where it is appropriate to context and where it enhances the character of the area.		
	6. Clieveden Road to Maplin Way	(i) Maintain existing established built character and activities based around open parks and beach recreation. (ii) Measures to improve the quality of the beach huts will be supported. (iii) Green grid will be enhanced through improvements to the parks and gardens. (iv) Existing leisure activities including the tennis, bowls and yacht clubs. (v) No major development will be promoted or supported in this zone. Flatted developments along the Seafront will be resisted. Development that does take place must respect the open nature of the public and private open space and the grain and character of the residential area. (vi) Shelters and cafes will be improved. Refurbishment and renewal works will not impact on the foreshore views and will not encroach onto the foreshore.		
Policy DM7 – Dwelling Mix	<p>1. All residential development is required to provide a dwelling mix that incorporates a range of dwelling types and bedroom sizes, including family housing on appropriate sites, to reflect the Borough's housing need and housing demand.</p> <p>2. Where affordable housing is provided:</p> <p>(i) The affordable dwelling mix set out in Policy Table 2 is sought; and</p> <p>(ii) An indicative tenure mix of 70:30 between social rented accommodation and intermediate housing is sought.</p> <p>Where it is considered that the affordable housing dwelling mix and/or tenure mix is not appropriate, applicants will be required to justify to the satisfaction of the Council, a more appropriate mix. The Council will take into consideration factors such as the latest available affordable housing evidence, the site context and viability.</p>			<p>Dwelling mix tested in line with policy DM7 and emerging Draft Essex Strategic Housing Market Assessment 2013 as agreed with Council.</p> <p>Tenure split tested as per policy and we have sensitivity tested an alternative tenure split of 40:60 to identify the effect of a change to this requirement. As agreed with the Council we have also tested Affordable Rent in place of social rent.</p>

Policy Table 2: Affordable Dwelling Mix	<table><tr><th>Dwelling size: No. Bedrooms</th><th>1-bed</th><th>2-bed</th><th>3-bed</th><th>4-bed</th></tr><tr><td>Proportion of affordable housing total</td><td>30%</td><td>25%</td><td>30%</td><td>15%</td></tr></table>					Dwelling size: No. Bedrooms	1-bed	2-bed	3-bed	4-bed	Proportion of affordable housing total	30%	25%	30%	15%																		
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Proportion of affordable housing total	30%	25%	30%	15%																													
Policy DM8 – Residential Standards	<p>1. All new dwellings must be of the highest quality internal environment. To achieve this all new dwellings must:</p> <p>(i) Provide convenient and efficient room layouts; and</p> <p>(ii) As a minimum meet the residential space standards set out in Policy Table 3 and must meet the requirements of Policy Table 4; and</p> <p>(iii) Meet the Lifetime Homes Standards; and</p> <p>(iv) Deliver at least 10% of new dwellings on major development sites to full wheelchair standards; and</p> <p>(v) Make provision for usable private outdoor amenity space for the enjoyment of intended occupiers. Residential schemes with no private outdoor amenity space will only be considered acceptable in exceptional circumstances which will need to be fully justified.</p> <p>All planning applications for residential development will be required to include plans that provide indicative furniture and storage arrangements within the proposed rooms to demonstrate that the proposed space is of an adequate size for the intended number of occupants and allows an efficient internal layout and circulation.</p> <p>2. All proposals for non self-contained accommodation (such as student and hospital staff accommodation) will be required to meet the internal space standards set out in Policy Table 5.</p>					<p>No additional cost implications. Cost considered to be related to good design of schemes and therefore incorporated within base build costs</p> <p>Lifetime homes tested as part of study.</p> <p>The costs of making units wheelchair accessible is broadly neutral and is more of a design and unit size issue. The 10% wheelchair requirement will be accommodated within schemes by varying unit sizes to accommodate the additional floorspace required for turning circles.</p>																											
Policy Table 3: Indicative Residential Space Standards	<table><tr><th>Number of Occupants</th><th>No. of storeys</th><th>Minimum Gross Internal Area (m²)</th></tr><tr><td>1</td><td>-</td><td>30</td></tr><tr><td>2</td><td>-</td><td>45</td></tr><tr><td>3</td><td>-</td><td>57</td></tr><tr><td>4</td><td>-</td><td>67</td></tr><tr><td>5</td><td>1</td><td>75</td></tr><tr><td>5</td><td>2</td><td>82</td></tr><tr><td>5</td><td>3</td><td>85</td></tr><tr><td>6</td><td>1</td><td>85</td></tr><tr><td>6</td><td>2</td><td>95</td></tr></table>	Number of Occupants	No. of storeys	Minimum Gross Internal Area (m ²)	1	-	30	2	-	45	3	-	57	4	-	67	5	1	75	5	2	82	5	3	85	6	1	85	6	2	95		Appraisals take into account the indicative residential space standards set out in table 3.
Number of Occupants	No. of storeys	Minimum Gross Internal Area (m ²)																															
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7+	-	Add 10 m ² per occupant													
Policy Table 4: Residential Standards	<table><tr><td>Internal Storage Areas</td><td>Provision of a storage cupboard with a minimum floor area of 1.25m² should be provided for 1-2 person dwellings. A minimum of 0.5m² storage area should be provided for each additional occupant.</td></tr><tr><td>Amenity</td><td>Suitable space should be provided for a washing machine and for drying clothes.</td></tr><tr><td>Bedroom Sizes</td><td>The minimum floor area for bedrooms to be no less than 7m² for a single bedroom and 12m² for a double/twin bedroom.</td></tr><tr><td>External Storage</td><td>Suitable, safe cycle storage with convenient access to the street frontage.</td></tr><tr><td>Refuse Facilities</td><td>Non-recyclable waste storage facilities should be provided in new residential development in accordance with the Code for Sustainable Homes Technical Guide and local requirements. Suitable space should be provided for and recycling bins within the home. Refuse stores within buildings should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning.</td></tr><tr><td>Working from Home</td><td>Provide suitable space that allows the opportunity to work from home. This space will be required provide a high speed broadband connection, suitable number of electrical points and sufficient space to accommodate a computer desk and filling/storage cupboards.</td></tr></table>	Internal Storage Areas	Provision of a storage cupboard with a minimum floor area of 1.25m ² should be provided for 1-2 person dwellings. A minimum of 0.5m ² storage area should be provided for each additional occupant.	Amenity	Suitable space should be provided for a washing machine and for drying clothes.	Bedroom Sizes	The minimum floor area for bedrooms to be no less than 7m ² for a single bedroom and 12m ² for a double/twin bedroom.	External Storage	Suitable, safe cycle storage with convenient access to the street frontage.	Refuse Facilities	Non-recyclable waste storage facilities should be provided in new residential development in accordance with the Code for Sustainable Homes Technical Guide and local requirements. Suitable space should be provided for and recycling bins within the home. Refuse stores within buildings should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning.	Working from Home	Provide suitable space that allows the opportunity to work from home. This space will be required provide a high speed broadband connection, suitable number of electrical points and sufficient space to accommodate a computer desk and filling/storage cupboards.		No additional cost implications. Cost considered to be related to good design of schemes and therefore incorporated within base build costs and allowed for when testing CHS levels 3, 4 and 6.
Internal Storage Areas	Provision of a storage cupboard with a minimum floor area of 1.25m ² should be provided for 1-2 person dwellings. A minimum of 0.5m ² storage area should be provided for each additional occupant.														
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Policy Table 5: Standards for Non Self-Contained Accommodation (such as student and hospital staff accommodation)	<table><tr><td>Location</td><td>Proposals for this type accommodation will be directed to either locations in close proximity to the establishment that needs the accommodation, the Southend Central Area or places with good access to appropriate public transport services.</td></tr><tr><td>Bedroom Sizes</td><td>Accommodation must have a minimum bedroom size of 6.5m² for single bedrooms and 10.2m² for double bedrooms. Each bedroom must have a convenient layout that provides: appropriate hanging storage space for clothes; a study desk and chair; and shelving storage for books.</td></tr><tr><td>Communal Areas</td><td>Accommodation must contain either a living room, dining room or kitchen diner of a suitable size for all the occupants. The layout of this room must enable all the occupants to be able to use the room simultaneously in a comfortable manner.</td></tr></table>	Location	Proposals for this type accommodation will be directed to either locations in close proximity to the establishment that needs the accommodation, the Southend Central Area or places with good access to appropriate public transport services.	Bedroom Sizes	Accommodation must have a minimum bedroom size of 6.5m ² for single bedrooms and 10.2m ² for double bedrooms. Each bedroom must have a convenient layout that provides: appropriate hanging storage space for clothes; a study desk and chair; and shelving storage for books.	Communal Areas	Accommodation must contain either a living room, dining room or kitchen diner of a suitable size for all the occupants. The layout of this room must enable all the occupants to be able to use the room simultaneously in a comfortable manner.		No additional cost implications. Cost considered to be related to good design of schemes and therefore incorporated within base build costs.						
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	<table><tr><td>Broadband</td><td>Accommodation must have connection to high speed broadband.</td></tr><tr><td>Waste</td><td>Accommodation must provide appropriate waste and recycling bins. Refuse stores within buildings should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning.</td></tr><tr><td>Storage</td><td>Accommodation must have a kitchen that has sufficient food storage for each occupant and has sufficient work surface space.</td></tr></table>	Broadband	Accommodation must have connection to high speed broadband.	Waste	Accommodation must provide appropriate waste and recycling bins. Refuse stores within buildings should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning.	Storage	Accommodation must have a kitchen that has sufficient food storage for each occupant and has sufficient work surface space.										
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Storage	Accommodation must have a kitchen that has sufficient food storage for each occupant and has sufficient work surface space.																
Policy DM9 – Specialist Residential Accommodation	<p>1. Development proposals for specialist residential accommodation, including new build and extensions, will be considered acceptable where:</p> <ul style="list-style-type: none">(i) There is a clearly identified need in Southend-on-Sea Borough that has been accepted by Council during pre-application discussions; and(ii) There is no existing capacity for such facilities within Southend-on-Sea; and(iii) The proposed development does not lead to a significant net increase in the overall capacity of the residential care sector; and(iv) It will not lead to an over concentration of similar uses that would be detrimental to the character of a residential area, residential amenity or will impact the capacity public services e.g. health and social care; and(v) It would not result in the loss of an existing use that makes an important contribution to other Council objectives, strategies and policies; and(vi) It is accessible to public transport, shops, services, community facilities, public open space and social networks appropriate to the needs of the intended occupiers.	No additional cost implications.															
Policy DM10 – Employment Sectors	<p>1. Development will be encouraged that contributes to the promotion of sustainable economic growth by increasing the capacity and quality of employment land, floorspace, and jobs.</p> <p>2. Development proposals within the employment sectors identified within Policy Table 6 will be directed to the Locational Priority Areas.</p>	No additional cost implications.															
Policy Table 6 - Employment Sectors	<table><tr><td>Employment Sectors</td><td>Key Activities and features</td><td>Priority Location Areas</td></tr><tr><td>Aviation Industries</td><td>Maintenance, Repair and Overhaul (MRO)</td><td>London Southend Airport; Existing Industrial and Employment Areas.</td></tr><tr><td>Health and medical industries</td><td>Medical instruments; research and development; training and enterprise;</td><td>Existing health facilities; Existing Industrial and Employment Areas.</td></tr><tr><td>Business and financial services</td><td>Small and medium enterprises; managed accommodation; incubator/seedbed centres.</td><td>Southend Central Area; Employment Areas; London Southend Airport; and close proximity to rail stations.</td></tr><tr><td>Cultural and intellectual</td><td>Individual creativity; skill and</td><td>Southend Central Area; Leigh-</td></tr></table>	Employment Sectors	Key Activities and features	Priority Location Areas	Aviation Industries	Maintenance, Repair and Overhaul (MRO)	London Southend Airport; Existing Industrial and Employment Areas.	Health and medical industries	Medical instruments; research and development; training and enterprise;	Existing health facilities; Existing Industrial and Employment Areas.	Business and financial services	Small and medium enterprises; managed accommodation; incubator/seedbed centres.	Southend Central Area; Employment Areas; London Southend Airport; and close proximity to rail stations.	Cultural and intellectual	Individual creativity; skill and	Southend Central Area; Leigh-	No additional cost implications.
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	<table><tr><td>hub and Higher Education centre of excellence</td><td>talent; arts; digital media; design, music etc; combination units comprising e.g. office and workshop; and Flexible space.</td><td>on-Sea District Centre; Employment Areas; Existing facilities.</td></tr><tr><td>Tourism and leisure</td><td>Hotels; restaurants; catering; Visitor Conference; other tourism related activities.</td><td>Southend Central Area; the Seafront.</td></tr><tr><td>Manufacturing, Construction and Warehousing</td><td>Low density industrial; flexible; small and medium sized units; storage yards.</td><td>Existing Industrial and Employment Areas.</td></tr><tr><td>Civic and Government administration</td><td>Borough Council and HMRC</td><td>Southend Central Area.</td></tr></table>	hub and Higher Education centre of excellence	talent; arts; digital media; design, music etc; combination units comprising e.g. office and workshop; and Flexible space.	on-Sea District Centre; Employment Areas; Existing facilities.	Tourism and leisure	Hotels; restaurants; catering; Visitor Conference; other tourism related activities.	Southend Central Area; the Seafront.	Manufacturing, Construction and Warehousing	Low density industrial; flexible; small and medium sized units; storage yards.	Existing Industrial and Employment Areas.	Civic and Government administration	Borough Council and HMRC	Southend Central Area.		
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Civic and Government administration	Borough Council and HMRC	Southend Central Area.													
Policy DM11 – Industrial and Employment Areas	<p>1. Major redevelopment proposals will be required to make provision of a range of flexible unit sizes including accommodation that supports small and medium sized enterprises. Where appropriate, incubator / seedbed centres and/or affordable workspaces will be sought.</p> <p>2. The <i>Employment Growth Areas</i> identified within Policy Table 7 will be maintained and promoted as locations for increased modern employment floorspace. The Southend Central Area will form the primary location for major economic growth particularly for Class B1 office uses.</p> <p>3. A managed approach will be sought at the <i>Employment Growth Areas</i> through planning briefs that will set out the quantum of development and appropriate uses.</p> <p>4. The <i>Industrial Estates</i> identified within Policy Table 7 will be retained and protected for Class B uses and those sui-generis uses of an employment nature. Complementary and supporting uses will be considered acceptable at the <i>Industrial Estates</i> where they serve the day-time needs of estate's working population and will not result in a material change to the Class B character and function of the area.</p> <p>5. Proposals for employment generating uses outside the industrial estates and employment areas will be allowed where they do not impact upon the amenity of the surrounding uses and do not conflict with other development plan policies.</p> <p>6. Outside the industrial estates and employment areas, proposals for alternative uses on sites used (or last used) for employment purposes, including sites for sui-generis uses of an employment nature, will not be permitted unless it can be demonstrated that:</p> <ul style="list-style-type: none">(i) Continued use of site for employment purposes is no longer viable taking into account the site's existing and potential long-term market demand; or(ii) Use of the site for B1, B2 or B8 purposes gives rise to unacceptable environmental problems.		No additional cost implications.												

	<p>It will need to be demonstrated that an alternative use or mix of uses will give greater potential benefits to the community and environment than continued employment use.</p> <p>7. The Council will plan, monitor and manage the function of the industrial estates and employment areas so that these areas can continue to contribute to strategic and local economic objectives.</p>					
Policy Table 7: Industrial and Employment Areas	<table><tr><th>1. Employment Growth Areas</th><th>2. Industrial Estates</th></tr><tr><td>Southend Central Area Shoebury Garrison Progress Road Prittle Brook Industrial Estate Terminal Close Grainger Road Short Street</td><td>Thanet Grange Comet Way Airborne Close Airborne Industrial Estate Laurence Industrial Estate Temple Farm Stock Road Priory Works Prince Close Vanguard Way Towerfield Road Campfield Road Tickfield Avenue</td></tr></table>	1. Employment Growth Areas	2. Industrial Estates	Southend Central Area Shoebury Garrison Progress Road Prittle Brook Industrial Estate Terminal Close Grainger Road Short Street	Thanet Grange Comet Way Airborne Close Airborne Industrial Estate Laurence Industrial Estate Temple Farm Stock Road Priory Works Prince Close Vanguard Way Towerfield Road Campfield Road Tickfield Avenue	No additional cost implications.
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Policy DM12 – Visitor Accommodation	<p>1. Proposals for new visitor accommodation will be focused within the Southend Central Area, London Southend Airport area and at locations close and with good access to the Seafront (the key areas). Proposals for new visitor accommodation will only be acceptable where it can be demonstrated that they are well related to the primary road network and have good public transport accessibility and meet the requirements of all other relevant development management policies.</p> <p>2. Within the key areas in (1) visitor accommodation will be retained. Proposals for alternative uses on sites used (or last used) for visitor accommodation will not be permitted unless it can be demonstrated that the existing site is no longer viable or feasible for visitor accommodation and that the proposals meet all other relevant development management policies. Where an alternative use is considered acceptable by the Council, applications that would contribute positively to the leisure, recreation and tourism offer in the Borough will be considered favourably.</p> <p>3. Proposals for alternative uses on sites used (or last used) for visitor accommodation outside the key areas in (1) will generally be permitted provided that the proposal meets all other relevant development management policies.</p>	No additional cost implications.				
Policy DM13 – Southend-on-Sea Town Centre	<p>1. The defined Town Centre will remain the first preference for all forms of retail development.</p> <p>2. New retail development should enhance the performance of Southend Town Centre as a comparison shopping destination. The Borough Council will seek to maintain and enhance the existing level of comparison shopping floorspace and encourage the provision of additional comparison floorspace within the Town Centre. In particular,</p>	No additional cost implications.				

	<p>support will be given to proposals:</p> <ul style="list-style-type: none"> (i) that provide additional retail floorspace for comparison goods and reinforce the primacy of the High Street retail circuit; (ii) for new retail development proposals that contribute to the delivery of new retail circuits focussed on the following areas: <ul style="list-style-type: none"> ▪ South east of the High Street where larger retail units would be encouraged; and ▪ South west of the High Street where smaller retail units would sit comfortably within the existing character of the area <p>Proposals that seek to establish the new retail circuits will need to take account of the associated improvements required to road alignments, public transport access and car parking.</p> <p>These new areas, once developed for retail proposes would become part of the Primary Shopping Area.</p> <p>3. Within the Town Centre the Borough Council will seek to maintain the existing level of convenience goods retailing. Additional major foodstore provision will be supported where it can be demonstrated that it will contribute towards the role, function and vitality of the town centre.</p>	
Policy DM14 – Shopping Frontage Management	<p>1. Primary and secondary frontages within Southend-on-Sea will be managed to reinforce their attractiveness, vitality and viability within the daytime and night-time economies. The character and function of both these frontages will be protected and enhanced.</p> <p>2. The loss of Class A1 retail uses at the ground floor in the identified primary shopping frontages will be resisted. A loss of Class A1 retail use uses at the ground floor will only be considered if:</p> <ul style="list-style-type: none"> (i) The proposed use will not result in Non-Class A1 retail uses exceeding 30% of the primary shopping area's ground floor frontage. Where Non-Class A1 uses already exceed 30% of a primary shopping area's ground floor primary frontage, no further Class A1 losses will be allowed; and (ii) An active shop front is retained or provided. <p>3. All developments in the secondary shopping frontage must maintain or provide an active shop front.</p> <p>4. All new shop frontages will be of a high standard of design that is compatible with the architectural style and character of the building. The design of new shop fronts will incorporate the following design principles:</p> <ul style="list-style-type: none"> (i) The fascia signs are integrated into the overall design and are in proportion to the shop front and the building. Fascia signs will respect and where appropriate improve the character of the general street scene; (ii) Roller shutter boxes and guides will be incorporated behind the fascia and the shutters will be open grills or punched; (iii) Blank frontages will be avoided on principal elevations; 	No additional cost implications.

	<ul style="list-style-type: none"> (iv) Active street frontages will be maintained and enhanced in non-residential frontages throughout Southend-on-Sea; (v) Opportunities for exposing upper floor windows will be maximised; and (vi) The loss of traditional features and shop fronts which contribute to the appearance and visual amenity of a building or surrounding area will not be allowed. <p>5. Where there are a number of empty units within a centre and little prospect of these units being occupied in the short term, the Council will work with the landowner/landlord to encourage the display of local art within the windows of the empty units.</p>	
Policy DM15 – Environmental Protection	<p>1. Development on or near land that is known to be contaminated or which may be affected by contamination will only be permitted where:</p> <ul style="list-style-type: none"> (i) An appropriate Contaminated Land Assessment has been carried out as part of the application to identify any risks to human health, the natural environment or water quality; and (ii) Where contamination is found which would pose an unacceptable risk to people's health, the natural environment or water quality, the Council will impose a condition to ensure the applicant undertake appropriate remedial measures to ensure that the site is suitable for the proposed use and that the development can safely proceed. (iii) Remediation works will be carried out before the occupation of any new development. <p>2. Planning applications for development in areas where the Council may suspect land instability are required to include an assessment of land stability that analyses the issues relevant to ground instability and indicates how they would be overcome. Development that is at risk from land instability or is likely to increase this risk to the site or surrounding areas will be not acceptable. Development will only be considered acceptable where:</p> <ul style="list-style-type: none"> (i) It has been demonstrated to the satisfaction of the Council that the development of unstable or potentially unstable land will be constructed and used safely without adding to the instability of site and surrounding land; and (ii) It can be demonstrated that mitigation measures to stabilise land are environmentally acceptable and will not adversely impact upon neighbouring uses. 	Such costs tend to be site specific and as such vary greatly from site to site. In this regard as previously mentioned it is not possible to incorporate a cost for remediation of brownfield sites within an area wide viability study unless it occurs on all to the large majority of sites across the Borough and there is evidence available as to the average costs associated with their remediation.
Policy DM16 – Sustainable Transport Management	<p>1. Development will only be allowed where there is physical and environmental capacity to accommodate the type and amount of traffic generated in a safe manner.</p> <p>2. Access to the proposed development and any traffic generated must not unreasonably harm the surroundings, including the amenity of neighbouring properties and/or the public rights of way.</p> <p>3. Development proposals must incorporate provision for:</p> <ul style="list-style-type: none"> (i) Pedestrians, including disabled persons and those with impaired mobility; (ii) Cyclists, including safe, secure and covered on-site cycle parking and where appropriate changing facilities; 	No additional cost implications. Cost considered to be related to good design of schemes and therefore incorporated within base build costs.

	<div>(iii) Public transport, through measures that reduce dependency on private vehicles; and</div> <div>(iv) Servicing and emergency vehicles.</div> <div>4. All development must incorporate and include appropriate ‘smarter choice’ measures into all developments such as Travel Plans (Personal, Workplace and School), car clubs, car sharing and pooling, real-time public transport information and marketing and communication materials and welcome packs.</div> <div>5. All developments must meet the vehicle parking standards set out into Appendix 4.</div> <div>Development proposals that rely upon on-street parking will generally be refused. Where the Council has accepted that exceptional circumstances exist, reliance upon on-street parking will only be considered appropriate where it can be demonstrated by the applicant that there is on-street parking capacity.</div> <div>The parking standards in Appendix 4 will be kept under regular review to ensure that they are serving their purpose</div>	<div>Allowance for external works over and above base build costs of 22% included in appraisals, which allows for amongst other things; access, hard landscaping and parking.</div>																																																										
<div>Appendix 5: Vehicle Parking Standards</div>	<div>Table A5(1): Vehicle Parking Standards by Use Class</div> <table><tr><th rowspan="2">Use Class</th><th rowspan="2">Land Use</th><th colspan="2">Maximum Standards</th></tr><tr><th>Central Area AAP</th><th>Rest of Borough</th></tr><tr><td>A1</td><td>Shops – food</td><td>1 space per 18 m²</td><td>1 space per 14 m²</td></tr><tr><td>A1</td><td>Shops – non food</td><td>1 space per 35 m²</td><td>1 space per 20 m²</td></tr><tr><td>A2</td><td>Financial And Professional Services</td><td>1 space per 30 m²</td><td>1 space per 20 m²</td></tr><tr><td>A3</td><td>Restaurants and cafes</td><td>1 space per 6 m²</td><td>1 space per 5 m²</td></tr><tr><td>A4</td><td>Drinking Establishments</td><td>1 space per 6 m²</td><td>1 space per 5 m²</td></tr><tr><td>A5</td><td>Hot Food Takeaway</td><td>1 space per 25 m²</td><td>1 space per 20 m²</td></tr><tr><td>B1</td><td>Business</td><td>1 space per 40 m²</td><td>1 space per 30 m²</td></tr><tr><td>B2</td><td>General Industrial</td><td>1 space per 60 m²</td><td>1 space per 50 m²</td></tr><tr><td>B8</td><td>Storage or Distribution</td><td>1 space per 150 m²</td><td>1 space per 150 m²</td></tr><tr><td>C1</td><td>Hotels</td><td>1 space per bedroom</td><td>1 space per bedroom</td></tr><tr><td>C2</td><td>Hospitals</td><td>-</td><td>To be treated on its merits</td></tr><tr><td>C2</td><td>Residential care homes</td><td>1 space per resident staff + 1 space per 3 bed spaces/dwelling units</td><td>1 space per resident staff + 1 space per 3 bed spaces/dwelling units</td></tr><tr><td>C2</td><td>Residential Educational Establishments – Higher Education</td><td>1 Space per full time equivalent staff + 1 space per 5 Students</td><td>1 Space per full time equivalent staff + 1 space per 5 Students</td></tr></table>	Use Class	Land Use	Maximum Standards		Central Area AAP	Rest of Borough	A1	Shops – food	1 space per 18 m²	1 space per 14 m²	A1	Shops – non food	1 space per 35 m²	1 space per 20 m²	A2	Financial And Professional Services	1 space per 30 m²	1 space per 20 m²	A3	Restaurants and cafes	1 space per 6 m²	1 space per 5 m²	A4	Drinking Establishments	1 space per 6 m²	1 space per 5 m²	A5	Hot Food Takeaway	1 space per 25 m²	1 space per 20 m²	B1	Business	1 space per 40 m²	1 space per 30 m²	B2	General Industrial	1 space per 60 m²	1 space per 50 m²	B8	Storage or Distribution	1 space per 150 m²	1 space per 150 m²	C1	Hotels	1 space per bedroom	1 space per bedroom	C2	Hospitals	-	To be treated on its merits	C2	Residential care homes	1 space per resident staff + 1 space per 3 bed spaces/dwelling units	1 space per resident staff + 1 space per 3 bed spaces/dwelling units	C2	Residential Educational Establishments – Higher Education	1 Space per full time equivalent staff + 1 space per 5 Students	1 Space per full time equivalent staff + 1 space per 5 Students	<div>See comment above.</div>
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	D1	Medical Centres	1 space per full time staff + 2 spaces per consulting room	1 space per full time equivalent staff + 3 spaces per consulting room		
	D1	Day care centres	1 space per full time staff + waiting facilities where appropriate	1 space per full time equivalent staff + waiting facilities where appropriate		
	D1	Creches/ Nurseries	1 space per full time staff + waiting facilities where appropriate	1 space per full time staff + waiting facilities where appropriate		
	D1	Schools (Primary and Secondary Education)	1 space per 15 pupils	1 space per 15 pupils		
	D1	Schools (Further and Higher Education)	1 space per 15 students for full time equivalent staff + 1 space per 15 students for student parking	1 space per 15 students for full time equivalent staff + 1 space per 15 students for student parking		
	D1	Art Galleries / Museums / Public Halls	1 space per 25 m ²	1 space per 25 m ²		
	D1	Places of Worship/ Libraries/ Reading Rooms	1 space per 10 m ²	1 space per 10 m ²		
	D2	Cinemas	1 space per 5 seats	1 space per 5 seats		
	D2	Other Uses	1 space per 20 m ²	1 space per 20 m ²		
		Outdoor sports Pitches	20 spaces per pitch plus 1 space per 10 spectators	20 spaces per pitch plus 1 space per 10 spectators		
		Swimming pool, gym, sports hall	1 space per 10 m ² of public area	1 space per 10 m ² of public area		
		Conference Facilities	To be treated on its merits	To be treated on its merits		
		Motor Vehicle Service Centres	1 space per full time equivalent staff + 1 space per 35 m ²	1 space per full time equivalent staff + 1 space per 35 m ²		
		Petrol Filling Station	1 space per 20 m ² of retail space.	1 space per 20 m ² of retail space.		

	Recycling Centre / Civic Amenity Site	1 space per full time equivalent staff	1 space per full time equivalent staff
	Theatre	1 space per 5 seats	1 space per 5 seats
	Vehicle Rental / Hire	1 space per full time equivalent staff permanently deployed at the registered base + allowance for visitors	1 space per full time equivalent staff permanently deployed at the registered base + allowance for visitors

Table A5(2): Vehicle Parking Standards – Residential

Use Class	Land Use	Southend Central Area	Rest of Borough
		Maximum Standards	Minimum Standards
C3	1 Bedroom Dwelling House	1 space per dwelling	1 space per dwelling
C3	2+ Bedroom Dwelling House	1 space per dwelling	2 spaces per dwelling
C3	Retirement developments (e.g. warden assisted independent living)	1 space per dwelling	1 space per dwelling

Table A5(3): Cycle Parking Standards

Use Class	Land Use	Minimum Standards
A1	Shops – food	1 / 400m ² for staff 1 / 400m ² for customers
A1	Shops – non food	1 / 400m ² for staff 1 / 400m ² for customers
A2	Financial And Professional Services	1 / 100m ² for staff 1 / 200m ² for customers
A3	Restaurants and cafes	1 space per 100 m ² for staff plus 1 space per 100 m ² for customers
A4	Drinking Establishments	1 space per 100 m ² for staff plus 1 space per 100 m ² for customers
A5	Hot Food Takeaway	1 space per 100 m ² for staff plus 1 space per 100 m ² for customers

	B1	Business	1 space per 100 m ² for staff plus 1 space per 200 m ² for visitors		
	B2	General Industrial	1 space per 250 m ² for staff plus 1 space per 500 m ² for visitors		
	B8	Storage or Distribution	1 space per 500 m ² for staff plus 1 space per 1000 m ² for visitors		
	C1	Hotels	1 space per 5 staff plus 1 space per 10 bedrooms		
	C2	Hospitals	1 space per 4 staff Visitors - to be Considered on a case by case basis		
	C2	Residential care homes	1 space per 5 staff		
	C2	Residential Educational Establishments – Higher Education	1 space per 5 staff + 1 space per 3 students		
	C3	Dwellinghouses	1 secure covered space per dwelling. None if garage or secure area is provided within curtilage of dwelling		
	C3	Retirement Developments (e.g. warden Assisted independent living accommodation)	1 space per 8 units (visitors)		
	D1	Medical Centres	1 space per 4 staff plus 1 space per Consulting room		
	D1	Day care centres	1 space per 4 staff		
	D1	Creches/ Nurseries	1 space per 4 staff plus 1 space per 10 child places		
	D1	Schools (Primary and Secondary Education)	1 space per 5 staff plus 1 space per 3 pupils		
	D1	Schools (Further and Higher Education)	1 space per 5 staff plus 1 space per 3 students		
	D1	Art Galleries / Museums / Public Halls	1 space per 4 staff plus visitor parking (individual merits)		
	D1	Places of Worship/ Libraries/ Reading Rooms	1 space per 4 staff plus visitor parking (individual merits)		
	D2	Cinemas	10 spaces plus 1 space per 10 vehicle space		

	D2	Other Uses	10 spaces plus 1 space per 10 vehicle space		
		Outdoor sports Pitches	10 spaces plus 1 space per 10 vehicle space		
		Swimming pool, gym, sports hall	10 spaces plus 1 space per 10 vehicle space		
		Conference Facilities	1 space per 4 staff plus visitor parking on individual merits		
		Motor Vehicle Service Centres and showrooms	1 space per 4 staff plus customer parking		
		Petrol Filling Station	1 space per 4 staff plus customer parking		
		Recycling Centre / Civic Amenity Site	1 space per 4 staff plus customer parking on individual merits		
		Theatre	1 space per 20 seats		
		Vehicle Rental / Hire	1 space per 4 staff plus customer parking on individual merits		

2. Southend Central Area Action Plan - Further Publication of the Submission version (SCAAP Policies & Proposals Sites Policies)

Policy ref	Emerging Southend Central Area Action Plan - Further Publication of the Submission version	Cost implications for development
Policy DS1: New and enhanced shopping facilities	<p>1. The Council will require retail development proposals to be focussed within the Town Centre Primary Shopping Area to maintain and enhance Southend's role and status as a sub-regional shopping centre.</p> <p>2. In addition the Council through its role in determining planning decisions and other initiatives will:</p> <ul style="list-style-type: none"> a. work with private sector partners and land and property owners to provide 50,000m2 additional retail floorspace for comparison goods by 2020, subject to the provision of transportation and access improvements, through, inter alia, the promotion of: <ul style="list-style-type: none"> i. new larger format retail development on Proposa Site PS7a (Tylers Avenue) to enhance and extend the south eastern retail circuit with The Royals and High Street at its heart; ii. maintain and enhance the existing levels of retail provision within a northern retail circuit with The Victoria and the High Street at its heart supported by secondary areas along Southchurch Road and London Road; iii. smaller niche retail development within the Clifftown Quarter prioritising Proposal Sites PS6a (Clarence Road Car Park) and PS6b (Alexandra Street Car Park) to support a south western circuit where smaller retail units would sit comfortably within the existing character of the area, b.support: <ul style="list-style-type: none"> i. landmark new retail facilities, as part of mixed use development on Proposal Site PS7a (Tylers Avenue); ii. new mixed development at Proposal Site PS6a (Clarence Road Car Park) and PS6b (Alexandra Street Car Park), provided that they deliver new niche retail, café and restaurant attractions which contributes to attractive linkages to western esplanade; iii. improvements and extensions to existing shops and shopping centres; c. work with the private sector and land property owners to provide additional retail floorspace for convenience goods, through inter alia, the promotion of a new large format foodstore development on Proposal Site PS10a (Former B&Q Site) subject to an assessment of: <ul style="list-style-type: none"> i. scale in terms of gross floorspace; ii. transport and access; iii. the impact of the proposal on the Town Centre's vitality and viability, including impacts from the range and quality of the comparison and convenience offer; iv. integration and cohesion with the surrounding area, including how an active frontage at ground floor level can be achieved, 	No additional cost implications.

	<p>d. maintain and enhance the character of shopping streets,</p> <p>e. retain a mix of shop sizes within the Town Centre Primary Shopping Area and require a mix of shop sizes within significant new retail development,</p> <p>f.require all new retail development, including that which is part of mixed use development, to provide active frontages to pedestrian retail circuits, achieve a high standard of design, complement existing facilities and be fully integrated and well connected to them,</p> <p>g. keep under review the need and capacity for additional retail facilities.</p>	
Policy DS2: Shopping frontages and use of floors above shops	<p>1. The Council will control the use of premises in shopping streets within the Town Centre through the exercise of its planning powers to safeguard and enhance the vitality and viability of the town centre as follows:</p> <p>a. Primary Shopping Frontages: proposals for a change of use, including through redevelopment, from retail (Class A1) to other uses at ground floor level will only be considered if:</p> <p>i. the proposed use will not result in Non-Class A1 retail uses exceeding 30% of the Town Centre Primary Shopping Area's ground floor primary shopping frontage (measured in terms of length of frontage). Where Non-Class A1 uses already exceed 30% of the Town Centre Primary Shopping Area's ground floor primary shopping frontage, no further Class A1 losses will be allowed; and</p> <p>ii. an active shop front is retained or provided.</p> <p>b. Secondary Shopping Frontages proposals for a change of use, including through redevelopment, from retail (Class A1) to financial and professional services (Class A2); restaurants, cafes (Class A3) or drinking establishments (Class A4) at ground floor level will be considered:</p> <p>i. on their merits to broaden the offer of the Town Centre; and</p> <p>ii. if an active shop front is retained or provided.</p> <p>2. All new shop frontages will need to accord with Development Management Policies DM14 with regard to shop front management. The Council will use its planning powers to:</p> <p>(a) incorporate active frontages to all existing and proposed primary and secondary shopping frontages to enhance and maintain viable and interesting pedestrian circuits;</p> <p>(b). improve the design of shop fronts to enhance the quality of the street scene with reference to guidance provided by the Southend Design and Townscape Guide Supplementary Planning Document;</p> <p>(c) designate new active frontages established within Proposal Site PS7a as Primary Shopping Frontages once redevelopment is complete;</p> <p>(d) designate new active frontages created within Proposal sites PS6a and PS6b as Secondary Shopping Frontages once new development is completed;</p> <p>(e) encourage visually active frontages on those streets useful in enhancing and supporting attractive retail and leisure circuits including Chichester Road.</p>	No additional cost implications.

	<p>3. The Council will work with owners to ensure that vacant/empty shop frontages continue to create interest in the streetscene by including artwork or information in their display windows.</p> <p>4. Planning permission will be granted for the change of use of upper floors above shops to residential, offices or other appropriate service or community uses, which maintain or enhance the character and vitality of the centre and broaden the range of services.</p>	
Policy DS3: Retail Markets	<p>1. Council will seek to maintain and enhance market provision within the Town Centre Primary Shopping Area.</p> <p>2. The Council will work with the private sector to promote the establishment of a new well designed Market within the pedestrianised London Road Broadway.</p> <p>3. Proposals for such development elsewhere in the Town Centre Primary Shopping Area will be considered on their merits.</p> <p>4. Arrangements for servicing, refuse collection, litter control and storage and the design of market stalls will need to be considered as part of any proposal.</p>	No additional cost implications.
Policy DS4: Employment development	<p>1. Provision is made for a minimum of 6,500 net additional jobs to be built in the Town Centre and central area over the period 2001 – 2021.</p> <p>2. The Council, through its role in determining planning applications, will promote the ‘core’ Town Centre as an office and business centre and improve the quality and range of office and business accommodation by encouraging and supporting:</p> <ul style="list-style-type: none"> a. development proposals that incorporate high specification B1 office space, in a range of unit sizes, focussed within the following quarters: <ul style="list-style-type: none"> i. Queensway and London Road and Broadway (PS2a); ii. Warrior Square (PS5a); iii. Queensway and Southchurch Road (PS4a), b. the redevelopment and improvement of the existing office stock within the Town Centre; c. the provision of workshop, studio, exhibition space and offices suited to the needs of the ‘creative industries’ sector particularly in the Clifftown Quarter. <p>3. Within the core Town Centre, development proposals resulting in a loss of B1 office floorspace will only be acceptable if:</p> <ul style="list-style-type: none"> a. office floorspace is re-provided as part of mixed-use development of the site, or b. the loss of the office floorspace is outweighed by the achievement of other AAP objectives through the proposed development. 	No additional cost implications.

	<p>4. The Council will work with private land and property owners and developers to:</p> <ul style="list-style-type: none"> a. secure a new role within the Victoria Office Site (proposal Site PS9a) as a sustainable residential led mixed use neighbourhood through the production of supplementary planning guidance for the area and Development Briefs where appropriate; b. maintain and promote the employment growth areas at Grainger Road and Short Street as locations for modern employment floorspace; c. protect Tickfield Estate for employment uses. 	
Policy DS5: Education	<p>The Council will:</p> <ol style="list-style-type: none"> 1. support in principle improvements to existing, and the provision of new, facilities to support the needs of education strategies. Proposals should be of a high standard of design, relate well to their surroundings and safeguard visual and residential amenity; 2. consider favourably the provision of a new primary school serving the central part of the town within the Victoria Avenue Proposal Site (Proposal Site PS9a); 3. encourage the maintenance and expansion of further and higher education in Southend. In particular by working with the University of Essex and South Essex College to provide: <ul style="list-style-type: none"> a. additional teaching facilities within Elmer Square (Proposal Site PS3a); b. monitor the need for further teaching facilities and explore the potential to meet that need when appropriate development opportunities arise; c. a planned and phased approach to the provision of student accommodation based on need. 	No additional cost implications.
Policy DS6: Provision of facilities for culture, leisure, tourism and entertainment	<ol style="list-style-type: none"> 1. The Council will, through its role in determining planning applications: <ol style="list-style-type: none"> i. support proposals which enhance or diversify the range of arts, culture, entertainment, leisure and recreational facilities, in line with the spatial strategy and subject to an assessment of the scale, character, location and impact of the proposal on existing facilities and residential uses; and ii. resist proposals involving the loss of such uses, unless replacement facilities are provided. 2. The Council will, through its role in determining planning decisions and other initiatives, support development opportunities that: <ol style="list-style-type: none"> i. secure the long term future of the Grade II listed Southend Pier as a landmark and destination (Proposal Site Policy CS6a); ii. promote the beach, foreshore and Estuary for appropriate cultural, leisure and tourism activities provided that environmental designations are respected and not compromised; iii. promote the provision of further high quality fully serviced hotels, within the Central Seafront; iv. promote leisure, cultural and tourism facilities as part of a mixed development 	No additional cost implications.

	<p>within the Seaway Car Park and Marine Parade area (Proposal Site Policy CS6b);;</p> <p>v. investigate all reasonable options for cliff stabilisation at Western Esplanade, including development of a cultural centre with exhibition space and Museum (Proposal Site Policy CS7a);</p> <p>vi. promote and regenerate uses that create a strong cultural identity within the Clifftown Quarter;</p> <p>vii. maintain and enhance cultural uses and creative industries on the Former Essex and Suffolk Water Board Site in the Victoria Gateway Neighbourhood(Proposal Site Policy PS9b).</p>	
Policy DS7: Social and community infrastructure	<p>1. The Council, through its role in determining planning applications and other initiatives, will:</p> <p>a. support well designed primary care centre proposals within the Central Area that meets the needs of local residents;</p> <p>b. support other key health and social care proposals where these demonstrate clear net benefits to the local community;</p> <p>c. work in partnership with faith, community and voluntary sector organisations to maintain and enhance their facilities.</p>	
Policy DS8: Housing	<p>1. Provision is made for a minimum of 2,000 new homes to be built in the Town Centre and central area over the period 2001 – 2021 to meet a range of housing needs, including private and affordable accommodation.</p> <p>2. The Council, through its role in determining planning applications and other initiatives, will:</p> <p>a. work with private sector partners and land and property owners to deliver</p> <ol style="list-style-type: none"> a residential led mixed use sustainable neighbourhood at Proposal Site (Victoria Avenue) PS9a and (Sutton Road) PS10b; an appropriate level and type of housing development on other Proposal Sites, as part of well designed Mixed Use Schemes in line with associated policy requirements for that site <p>b. substantially regenerate the residential areas and associated public realm at Proposal Sites (Queensway House and adjacent buildings) PS4a, (Woodgrange Drive Estate) CS8a and (Coleman Street) PS10c.</p> <p>3. Affordable housing is required in accordance with Core Strategy Policy CP8 'Dwelling Provision'.</p> <p>4. Proposals for new housing will also need to accord with:</p> <p>a. Development Management Policies, including DM7, 8 and 9 with regard to</p>	Requirements already taken into consideration within the study.

	<p>dwelling mix, residential standards and specialist residential accommodation respectively; and</p> <p>b. Core Strategy KP2 'Development Principles' and Development Management Policies DM1 'Design Quality' and DM2 'Low carbon development and efficient use of Resources'</p>	
Policy PR1: Open Space Provision	<p>1. The Council will implement a rolling programme of:</p> <ul style="list-style-type: none"> a. high quality new and enhanced open spaces, with particular focus given to areas identified in the Policies for Development Strategy and Proposal Sites within each Quarter and Gateway Neighbourhoods and listed in Appendix 2 to enhance the quality of the environment and streetscape within the Central Area for residents and visitors and to provide positive biodiversity benefits; and b. new and enhanced public space within or close to the High Street capable of acting as an event space (see Policy DP1 The High Street Development Principles). <p>2. In order to mitigate the impacts of climate change on the environment within the central area and to relieve the pressure of potential increased visitors on the Ramsar site due to population growth, the Council will require all open spaces within the Central Area to be integrated within a wider green grid network, by:</p> <ul style="list-style-type: none"> a. ensuring entrances to spaces align with walking and cycle routes; b. provision of clear signage to, and information about, other destinations within the green grid, utilising the trails and networks being developed by the Southend Urban Habitats Strategy; <p>3. The Council will require all new open space to:</p> <ul style="list-style-type: none"> a. relate well to surrounding uses; b. be well lit at night in order to provide a safe environment for pedestrians and cyclists; c. wherever possible and appropriate have a planting palette of native species and/or that which provides good wildlife habitats including nectar/pollen rich varieties and shade from the sun. <p>4. Where appropriate, new developments within the Central Area will be expected to contribute to the enhancement of existing, or provision of new, public open space through S106 agreements and developer contributions.</p>	<p>No additional cost implications. Cost considered to be related to good design of schemes and incorporated within assumptions of 22% of base BCIS base build costs for external works including hard and soft landscaping etc.</p> <p>S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years incorporated into study.</p>

	c.Where appropriate, financial contributions will be sought towards these works from development proposals situated within Central Area.	over the last 5 years incorporated into study.
Policy PR3: Visually Active Frontages	<p>1. Appendix 2 and the Proposals Map identifies a number of key areas within the Central Area where there are blank, inactive, and unattractive backs of buildings that have a negative impact on the environmental quality of the public realm. In these cases, the Council will encourage:</p> <ul style="list-style-type: none"> a. the creation of more visually active frontages either through new uses at ground floor or the use of well designed and appropriately placed windows and entranceways b. the installation of public art, green walls, and well detailed signage to enliven these frontages. <p>2. Proposals for new development should seek to provide activity at ground floor in order to enhance the attractiveness of the area and encourage people to explore further particularly around an expanded town centre in accordance with Policy DS2.</p>	No additional cost implications.
Policy PR4: Protection of Visually Important Views	The Council will seek to resist any development that is considered to cause harm to the Visually Important Views identified within the SCAAP. New development will be expected to demonstrate that it is compatible and / or enhances these views.	No additional cost implications.
Policy PR5: Landmark Buildings	<p>1. The Council, through its role in determining planning applications, preparation of development briefs and other initiatives, will protect landmark buildings or landscape features within the Central Area from adverse affect by:</p> <ul style="list-style-type: none"> a. the development of strategic open spaces which provide views or enhanced setting; b. resisting adverse impact of new development by virtue of excessive height, mass or bulk. <p>2. The Council will support and encourage the creation of new landmarks in the areas identified within Appendix 2, where development proposals can demonstrate:</p> <ul style="list-style-type: none"> a. design, detailing and use of materials are of exceptional quality and interest; b. the location would provide a focal point for an existing vista/sight line or generate a new one; and c. the proposals do not adversely affect the amenity of local residents. 	No additional cost implications. Cost considered to be related to good design of schemes.
Policy HE1 - The Clifftown Quarter	<p>The Council will require, through the development management process and other initiatives, all new development in the Clifftown Quarter affecting heritage assets to:</p> <ul style="list-style-type: none"> 1. protect and enhance the Conservation Area, its fine grain, links with the Seafront and key views both into and out of the area and of key historic buildings including views of the Palace Hotel, views from the seafront of Royal Terrace, Clifftown Terrace and Clifftown Parade and views from these streets out towards the estuary; 2. maintain and enhance the vibrancy of the Clifftown Quarter and celebrate and enhance its distinctiveness by promoting small scale independent retailing, restaurants, bars, small studio style workspaces and workshops, educational facilities, small scale offices and ancillary residential (usually at upper levels) in the eastern side of the area, closest to the High Street; 	No additional cost implications. Cost considered to be related to good design of schemes.

	<p>3. support and encourage the regeneration of Southend Central Railway Station forecourt, a key gateway into the Town Centre and a locally listed building;</p> <p>4. preserve and enhance pedestrian routes to the main retail core and promote Clifftown Conservation Area and associated parks and gardens as a promenade circuit offering respite from the busy Town Centre. Improve access to information about the heritage of this unique area; and</p> <p>5. reduce clutter across the whole quarter, ensure that the public realm is simple and sympathetic to the historic character of the area and look at enhancing historic street furniture.</p>	
Policy HE2 - The Central Seafront Area	<p>The Council will require, through the development management process and other initiatives, all new development in the Central Seafront Area affecting heritage assets to:</p> <p>1. preserve all historic buildings in the central seafront area and seek enhancement of their settings;</p> <p>2. improve pedestrian connections to the main retail core and vice versa and promote linked trips (shopping and leisure). Upgrade the public realm around historic buildings by continuing the streetscape improvements at the eastern end of the area in line with City Beach Scheme (particularly for Eastern Esplanade and The Kursaal Conservation Areas);</p> <p>3. protect key views of key historic buildings including the Kursaal, the Pier and the Palace Hotel and preserve views of Clifftown Conservation Area from Western Esplanade;</p> <p>4. reduce impact of vehicular traffic and associated clutter especially around the Kursaal; and</p> <p>5. realise the development potential of the Pier as an iconic heritage and cultural asset for the town.</p>	No additional cost implications. Cost considered to be related to good design of schemes.
Policy HE3 - Prittlewell Gateway	<p>The Council will require, through the development management process and other initiatives, all new development in the Prittlewell Gateway Area affecting heritage assets to:</p> <p>1. preserve and regenerate the vacant and deteriorating historic buildings and repair gaps in the frontage along Victoria Avenue;</p> <p>2. protect key views of St. Mary's Church especially from Victoria Avenue, East Street, Prittlewell Chase and Fairfax Drive;</p> <p>3. contribute to improvements to the Victoria Avenue / East Street / West Street junction to reduce the visual impact of traffic (and associated street furniture) on the Conservation Area;</p> <p>4. contribute to the enhancement of the public realm including reduction of street clutter and enhanced soft landscaping; and</p>	No additional cost implications. Cost considered to be related to good design of schemes.

	5. realise the potential of the backland area to the rear of Victoria Avenue (west side 255 - 289) into a 'Lanes' style development to promote specialist and independent industries, associated small scale businesses and ancillary residential units.	
Policy HE4 - The High Street	<p>The Council will require, through the development management process and other initiatives, all new development in the High Street affecting heritage assets to:</p> <ol style="list-style-type: none"> 1. raise the profile of Locally Listed Buildings and Frontages of Townscape Merit in the High Street and seek to upgrade the quality of shopfronts in these buildings so that they have more respect for the historic character of the buildings and make a greater contribution to local character; 2. improve pedestrian links to Warrior Square Gardens and Conservation Area located just to the east of the High Street; 3. continue to upgrade the public realm including the introduction of more trees and planting where possible. Seek to keep the environment clutter free and simple in design to complement the historic buildings. Simplify the floorscape of the High Street when opportunity arises; and 4. promote the heritage of the whole of the central area and encourage linked trips to these areas from the High Street. 	No additional cost implications. Cost considered to be related to good design of schemes and incorporated within assumptions of 22% of base BCIS base build costs for external works including hard and soft landscaping etc.
Policy HE5 - Frontages of Townscape Merit in the Central Area	Development proposals (including replacement shopfronts) that impact upon the 'Frontages of Townscape Merit' as defined on the Proposals Map will be required to pay special regard to the preservation and restoration of features which contribute to the special character of their frontage. Special attention will be paid to the quality of replacement shopfronts and associated signage to ensure that their design and materials are appropriate to the historic character of the building.	No additional cost implications. Cost considered to be related to good design of schemes.
Policy HE6 - Conversion of Heritage Assets in the Central Area	<p>The Council may, through the development management process, permit conversion of Listed Buildings and buildings on the Local List to sympathetic alternative uses. This will be in exceptional circumstances and only where:</p> <ol style="list-style-type: none"> 1. this is necessary to ensure the building's preservation or restoration; 2. it has clearly been demonstrated that the original or existing use of the building cannot be retained (evidence of a marketing assessment which has been conducted over a reasonable period of time will normally be required); and 3. the proposed use and any associated alterations are sensitive to the buildings historic and/or architectural character. 	No additional cost implications. Cost considered to be related to good design of schemes

Policy HE7- Areas of Archaeological Potential in the Central Area	New developments within Seaways Car Park, Roots Hall, Prittlewell, Nazareth House and Southend Cliffs will need to agree in writing with the LPA, a fully detailed analytical assessment and evaluation of archaeological significance of the site and a subsequent programme of archaeological works. These works must then be undertaken in accordance with the approved scheme at the appropriate stage in the development process. The results of the investigation formatted in accordance with an approved brief, must be submitted to the LPA.	No additional cost implications. Cost of initial professional assessment considered to be included within professional fees of scheme. Any abnormal costs following this will be site specific and as identified earlier such costs are not able to be included within area wide viability testing of Local Plans.
Policy TA1: Town Centre and Central Area Highway Network	<p>Through the implementation of the Proposal Sites and policies in this AAP; the determination of planning applications; and other initiatives and partnership working; the Council will:</p> <ol style="list-style-type: none"> 1. seek to better manage demand on the road network leading to, from and within the Town Centre and balance this with the needs of other modes particularly where this would give greater reliability to road users and priority to pedestrians, cyclists, public transport users and people with disabilities; 2. seek to develop the priority route for SERT towards the Airport and adjacent development areas and corresponding junction improvements at A127/Fairfax Drive and East Street, in conjunction with the Development Brief for Victoria Avenue and potential relocation of the football club; 3. ensure that bus priority measures are focussed on the A13 passenger transport corridor (London Road and Southchurch Road) and the Queensway junctions at London Road, Southchurch Road and Seaways Car Park; 4. seek to develop appropriate treatments for both Sutton Road and North Road which go through the Neighbourhood Gateways; 5. reduce general vehicle circulation within the Town Centre by: <ol style="list-style-type: none"> a. relocating cars parks close to the 'feeder' highway network; b. actively direct vehicles around the outer cordons of the Town Centre instead of through the Town Centre to access car parks, 6. promote the pedestrianisation of a number of the High Street's inter-linking access roads supporting access to car parks, greenspace and retail circuits; 7. promote pedestrian and cycle priority schemes to improve access to the Town Centre. Consider limited access to the pedestrianised areas by cyclists as part of a partnership approach with stakeholders and the Police; 	No additional cost implications.

	<p>8. ensure that servicing and delivery arrangements meet the reasonable needs of businesses, whilst ensuring that the environmental disbenefits are taken into account. Work with the freight industry and logistics to implement more efficient use of vehicles in terms of guidance, zoning and delivery timetables;</p> <p>9. review signing and implement an integrated signing strategy for vehicles, buses, freight, pedestrians and cyclists, without providing too many signs to make street clutter. Make full use of technology to facilitate the shift to sustainable modes, such as intelligent transport systems (ITS), Variable Messaging Signs (VMS), and Real Time Passenger Information (RTPI). Ensure that signage is kept to an appropriate minimum and a review undertaken of existing signage to avoid proliferation, maintain all the transport networks in the Town Centre to an appropriate standard;</p> <p>10. use appropriate road safety and accident site treatments.</p>	
Policy TA1a: 'The Victorias' Phases 2, 3 and 4 Traffic and Public Realm Scheme	<p>Three distinct areas have been developed to take this forward:-</p> <p>1. Queensway (from Victoria Gateway Junction the London Road):</p> <ul style="list-style-type: none"> a. develop Queensway as an integrated part of the Gateway and redesign planting from the roundabouts thus opening visual and pedestrian and cycle links; b. consider an approach that decreases the width and impact of the highway corridor along Queensway to create a distinct built edge as part of the adjacent site redevelopment; c. new development along Queensway should bring active frontage to animate the street; and d. use landscape design and public art to open up and emphasise vistas. <p>2. Victoria Circus:</p> <ul style="list-style-type: none"> a. To create a more attractive, permeable and flexible public space for events, relaxation and leisure use; b. To improve and enhance the links to Broadway, Southend Victoria Railway Station and The Victoria Shopping Centre; c. To explore opportunities for the introduction of quality and enduring public art and lighting and illumination; and d. To improve public safety and provide a comfortable, pleasant space to encourage activity and popular use. <p>3. London Road/Broadway:</p> <ul style="list-style-type: none"> a. To improve pedestrian and cycle links to Queensway, Southend Victoria Railway Station and the University; South Essex College, Elmer Square and Central Station; b. To establish and extend pedestrian priority shared surfaces; c. To anticipate and support proposed new developments incorporating an active frontage enhancing opportunities for retailing and restaurant use. 	S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years incorporated into study.
Policy TA1b: 'City Beach' Phase 2 – Traffic and Public Realm Scheme	<p>1. The principles adopted within this extension would include:-</p> <ul style="list-style-type: none"> a. reconsider the layout of on-street parking to maximise the benefits of improving the public space (as demonstrated along City Beach) to further create opportunities for better pedestrian connections and opportunities for attractive public space and activities; 	S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough

	<ul style="list-style-type: none"> b. consider introducing a surface treatment to the road to slow traffic speeds and improve physical connections across the road and improve pedestrian connections to the beach, cafes, bars and the Town Centre; c. incorporate green, events and play spaces; d. support better cycling and public transport facilities; e. broaden the range of visitor attractions to extend the season, encourage longer stays and attract higher revenues; f. provide exciting lighting and public art to reintroduce the illuminations tradition; g. create a more diverse resort for Southend, drawing on potential growth in business and high income visitors attracted by new conference facilities, high class hotels and spa facilities set within a high quality public realm; h. enhance the ecological value of the site and respect the protected status of the foreshore. 	over the last 5 years incorporated into study.
Policy TA2: Public Transport	<p>The Council will work in partnership with public transport operators, businesses, residents and transport users to:</p> <ul style="list-style-type: none"> 1. encourage a shift to travel by bus, or rail where practicable, for journeys between 5km (3miles) and 10km (6miles); 2. make full use of technology to facilitate the shift to sustainable modes, such as intelligent transport systems (ITS), Variable Messaging Signings (VMS), and Real Time Passenger Information (RTPI); 3. promote improvements to the public transport infrastructure and services, including: <ul style="list-style-type: none"> a. work with bus operators: <ul style="list-style-type: none"> i. improve bus services to the Town Centre including services later in the evening to serve the night time economy; ii. provide a more reliable and punctual bus service through the implementation of a Punctuality Improvement Partnership (PiP); iii. Improve the current bus Advanced Vehicle Location (AVL) system to a modern standard and reduce running costs, b. Work with train operators to: <ul style="list-style-type: none"> i. achieve high levels of reliability and performance on all services; ii. maintain and promote contra-flow interpeak services for journeys to Southend; iii. Promote off peak use of the rail network as a 'Southend Metro' system; and iv. Continue active participation in the development and marketing of Station Travel Plans, 4. improve connectivity between bus and rail by promoting a Borough wide seamless Smart Card ticketing for public transport that is integrated with other ticketing systems such as libraries and car parks; 5. improve safety and security for use of public transport; 6. provide better quality public transport information and marketing to increase patronage; 	S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years incorporated into study.

	7. ensure all public transport is fully accessible to encourage use by disabled, elderly, pushchairs etc.	
Policy TA3: Walking and Cycling	<p>Through the implementation of the Proposal Sites and policies in this AAP; the determination of planning applications; and other initiatives and partnership working; the Council will:</p> <ol style="list-style-type: none"> 1. focus on encouraging a shift to sustainable modes such as walking and cycling for journeys to and from the Town Centre which are less than 5km (3miles); 2. support the maintenance, extension and linking of walking and cycle routes as set out in the LTP3 Implementation Plan; 3. improve the perception of safety, especially during the hours of dark within the Town Centre to encourage walking, cycling and the use of public transport at all times; 4. seek to pedestrianise a number of the High Street's inter-linking access roads and reduce the dominance of on-street parking and general vehicle circulation; 5. improve pedestrian and cycle routes and signage in and around the Town Centre, by continuing to develop the cycle network and supporting initiatives under the Cycle Southend banner, especially in respect of: <ol style="list-style-type: none"> a. the High Street crossing links; b. Queensway crossings; c. routes to and from the University, College and new Elmer Square development; d. reallocation of roadscape on Chichester Road to support greater pedestrian, cyclist and public transport priority to support an expansion of the Town Centre experience to the east; e. identifying a way forward in allowing cyclists access to the High Street, 6. support the implementation of the cycle hub concept as a social enterprise delivering sustainable transport solutions, advice and repair, hire and maintenance services for cyclists (Warrior Square Proposal Site); 7. ensure that provision for cycle parking at key locations and secure cycle parking is provided within or adjacent to development; 8. work with Town Centre stakeholders and organisations through travel planning and smarter choices initiatives to secure improved on-street and secure cycle parking, changing facilities and marketing and promotion. 	S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years incorporated into study.
Policy TA4: Town Centre Parking Management	<ol style="list-style-type: none"> 1. The Council will promote a Town Centre car parking strategy based on the following principles: <ol style="list-style-type: none"> a. maintenance of car parking levels to support the vitality and viability of the Town Centre; b. the need to intercept traffic on the approach to the Town Centre and to discourage traffic travelling through the Town Centre by: <ol style="list-style-type: none"> i. relocating large public car parks to the edge of the Town Centre; ii. ensuring that access to and from the car parks are short and direct and well signposted; iii. the provision of enhanced pedestrian routes from and to car parks which are of high quality, link well with main areas of interest as well as providing interest along their route and are well signed. 	No additional cost implications.

	<p>2. The Council will also:</p> <ul style="list-style-type: none"> a. seek to progressively reduce and manage the availability of on-street parking (principally non residential) alongside the improvement in bus frequency and punctuality; b. place motorcycle and cycle parking at appropriate locations with the intention of doubling the increasing provision every year; c. introduce a disabled badge holder strategy, which includes a strategy on disabled parking spaces, supported by sufficient parking enforcement; d. review signing and implement an integrated signing strategy for vehicles, buses, freight, pedestrians and cyclists, combined with a programme of reducing street and signage “clutter”, particularly in Conservation Areas; e. make full use of technology to facilitate the shift to sustainable modes, such as intelligent transport systems (ITS), Variable Messaging Signs (VMS), and Real Time Passenger Information (RTPI); f. require all new developments to have regard to Development Management DPD Policy DM16 on vehicle parking standards and provide S106 financial contributions towards sustainable forms of transport, access, environmental and car park improvements. 	
Policy TA5: Other Measures to Improve Accessibility	<p>The Council will:</p> <ul style="list-style-type: none"> 1. work with taxi operators to improve provisions for taxis at key locations; 2. work with stakeholders will develop the work of the MoveEasy brand to encourage businesses, schools and colleges to implement managed travel plans and introduce a personalised travel planning service; 3. promote car sharing and the setting up of car clubs, particularly in connection with new residential development; 4. further promote the MoveEasy brand and support applications for funding (eg LSTF). 	No additional cost implications.
Policy IF1: Central Area Infrastructure	<ul style="list-style-type: none"> 1. The Council will keep under review infrastructure capacity and additional requirements for education, healthcare and community facilities, waste disposal and utilities resulting from the development proposals set out in this AAP and will work with developers, utility companies and the Health and Social Care providers to ensure the provision of adequate infrastructure support proposed for development. 2. The Council will support provision of known additional requirements in the central area as follows: <ul style="list-style-type: none"> a. Primary School; (Proposal Site Policy PS9a) b. Primary Care Centre (Proposal Site Policy PS9a) 	S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years incorporated into study.

Policy IF2: S106 Planning Obligations and Developer Contributions	<p>There is a presumption that appropriate new development within the town centre will contribute towards the cost of delivering public infrastructure, including improvements to facilities and the environment and provide affordable housing by means of Planning Obligations, in accordance with Circular 05/2005 Planning Obligations (or subsequent legislation), Policy CP 8 'Dwelling Provision' of the Core Strategy DPD (and/or subsequent LDD policies) and have regard to the Council's 'Planning Obligations: A Guide to Section 106 and Developer Contributions' SPD.</p>	<p>S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years incorporated into study.</p>
Policy IF3: Flood Risk Management	<p>The Council, through its role in determining planning applications, will require that:</p> <ol style="list-style-type: none"> 1. Flood Risk Assessments will be required to accompany planning applications, for consideration by the Council as Lead Local Flood Authority (LLFA) in areas of Local Flood Risk 2. all development should have regard to surface drainage, in particular: <ol style="list-style-type: none"> a. for extensions and other single property developments with surface drainage implications, all new impermeable area shall be drained via SuDS. The system must receive approval from the Council as SuDS Approval Body (SAB) before construction is commenced but the owner or developer will remain responsible for maintaining the system in good working order; b. for developments above single property scale, all new impermeable area shall be drained via SuDS. The system must receive approval from the SAB before construction is commenced and once satisfied that it has been constructed to appropriate standard, the council will adopt it for maintenance. <p>Because SuDS have specific requirements in respect of positioning of the several elements within the site, developers are encouraged to consider the layout of their SuDS proposals before any other site master planning is undertaken, and to discuss them with the Council as Lead Local Flood Authority.</p>	<p>No additional cost implications. Cost of initial professional assessment considered to be included within professional fees of scheme.</p> <p>Cost of SuDS tested within study.</p>
Policy DP1: The High Street Development Principles	<ol style="list-style-type: none"> 1. The Council, through its role in determining planning applications and other initiatives, will: <ol style="list-style-type: none"> a. maintain the role of the High Street as a primary retail destination by: <ol style="list-style-type: none"> i. promoting the provision of new and enhanced retail floorspace (Policy DS2); ii. resisting loss of A1 Retail uses within Primary Shopping Frontages in the High Street in accordance with 	<p>No additional cost implications.</p>

	<p>Policy DS2 in this Plan;</p> <p>iii. only supporting the provision of cafes, restaurants, bars, banks, building societies, and leisure uses, within the High Street where they would augment the activity and attractiveness of existing and proposed public open space and event spaces,</p> <p>b. require ground floors to be active with retail, restaurants, cafes and leisure uses as appropriate, offices and residential uses to be located on upper floors;</p> <p>c. require development proposals which impact on Frontages of Townscape Merit to pay special regard to the preservation and restoration of features which contribute to the special character of their frontage (Policy HE5);</p> <p>d. promote the following access and public realm improvements:</p> <ul style="list-style-type: none"> i. maintain and improve the High Street as public space for pedestrians; ii. pedestrianisation of a number of the High Street's inter-linking access roads supporting access to car parks, greenspace and broadened retail circuits; iii. consider limited access to the pedestrian areas by cyclists as part of a partnership approach with stakeholders and the Police; iv. re-define the High Street as a sequence of distinct 'episodes' which respond to the strengthening and formation of the different Quarters east and west of the main retail route, by developing: <ul style="list-style-type: none"> <input type="checkbox"/> a series of distinctive design palettes relating to surface treatment, street furniture, lighting and tree planting for each 'episode'; <input type="checkbox"/> at significant junction points, create a strong public realm to emphasise the intersection of east-west routes; <input type="checkbox"/> when redevelopment opportunities arise, seek the use of strong vertical elements in new buildings at appropriate locations to reduce the perceived length of the High Street and to stress east-west connections; <input type="checkbox"/> appropriate tree species and public realm design to emphasise important east west links, v. provide for three new and/or improved public spaces, located at Victoria Circus, either side of the railway bridge and the 'Southend Balcony' outside the Royals fronting the Seafront. 	
Policy DP2 : Queensway and London Road/Broadway Development Principles	<p>The Council, through its role in determining planning applications and other initiatives, will:</p> <ol style="list-style-type: none"> 1. seek a mixed use landmark development of Proposal Site PS2a Sainsbury's and adjacent buildings in the event of Sainsburys relocating; 2. promote uses in the area that deliver the objectives for the quarter; 3. seek active ground floor frontages with bars, restaurants, leisure and retail as a feature of existing and proposed pedestrian routes within the quarter with offices and residential at upper levels; 4. consider the provision of Street Market on new pedestrianised length of London Road; 	<p>Site specific.</p>

	<p>5. consider the provision of additional Higher and Further Education facilities based on an assessment of the expansion needs of the University of Essex and South Essex College;</p> <p>6. promote the following access and public realm improvements:</p> <ul style="list-style-type: none"> a. enhance the role of Victoria Circus as a key event / civic space b. relocation of taxi facilities to west of College Way on London Road, its location and facilities to be determined in consultation with the taxi providers c. maintenance of public parking at the University Car Park, College Way with short and direct access via London Road and College Way d. delivery of phase two and three of the Victoria Gateway scheme, including: <ul style="list-style-type: none"> i. the creation of a linear park along the greensward within a realigned Queensway corridor; ii. junction improvements at Queensway / London Road to improve pedestrian and cycle crossing; iii. provision for 'mixed mode - pedestrian and cycle priority' route from Queensway to Luker Road via London Road, College Way, Queens Road and Elmer Avenue; iv. creation of new fully pedestrianised and cycle priority route along London Road between College Way and the High Street, e. pursue public realm and way finding improvements to create high quality pedestrian environments and improved permeability from Queensway to London Road and the High Street; f. seek provision of public art (Policy PR2) and integrated signage and artwork that combine with more traditional signage to signal entry to the Town Centre from Queensway/Southend Victoria Railway Station and clear way-finding; g. pursue urban greening projects, including the use of green walls and roof gardens (Policy DM2 and SCAAP Policy PR2) and the creation of green space within new development (Policy PR1). 	
Proposal Site Policy PS2a: Sainsbury's and adjacent buildings, London Road Proposal Site	<p>1. In the event of Sainsburys relocating, the Council will work with land and property owners and developers to prepare a planning brief to secure the comprehensive redevelopment of the area to deliver the development principles for the quarter, and to provide:</p> <ul style="list-style-type: none"> a. mixed use landmark development primarily focussed on Grade A B1 office with residential uses at upper levels in association with other town centre uses at ground floor level such uses as bars and restaurants, leisure, banks and small retail; b. design and layout solutions that allow for: <ul style="list-style-type: none"> i. potential extended development site resulting from realigned Queensway carriageway; ii. development to the Queensway elevation of a quality that provides grandeur and a distinctive landmark; iii. attractive frontages to Queensway elevation coupled with arcaded route to London Road and active frontages with mixed town centre uses to all other frontages; 	<p>Site specific.</p>

	<p>iv. high quality pedestrian environments and improved permeability from Queensway to London Road and the High Street;</p> <p>v. provision of public art, particularly to Queensway to signal gateway entry to the Town Centre.</p> <p>2. In the event of Sainsburys remaining, the Council will work with land and property owners and developers to secure the comprehensive upgrading and intensification of the area to deliver the Objectives for the quarter and appropriate elements in this Policy.</p> <p>3. Parking and servicing requirements will need to have regard to Policy DM16 in the Development Management DPD.</p>	
Policy DP3 : Elmer Square Development Principles	<p>The Council, through its role in determining planning applications and other initiatives, will:</p> <ol style="list-style-type: none"> 1. seek the provision of Library and Further and Higher Educational facilities in a landmark development on Proposal Site PS3a Elmer Square; 2. promote uses in the area that deliver the objectives for the quarter; 3. capitalise on the reduction in general vehicle circulation resulting from the relocation of the car park with associated direct and short routes to and out of multi-storey car park via London Road; 4. promote the following access and public realm improvements: <ol style="list-style-type: none"> a. create new public square within the quarter linked across Farringdon Service Road and up to its junction with Queens Road; b. creation of new fully pedestrian and cycle space along Queens Road between Elmer Avenue and the High Street; c. provision for 'mixed mode - pedestrian and cycle priority' route from Queensway to Luker Road via London Road, College Way, Queens Road and Elmer Avenue; d. seek provision of public art and integrated signage and artwork to building elevations that combine with more traditional signage to signal entry to the Town Centre where appropriate and clear way-finding; e. pursue urban greening projects, including the use of green walls and roof gardens and the creation of green space within new development. <p>Some areas within this quarter are susceptible to surface water flooding and all proposals for development should accord with Core Policy KP1 and KP2 and have regard to the SFRA, the Local Flood Risk Partnership's Surface Water Management Plan and the Council's emerging Local Flood Risk Management Strategy when approved.</p>	Site specific.

Proposal Site Policy PS3a: Elmer Square Proposal Site	<p>The Council will pursue with public and sector partners the phased redevelopment of this site as follows:</p> <ol style="list-style-type: none"> 1. Phase 1 to provide <ol style="list-style-type: none"> a. shared Library and Teaching Building consisting public library, exhibition space (Focal Point Gallery) café and teaching space including i-lab and lecture theatre b. landscaping of semi enclosed new public square with public art / sculpture and large scale digital projection c. the following highways improvements: <ol style="list-style-type: none"> i. on site, to change Farringdon Service Road from a one way to a two way traffic movement with turning head on the proposed truncated end of Farringdon Service Road ii. the off site highways works include: <ul style="list-style-type: none"> • to the south, link the new paving from the square /open space up to the existing pedestrianised paving in Elmer Approach; end point on the public highway to be the junction of Elmer Approach with Luker Road; • to the north, link the new paving from the square / open space across Farringdon service road and up to its junction with Queens Road; • finalise the turning facility on the truncated end of Farringdon service <ul style="list-style-type: none"> ○ road; • All paving in front of the new building forming open space/square to be able to carry maintenance vehicles 2. Phase 2 to provide for: <ol style="list-style-type: none"> a. additional teaching building for South Essex College. <p>The Council will prepare a Development Brief to take forward development of this site.</p>	<p>Site specific.</p>
Policy DP4 : Queensway and Southchurch Avenue Development	<p>The Council, through its role in determining planning applications and other initiatives, will:</p> <ol style="list-style-type: none"> 1. seek the provision of new and improved housing, office and secondary retail and community uses, with new public square facing onto Chichester Road for Proposal Site PS4a Chichester Road; 2. promote uses in the area that deliver the objectives for the quarter; 3. support the refurbishment of retail and commercial frontages to Southchurch Road; 4. consider the re-provision of car parking in the area; 5. promote active frontages at ground floor to existing and proposed streets; 6. promote the following access and public realm improvements: <ol style="list-style-type: none"> a. create new public space fronting Chichester Road opposite Victoria Shopping Centre; b. improved public realm and way finding to create high quality pedestrian and cycling environment particularly to link this quarter with Elmer and Warrior Square; 	<p>Site specific.</p>

	<p>c. provision of public art particularly to Queensway frontage and Gateway at Sutton Road junction;</p> <p>d. create 'mixed mode - shared priority' route from Southchurch Road to the new Warrior Square Car Park via Warrior Square East;</p> <p>e. create 'mixed mode - pedestrian and cycle priority' route along Southchurch Road between Queensway and the High Street/Victoria Circus;</p> <p>f. promote environmental improvements to Queensway including:</p> <p>i. improved crossing for pedestrians and cyclists and gateway improvements at Queensway/Sutton Road Junction;</p> <p>ii. improved crossing for pedestrians and cyclists at Queensway/Short Street/Chichester Road junction in association with capacity requirements for development on former B&Q Proposal Site, Chichester Road Proposal Site and Coleman Street Proposal Site;</p> <p>iii. dense planting to establish an 'urban forest' alongside this traffic route.</p> <p>Some areas within this quarter are susceptible to surface water flooding and all proposals for development should accord with Core Policy KP1 and KP2 and have regard to the SFRA, the Local Flood Risk Partnership's Surface Water Management Plan and the Council's emerging Local Flood Risk Management Strategy when approved.</p>	
<p>Proposal Site Policy PS4a: Queensway House and adjacent buildings</p>	<p>The Council will pursue with public and private sector partners the redevelopment of this site as follows:</p> <ol style="list-style-type: none"> 1. promote the provision of additional housing and new commercial development including office and secondary retail uses together with community facilities by either: <ol style="list-style-type: none"> a. the refurbishment and upgrade of the existing residential tower together with redevelopment of the remaining area, or b. comprehensive redevelopment of the whole site, 2. promote new retail and community uses with active frontages to Essex Street; 3. consider the provision of public parking provided it is located close to Queensway and does not encourage general vehicle circulation along Chichester Road, Southchurch Road and Queensway; 4. provide new public open space fronting Chichester Road, including appropriate crossing improvements on Chichester Road, to relieve canyon effect of existing buildings and improve the environment for residents and visitors; 5. pursue urban greening within the development, including the use of green walls and roof gardens and the creation of green space within new development. <p>This Proposal Site is susceptible to surface water flooding and all proposals for development should accord with Core Policy KP1 and KP2 and have regard to the SFRA, the Local Flood Risk Partnership's Surface Water Management Plan and the Council's emerging Local Flood Risk Management Strategy when approved.</p>	<p>Site specific.</p>

	The Council will prepare a Development Brief to take forward development of this site.	
Policy DP5 : Warrior Square Development Principles	<p>The Council, through its role in determining planning applications and other initiatives, will:</p> <ol style="list-style-type: none"> 1. seek mixed use development of Proposal Site P5a and the provision of a multi storey car park; 2. promote uses in the area that deliver the objectives for the quarter; 3. consider the provision of additional Higher and Further Education facilities based on an assessment of the expansion needs of the University of Essex and South Essex College; 4. protect and enhance the Warrior Square Conservation Area; 5. reinforce the residential nature of Warrior Square East and Whitegate Road; 6. promote mixed use development elsewhere focussing primarily residential and office uses and at upper levels; 7. seek active frontages and complementary Town Centre uses at ground floor, in particular facing onto Chichester Road and Warrior Square; 8. promote the following access and public realm improvements: <ol style="list-style-type: none"> a. maintenance of the quality of Warrior Square Gardens and promote public realm improvements that respect and engage with the Gardens; b. provision of new multi-storey car park; c. reduction in general vehicle circulation in residential streets by providing direct and short route to the car park from Warrior Square East and exit from the car park onto Queensway and providing residents' parking scheme in adjacent roads; d. creation of new 'fully pedestrian and cycle priority' route along Warrior Square between Warrior Square East and the High Street including appropriate crossing improvements on Chichester Road; e. provision for 'mixed mode - shared priority' route from Southchurch Road to the new Warrior Square Car Park via Warrior Square East; f. environmental improvements to Queensway including dense planting to establish an 'urban forest' alongside this traffic route. 	Site specific.
Proposal Site Policy PS5a: Warrior Square Car Park Proposal Site	<p>The Council will pursue with private sector partners the redevelopment of this site for mixed use development including the provision of:</p> <ol style="list-style-type: none"> 1. mixed use development focussed on the Grade A Office (B1) new multi-storey car park supported by residential and compatible A3 uses at ground floor including electric car charging points, Cycle Café, workshop, public toilets and travel information centre; 2. uses and landscaping along northern ground floor elevations to engage with, and provide facilities for, Warrior 	Site specific.

	<p>Square Gardens;</p> <p>3. housing on Whitegate Road frontage of a scale that defers to lower massing and residential nature of this area;</p> <p>4. a high quality user environment, with pedestrian considerations integral to the design and operation of the car park;</p> <p>5. a direct and short route to the car park from Warrior Square East and exit from the car park onto Queensway;</p> <p>6. a pedestrian square to the north of the site linked both physically and in design terms to Warrior Square Gardens and new pedestrian route along Warrior Square South;</p> <p>7. integrated public art into design of buildings and associated landscape elements;</p> <p>8. use public art and design of buildings to signal/signpost the Car park to travellers on Queensway wishing to park and to other destinations within the centre for pedestrians.</p>	
Proposal Site Policy PS5b: Whitegate Road	The Council, will pursue with private sector partners the redevelopment of this site in a manner which contributes to the objectives for the Warrior Square Avenue Quarter and meets the development principles outlined in Policy DP5 above.	Site specific.
Policy DP6: Clifftown Development Principles	<p>1. The Council, through its role in determining planning applications and other initiatives, will:</p> <ul style="list-style-type: none"> a. seek mixed use development of Proposal Sites PS6a Clarence Road Car Park and PS6b Alexandra Street Car Park; b. promote independent retailing, boutiques, café culture, restaurants, bars and small studio style workshops together with residential uses above ground floor level; c. promote uses that create an area with strong cultural identity; d. protect and enhance the Clifftown Conservation Area; e. reinforce the fine grain historic street form and attractive historic character of the area; f. restore building elevations and new shopfronts on Clifftown Road to extend the retail frontage around a new walking circuit; g. promote the following access and public realm improvements; <ul style="list-style-type: none"> i. improve the streetscape and environment realm in a way that respects the historic character and reflects and defines the identity of the area; ii. protect key views both into and out of the area and views of key historic buildings; iii. provide new multi level car park; iv. seek a reduction in general vehicle circulation in residential streets by securing the most direct and shortest route to and out of the new car park; v. streetscape and landscape design improvements to designate walking circuits through Clifftown from Southend Central Station, to Cliff Gardens and Pier Hill. 	Site specific.

	<p>2. The Council will prepare planning/development briefs for key sites to guide development and change including for Proposal Site P6a Clarence Road Car Park and Proposal Site PS6b Alexandra Street Car Park.</p> <p>3. The Council will pursue the upgrading and enhancement of this area with private sector land and property owners and developers by supporting applications that:</p> <ul style="list-style-type: none"> a. regenerate the forecourt at Southend Central Railway Station as a signature public space designed in a way that respects the locally listed station building; b. redevelop Central House for new larger retail units with frontage on High Street and Clifftown Road and office/residential development above. There is potential for a tall feature building in this location and new public realm opportunities; c. regenerate the Empire Theatre with use/s that contribute to the cultural capital in the area. <p>Some areas within this quarter are susceptible to surface water flooding and all proposals for development should accord with Core Policy KP1 and KP2 and have regard to the SFRA, the Local Flood Risk Partnership's Surface Water Management Plan and the Council's emerging Local Flood Risk Management Strategy when approved.</p>	
Proposal Site Policy PS6a: Clarence Road Car Park	<p>The Council will pursue with private sector partners the redevelopment of this site for mixed use development including the provision of:</p> <ul style="list-style-type: none"> 1. new public car park and associated direct and short route to and from the car park from Clarence Road; 2. a mix of retail, residential and other uses, such as cafes and small offices / workshops compatible with the objectives for the quarter; 3. a building design that groups uses around 'lanes' or 'courtyards' to reflect the scale, grain and form of the area; 4. a new public square located within a courtyard; 5. new pedestrian linkages particularly between Nelson Mews and Alexandra Street and Clarence Road; 6. new views to key buildings and streets; 7. clear, simple and minimal signage for cars and pedestrians that is integrated into the development. 	Site specific.
Proposal Site Policy PS6b: Alexandra Street Car Park	<p>The Council will pursue with private sector partners the redevelopment of this site for mixed use development including:</p> <ul style="list-style-type: none"> 1. small ground floor retail, food and drink units and residential units above; 2. new public lanes for small markets and outdoor dining; 	Site specific.

	3. potential for new units or extensions to the back of the High Street units.	
Policy DP7: Tylers Avenue Development Principles	<p>1. The Council, through its role in determining planning applications and other initiatives, will:</p> <ol style="list-style-type: none"> seek new development focussed on new larger retail units for Proposal Site PS7a Tylers Avenue Car Park; promote an expansion of the primary retail circuit to include the southern end of the High Street, The Royals and new development on Tylers Avenue car park; consider the provision of additional Higher and Further Education facilities based on an assessment of the expansion needs of the University of Essex and South Essex College; seek active frontages on all streets [existing or proposed] including frontages facing onto Chichester Road; promote the following access and public realm improvements: <ol style="list-style-type: none"> promote a new and enhanced open space based around St Johns Church, including its churchyard; ensure the demand for car parking in this quarter is resolved as part of the wider Car Parking Strategy for the Town Centre and development proposals on Tylers Avenue Proposal Site; should replacement car parking not be required in this quarter, capitalise on reduced general vehicle circulation in residential streets to: <ul style="list-style-type: none"> create 'mixed mode – pedestrian and cycle priority' route along York Road to the High Street including appropriate crossing on Queensway and Chichester Road; consider a 'Home Zone' approach for the residential streets (Quebec Avenue, Portland Avenue, Baltic Avenue and Heygate Avenue). ensure stronger integration with the central seafront and Eastern Esplanade including improved walking and cycling linkages between this quarter and the Central Seafront via St John's and Seaway Car Park Proposal Site and via Pier Hill; promote environmental improvements to Queensway including dense planting to establish an 'urban forest' alongside this traffic route; junction improvements at Queensway/Seaway Car Park/Chancellor Road through the Local Transport Plan, consider the potential for: <ol style="list-style-type: none"> alternative approaches to public transport interchanges serving the Town Centre and the future of the Travel Centre; consequential improvements to Chichester Road in order to reduce barriers to new retail circuit. <p>2. The Council will pursue the upgrading and enhancement of this area with private sector land and property owners and developers by supporting applications that:</p> <ol style="list-style-type: none"> meet the development principles set out above; provide for 'Pavilion' extensions to The Royals shopping centre creating increased trading floor areas, restored active frontages and positive response to Pier Hill and linkages to the seafront and The Pier. <p>Some areas within this quarter are susceptible to surface water flooding and all proposals for development should accord with Core Policy KP1 and KP2 and have regard to the SFRA, the Local Flood Risk Partnership's Surface Water Management Plan and the Borough Council's emerging Local Flood Risk Management Strategy when approved.</p>	Site specific.

Proposal Site Policy PS7a: Tylers Avenue	<p>The Council, will pursue with private sector partners the redevelopment of this site for high quality mixed development, including the provision of:</p> <ol style="list-style-type: none"> 1. quality larger retail units that create an expanded primary retail circuit integrated with the southern end of the High Street and The Royals; 2. supported by office and residential uses and provision of replacement car park if required, any proposed development will need to identify how any dislodged parking needs are to be met on site or in that part of the Town Centre; 3. building design, form and massing that provides for: <ol style="list-style-type: none"> c. a permeable environment that is pedestrian friendly with active frontages on all 'streets'; d. improved linkages to the Central Seafront and Eastern Esplanade via St John's and Seaway Car Park Proposal Site; e. a good quality and functional relationship with The Royals Shopping Centre f. a good relationship with the residential areas to the east in terms of scale and massing; g. all servicing and deliveries from Chichester Road. <p>The Council will prepare a planning/development brief for this site to guide development and change.</p>	<p>Site specific.</p>
Proposal Site Policy PS7b: Pitman's Close	<p>The Council, will pursue with private sector partners the redevelopment of this site in a manner which contributes to the objectives for the Tylers Avenue Quarter and meets the development principles outlined in Policy DP7 above.</p>	<p>Site specific.</p>
Policy CS1: Landmark Buildings and Key Spaces	<p>The Council will support proposals which enhance the setting, appearance and character of important buildings and structures on the seafront. All development proposals must ensure that views, setting, and character are respected.</p>	<p>No additional cost implications.</p>
Policy CS2: Central Seafront Strategy - Key Principles	<ol style="list-style-type: none"> 1. Within the Central Seafront Area, the Council, through its role in determining planning applications, will: <ol style="list-style-type: none"> a. support development opportunities that: <ol style="list-style-type: none"> i. broaden the leisure, tourism and cultural offer ii. provide for appropriately located, high quality and sustainable housing development; iii. secure the long term future of the Grade II listed Pier as a landmark and destination (Proposal Area CS6a), iv. protect and enhance conservation areas, listed buildings and key landmarks; v. secure high quality and sustainable redevelopment of poor quality, vacant and underused sites and buildings to improve the environment and offer; vi. create an attractive, green, high quality, well designed and well connected environment; vii. contribute to creating well designed 'gateways' to mark, frame and enhance the main approaches to the Central Seafront Area; 	<p>No additional cost implications. Cost considered to be related to good design of schemes.</p>

	<ul style="list-style-type: none"> viii. include environmental, landscaping and public realm improvements, <ul style="list-style-type: none"> b. require all development proposals in the Central Seafront Area to: <ul style="list-style-type: none"> i. prepare a visual impact assessment as part of any development proposal; ii. consider flood risk reduction and mitigation measures at the outset of all schemes, projects, works and development and ensure related works are integrated with the public realm; iii. safeguard and where appropriate enhance the biodiversity importance of the foreshore and respect the European designations. <p>2. The Council, in partnership working with land and property owners and developers and other initiatives, will:</p> <ul style="list-style-type: none"> a. promote the following public realm improvements: <ul style="list-style-type: none"> i. implement a rolling programme of improvements to the promenade and public spaces (further developing Phase 1 of the City Beach scheme), using high quality co-ordinated materials which are durable and easy to maintain; ii. improve the quality of existing, and require the provision of new, interconnected public spaces, including “Southend Balcony” approach, a new public space combined with new active frontage on the seaward side of The Royals and “Spanish Steps” approach as part of major development proposals on Eastern Esplanade and Seaway Car Park (Proposal Area CS6b); and new public space as part of the New Museum (Proposal Area CS7a) iii. preserve and enhance the scale and spaciousness of the seafront landscape; iii. enhance the quality of public spaces, streets and passageways in and around the Kursaal Conservation Area, b. promote the following access improvements: <ul style="list-style-type: none"> i. Integration of the Seafront and Foreshore open space within a broader Southend ‘green grid’ of linked, functional green space to relieve visitor pressure on the Seafront; ii. provide attractive walking and cycling routes both within Southend and access to the wider countryside; iii. promote greater integration between the Town Centre and Central Seafront through the creation of attractive and well signed walking and cycling routes between them; iv. Marine Parade and the High Street / Tylers Avenue retail circuit; v. Western Esplanade and the Clifftown Quarter; vi. improve the environment and setting of the ‘mixed mode – shared priority’ routes along Eastern and Western Esplanades; vii. improve the quality of the pedestrian and cycle environment, ensuring that routes are clear, legible, safe, well lit and convenient for all; viii. improvements to the cycle network and linkages with Sustrans network. <p>3. In addition the Council will:</p> <ul style="list-style-type: none"> a. prepare and implement a Creative Lighting Strategy for the central seafront area; b. prepare a Public Art Strategy identifying opportunities for public art and seek the provision of public art or contributions towards it in association with major development; c. prepare an Urban Greening Strategy for the central seafront area; d. establish a Southend Seafront Art Trail along the seafront promenade of Eastern and Western Esplanades and Marine Parade and linked to a broader Central Area Art Trail; 	
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	<p>e. ensure all future sea defences and flood mitigation measures integrate seamlessly with the public realm.</p> <p>4. Development south of the seawall will not normally be permitted.</p>	
Policy CS3 - Flood Risk	<p>The Central Seafront Area is identified by the Environment Agency as being liable to tidal flooding. The Council has prepared a Strategic Flood Risk Assessment, in association with the Environment Agency, to complement PPS25 and has set out measures to manage and reduce flood risk, especially on major seafront development sites.</p> <ol style="list-style-type: none"> 1. Flood Risk Assessments (FRAs) will be required for major development proposals within Flood Zone 1 and all new development within Flood Zones 2 and 3 (3a and 3b). The FRA should be commensurate with the degree of flood risk posed to and by the proposed development and take account of the advice and recommendations set out in the Southend Strategic Flood Risk Assessment Stage 1 & 2 2010 (SFRA), including measures to be adopted by new development to reduce flood risk and meet the requirements of PPS25 (Development and Flood Risk). 2. Within Flood Zone 3b, functional floodplain, only water compatible uses and essential infrastructure (PPS25 Table D3) will be permitted, unless the site specific recommendations in the SFRA state otherwise. 3. Within High Risk Zone 3a, development proposals should include the flood mitigation measures set out below as an integral part of the design process: <ol style="list-style-type: none"> a. land use on the ground floor must be limited to non-residential uses; b. floor levels must be situated above the 0.5% predicted maximum flood level plus climate change, incorporating an allowance for freeboard. The SFRA provides further guidance on raised floor levels and predicted flood depths; c. safe access and escape routes must be provided for evacuation in times of flood; d. access to basement areas must be situated above the predicted maximum flood level plus freeboard and all basements must be of a flood resilient construction; e. development must not result in an increase in maximum flood levels within adjoining properties, 4. Within Medium Probability Zone 2 development proposals must have: <ol style="list-style-type: none"> a. floor levels situated above the 1% (100 year) predicted maximum flood level plus climate change. The SFRA provides further guidance on raised floor levels and predicted flood depths, b. safe escape routes must be provided for evacuation in times of flood, even within areas where buildings are not directly affected. <p>Within all areas of the Central Seafront Area (including Low Flood Risk Zone 1), development proposals should, include SuDS (Sustainable Drainage Systems) to reduce surface water runoff.</p> <p>This policy should be read in conjunction with Southend Core Strategy Policy KP1 and KP2 and Development Management Policy: DM6</p>	<p>No additional cost implications. Cost of initial professional assessment considered to be included within professional fees of scheme. Any abnormal costs following this will be site specific and as identified earlier such costs are not able to be included within area wide viability testing of Local Plans.</p> <p>Cost of SuDs tested within study.</p>

Policy CS4: Nature Conservation and Biodiversity	<p>The Council will:</p> <ol style="list-style-type: none"> 1. ensure that all development proposals are accompanied by an appropriate <u>assessment</u> and associated documentation to guarantee that the foreshore designations (SSSI, Ramsar and SPA) are respected and that there is no negative impact to them; 2. ensure that development proposals which are likely to have an adverse impact, either directly or indirectly, on a Site of Special Scientific Interest (SSSI) will not be permitted; 3. make exceptions only on a SSSI if it can be demonstrated that: <ol style="list-style-type: none"> a. there are no alternative solutions; b. the reasons for the development clearly outweigh the nature conservation value of the site and is in the public interest, 4. consider, in exceptional circumstances where development is permitted, applying planning conditions or legal obligations to secure the protection, conservation and enhancement of the SSSI from any harmful impacts arising from the development; 5. integrate the seafront and foreshore open space within a broader Southend 'green grid' of linked, functional green space to relieve visitor pressure on the seafront and protect the sensitivities of the biodiversity interest; 6. consider favourably the development of a high quality visitor facility close to the foreshore which interprets the natural habitat in the area providing visitors a better understanding of the ecosystems and biodiversity. 	<p>No additional cost implications. Cost of initial professional assessment considered to be included within professional fees of scheme.</p>
Policy CS5: The Waterfront	<p>The Council, with private sector partners and through the exercise of its planning powers and other initiatives will:</p> <ol style="list-style-type: none"> 1. promote the Beach, Foreshore and Estuary for appropriate cultural, leisure and tourism activities including the maintenance and enhancement of facilities for: <ol style="list-style-type: none"> a. Seafront, Beach and water based recreation activities and attractions including tidal paddling pools; b. marine and boat users, including moorings, support facilities (wharfs, jetties, landing stages and slipways), club facilities and information, 2. continue to maintain the quality and cleanliness and of the beach and foreshore experience, including: <ol style="list-style-type: none"> a. pursuing a rolling programme of co-ordinated public real improvements to the promenade; b. protecting and enhancing all parks, gardens and other significant areas of green space; c. integrating the protection and interpretation of biodiversity interests, heritage assets and landscape feature, including views across the Estuary, into the overall visitor experience through: <ol style="list-style-type: none"> i. provision of information and interpretation boards/facilities including making increasing use of mobile phone technology; ii. themed walking and cycling circuits that are well signed, and link to a broader borough wide network, 	<p>No additional cost implications.</p>

	<p>3. ensure that access for those with impaired mobility and other specialist requirements are considered within all aspects of development and public realm initiatives;</p> <p>4. promote the highest quality in all Central Seafront development (see Policy CS2);</p> <p>5. protect all estuary views from Westcliff Parade, Clifftown Parade, Clifton Terrace, Royal Terrace, Pier Hill, Western Esplanade, Marine Parade and Eastern Esplanade.</p> <p>Proposals for waterfront development within the Central Seafront Area and improved facilities will need to demonstrate that there will be no unacceptable impact upon navigation, biodiversity, flood risk or the special character and designations.</p>	
Policy CS6: Central Seafront Development Principles	<p>1. The Council through its role in determining planning decisions and other initiatives will:</p> <ul style="list-style-type: none"> a. seek new high quality mixed use development focussed on providing an uplift to leisure and tourist facilities, new housing and multi story car park for Proposal Area CS6b – Seaway Car Park and Marine Parade; b. secure the long term future of the iconic Grade II listed Pier as a landmark and destination through its restoration, maintenance and enhancement (Proposal Area CS6a); c. consider favourably proposals associated with the central seafront which enhance or diversify the range of arts, culture, entertainment, leisure and recreational facilities, subject to an assessment of the scale, character, location and impact of the proposal on existing facilities and Foreshore Designations; d. promote the provision of further high quality fully serviced hotels, subject to satisfactory access and parking provision; e. promote the following access and public realm improvements: <ul style="list-style-type: none"> i. create a well defined piazza area at the south end of the High Street between The Royals, The Palace Hotel and Pier Hill and encourage new and existing uses to provide active frontages that would face onto the new public space; ii. promote the provision of new interconnected public spaces that provide urban ‘green’ havens within the area; iii. use imaginative and creative lighting and strategically placed public art to strengthen identity and connectivity; iv. remove unnecessary street furniture and rationalise signage; v. provision of a permeable boundary to Adventure Island to provide views in and through the site; vi. implement a rolling programme of improvements to the promenade and public spaces (further developing Phase 1 of the City Beach scheme), using high quality co-ordinated materials which are durable and easy to maintain; vii. new and enhanced walking and cycling linkages between the High Street and Seafront via St John’s Church, Seaway through onto Marine Parade; via the High Street and Pier Hill; viii. improve pedestrian linkages between Western Esplanade and the Seafront; ix. completion of Sustrans Cycle route within this area. x. Junction improvements at Queensway/Seaway Car Park/Chancellor Road. 	<p>No additional cost implications. Cost considered to be related to good design of schemes.</p> <p>S106 contributions based on an analysis of previous S106 levels sought from developments in the Borough over the last 5 years incorporated into study.</p>

Proposal Area Policy CS6a: Southend Pier	<p>1. The Council will pursue, with private sector partners and other initiatives, the rejuvenation of The Pier by;</p> <ul style="list-style-type: none"> a. continuing to maintain its structural integrity; b. protecting and enhancing the pier train service; c. promoting the provision of: <ul style="list-style-type: none"> i. a contemporary mix of cultural and leisure activities reflecting relaxation, and the maritime and environmental assets at the seaward end ii. a contemporary pavilion at the land end; iii. occupying uses such as cafes, shops, events, heritage centre, small scale moorings for visiting ships etc; iv. deckchairs and telescopes encouraging people to relax, enjoy the views and the promenade; v. facilities for traditional activities such as angling, d. prepare and implement a creative lighting strategy along the Pier. 	<p>Site specific.</p>
Proposal Area Policy CS6b – Seaway Car Park and Marine Parade	<p>The Council will pursue with private sector partners and private landowners and developers the redevelopment of this area for high quality mixed use development, including the provision of:</p> <ul style="list-style-type: none"> 1. leisure, cultural and tourism attractions including restaurants, digital gallery destination space and quality hotel offer together with new housing and re-provision of car parking; 2. design and layout solutions that allow for: <ul style="list-style-type: none"> a. remodelling of the urban form to create: <ul style="list-style-type: none"> i. a north-south axis which makes a clear sight line from Queensway to the sea; ii. a stronger relationship with the Town Centre in particular to the expanded retail circuit in the Tylers Quarter; iii. a new link to Marine Parade designed around the ‘Spanish Steps’ concept of the stepped public urban space; iv. A series of public and semi-public terraces that negotiate the level change from Tyler’s Avenue through Seaway to Marine Parade, b. active and/or attractive frontages to all new and existing streets and spaces; c. appropriately sited taller buildings to take advantage of the estuary views provided they do not cause undue overshadowing or be detrimental to the amenity of neighbouring development; d. materials and colour to reflect the vibrancy and colour of the seaside; e. use of sustainable construction techniques and renewable technology appropriate to the type and scale of development and incorporate best environmental practice in design and layout. <p>All development proposals must protect buildings of historical importance particularly Listed and locally listed Buildings and respect their setting and character.</p> <p>All development will be required to demonstrate how flood risk has been taken into account and the measures which have been taken to mitigate against it if required.</p>	<p>No additional cost implications. Cost considered to be related to good design of schemes.</p>

Policy CS7: Western Esplanade, The Cliffs and Shrubbery	<p>The Council, with private sector partners, private landowners and developers and through the exercise of its planning powers and other initiatives will:</p> <ol style="list-style-type: none"> 1. seek to enhance the quality, accessibility and connectivity between the Seafront and the Town Centre within this area, making best use of sea views; 2. consider favourably development proposals along Western Esplanade near or close to the foreshore: <ol style="list-style-type: none"> a. where they are associated with quiet leisure, cultural and tourism activities including bird watching, sailing, maritime recreation and other acceptable water based pursuits; b. which ensure that foreshore designations (SSSI, RAMSAR and SPA) are respected and are in not compromised – all proposals will need to produce an appropriate assessment to demonstrate this. 3. investigate all reasonable options for cliff stabilisation at Western Esplanade (see Proposal Area Policy CS7a Cultural Centre and new Southend Museum); 4. promote the following access and public realm improvements: <ol style="list-style-type: none"> a. retaining, enhancing as well as re-instating the legacy of the Victorian structures and formal gardens on the Cliff and within the Shrubbery; b. rationalise and enhance the existing pathway and improve biodiversity and planting within this area; c. promote the application of vibrant and interesting surfacing on the promenade in addition to the placement of appropriate structures, street furniture and art for a seaside location to provide a focus and stimulus; d. promote the creation a cultural/heritage trail from the Town Centre, connecting with the Clifftown conservation area and the Cliff gardens and Shrubbery; e. provide a continuation of the improvement to the promenade associated with the City Beach scheme with new lighting, furniture, greening and public art; f. retention of seafront parking but removal of occasional bays to provide better pedestrian links from the promenade to the Cliffs and Town Centre; g. incorporate seaside tree planting between seafront bays and along the Seafront, 5. upgrade the Cliffs Pavilion outdoor space and improve its connection to the Cliffs and Shrubbery. <p>All development proposals in the vicinity of the Cliff frontages must have regard to Development Management Policy DM15 'Environmental Protection'.</p>	<p>No additional cost implications. Cost considered to be related to good design of schemes and allowance for S106.</p>
Proposal Area Policy CS7a Cultural Centre and new Southend	<ol style="list-style-type: none"> 1. The following principles will be promoted as key consideration for development of a Cultural Centre and new Southend Museum: <ol style="list-style-type: none"> a. creation of a exemplary high quality development which incorporates low carbon, energy efficient and sustainability measures as part of the overall design approach; b. accommodation of car parking within the slope of the cliff as part of the development (including an area for cycle storage for visitors); c. create a flexible development (approximately 8,000 square meters) which will include a cultural centre with 	<p>No additional cost implications. Cost considered to be related to good design of schemes and allowance for S106.</p> <p>Sustainability considered to be tested in CSH level 3 and</p>

	<p>exhibition space, the new Southend Museum, galleries, conference / events space and explore the opportunity for an 'arthouse' cinema as well as a café, restaurant and licensed facility;</p> <p>d. provide for any other appropriate uses which will enable delivery of the development and assist with the stabilisation of the cliff face.</p> <p>e. Create a new high quality green space including amphitheatre, linked to the High Street and Seafront via Cliff Gardens, Prittlewell Square and Clifftown Quarter.</p>	above.
Policy CS8: Eastern Esplanade and City Beach Gateway	<p>The Council, with private sector partners, private landowners and developers and through the exercise of its planning powers and other initiatives, will:</p> <ol style="list-style-type: none"> 1. ensure that all development proposals within this area: <ol style="list-style-type: none"> a. respect and complement the two existing and adjoining conservation areas, namely Kursaal and Eastern Esplanade conservation areas; b. respect the scale, form and character of historic, listed and significant buildings, and retain and integrate them within an appropriate setting as part of a scheme; c. include an activity frontage at ground floor level, adding to the vibrancy and vitality of the streetscene, introverted and 'pod-like' development will be actively discouraged; d. are of high quality design and appropriate for a prominent Seafront location, 2. encourage the development of high quality and modern premises for small scale seaside businesses; 3. support the construction of a high quality hotel and conference facility as part of a mixed use development on the site of the old gas works; 4. support the regeneration and enhancement of the Woodgrange Drive Estate (see policy CS8a Woodgrange Drive (Kursaal) Estate); 5. encourage improvement to the Sealife Centre through redesign or redevelopment, possibly as part of a further phase of public realm and environmental improvements; 6. encourage redevelopment of redundant lavatories and crazy golf site; 7. explore opportunities to create a well designed coach drop off point on Eastern Esplanade for access to the seafront; 8. promote the following access and public realm improvements by: <ol style="list-style-type: none"> a. installing bold public art at strategic locations to enhance the waterfront identity and attract visitors along the length of the promenade; b. introducing further greening and landscaping (including tree planting) and to enrich the waterfront and creative public lighting to increase safety for evening activities; c. removing superfluous features to pedestrian movement and create more pedestrian priority shared space; 	No additional cost implications. Cost considered to be related to good design of schemes and allowance for S106.

	<p>d. increasing further public space and seating space for shops, cafes and restaurants;</p> <p>e. relocating existing car parking situated opposite the Kursaal to create further usable space;</p> <p>f. designing the junction and area outside the Kursaal as a public entertainment space, whilst being visually and physically sympathetic to the historic building,</p> <p>9. encourage the development of a Seafront lido.</p> <p>Proposals for Seafront development along Eastern Esplanade will need to demonstrate that there will be no unacceptable impact upon navigation, biodiversity, flood risk or the special character and designations.</p>	
Proposal Area Policy CS8a: Woodgrange Drive (Kursaal) Estate	<p>1. The Council will support proposals by public sector partners to regenerate and enhance this site for housing, including social housing, by using solutions to re-integrate it with the surrounding residential area.</p> <p>2. Parts of this Proposal Area lies within Flood Zone 2 and 3 and all proposals for development should accord with Core Strategy KP1 and KP2 and have regard to the SFRA, the Local Flood Risk Partnership's Surface Water Management Plan and the Borough Council's emerging Local Flood Risk Management Strategy when approved.</p> <p>3. Proposals should consider incorporation of low carbon technologies, energy efficiency measure and techniques to increase sustainability and reduce the carbon footprint of the development.</p>	Site specific.
Policy DP9: Victoria Gateway Neighbourhood Development Principles	<p>Council will pursue, with public and private sector partners, the determination of planning applications and other initiatives:</p> <p>1. the protection and enhancement of the heritage assets of Prittlewell Conservation Area, and will promote the preservation and regeneration of the vacant and deteriorating historic buildings (Policy HE3);</p> <p>2. the transformation of the land within Proposal Site PS9a Victoria Avenue, into a sustainable mixed use community led by a clear planning framework for the area; 3. the development of enhanced cultural facilities and creative industries on Proposal Site PS9b Former Essex and Suffolk Water Board Site;</p> <p>4. in the event of Southend United Football club relocating their stadium, redevelop Proposal Site PS9c Roots Hall Football Ground and environs with mixed use development to deliver additional housing, and business uses and supermarket;</p> <p>5. consider the provision of additional Higher and Further Education facilities based on an assessment of the expansion needs of the University of Essex and South Essex College when and where appropriate development opportunities arise;</p> <p>6. the provision of a new primary health care facility on North Road to meet local needs in this area in line with planning permission;</p>	<p>No additional cost implications. Cost considered to be related to good design of schemes and allowance for S106.</p>

	<p>7. the provision of a primary school when required within Proposal Site PS9a;</p> <p>8. promote the following access and public realm improvements:</p> <ul style="list-style-type: none"> a. a priority route for serts linking the Central Area with London Southend Airport and adjacent development areas, including corresponding improvements at the junctions between the A127 at Fairfax Drive and East Street (Policy TA1); b. appropriate enhancements to North Road, including civic space at junction with Chelmsford Avenue, to uplift the residential environment, provide for walking and cycling, and improve linkages to East Street local shopping centre, Cultural Facilities at TAP and Prittlewell Chapel; c. consideration of appropriate expansion of the public realm utilising the Victoria Avenue service road in association with development proposals within Proposal Site PS9a Victoria Avenue; d. the provision of public through routes, by a variety of modes, through development areas to improve access and linkages between where people live, employment areas, cultural facilities and parks both within the Neighbourhood and to the wider Borough; e. urban greening projects, including the creation of new public and private green space within new development; f. enhancement of the existing Civic Space (including the Holocaust Memorial) on the east side of Victoria Avenue between the Civic Centre and Law Courts, and its integration with the broader area. <p>Development proposals within the Secondary Shopping Frontages on West Road must have regard to the requirements of Core Strategy Policy CP2 'Town Centre and Retail Development' and Development Management DPD Policy DM14 'Shopping Frontage Management'.</p> <p>The Council will pursue the upgrading and enhancement of this area with private sector land and property owners and developers by supporting applications that seek to regenerate and integrate the edge of Town Centre Retail Park north of London Road. Consideration of potential uses will be influenced by the development needs of the University of Essex and South Essex College.</p>	
<p>Proposal Site Policy PS9a: The Victoria Office Area Site</p>	<p>1. The Council will pursue the transformation of this area to provide for a vibrant mixed use community which is integrated with the surrounding neighbourhood and set within a remodelled built form of a quality that befits this significant gateway to the Town Centre.</p> <p>2. The Council will prepare Supplementary Planning Guidance (SPD) to provide a clear planning framework for the redevelopment of this Proposal Site and will pursue, as appropriate, a full range of measures to enable delivery of its objective for the site, including Compulsory Purchase powers, preparation of Development Briefs, partnership working with private sector landowners and developers and explore the merits of Simplified Planning Zones.</p> <p>3. The Council will pursue, through the above measures, the determination of planning applications and other initiatives:</p>	<p>No additional cost implications. Cost considered to be related to good design of schemes and allowance for S106.</p>

	<p>a. comprehensive redevelopment of this site, or incremental development within the site, to transform the area into a sustainable mixed use community, including:</p> <ul style="list-style-type: none"> i. an acceptable mix of uses focussed on residential and small scale flexible office accommodation complimented by local retail uses, leisure (cafes and bars) and community facilities; ii. the provision of a Primary school when required; iii. consider the provision of additional Higher and Further Education facilities based on an assessment of the expansion needs of the University of Essex and South Essex College; iv. full integration with the surrounding neighbourhood by providing for new footway/cycle links through the area; v. limited strategic locations for tall buildings vi. urban greening projects, including: <ul style="list-style-type: none"> o the use of green walls and roof gardens; o comprehensive landscaping; o the creation of a series of linked public green space within the area linked to a wider network of parks and gardens; o a comprehensive sustainable drainage system and areas of open water. <p>4. The Council will use its enforcement powers to reduce the damage to amenities and the environment resulting from long term vacant and derelict land and buildings.</p> <p>5. In the event of incremental redevelopment of individual sites, the Council will require each development site as it comes forward to demonstrate how the scheme will meet, and not prejudice the delivery of, the wider regeneration ambitions for the area, including the provision of measure that integrate the proposed scheme with:</p> <ul style="list-style-type: none"> a. a remodelled high quality urban form; b. provide a built form where fronts of building all face existing or new public space or streets; c. a series of new footways and cycle routes through the whole area linking to the surrounding neighbourhood; d. an area wide comprehensive sustainable drainage system and areas of open water; e. the creation of a series of linked public green space within the area linked to a wider network of parks and gardens; f. an area wide solution to parking provision; g. create substantial areas of usable communal private spaces. <p>Some areas within this Proposal Site are susceptible to surface water flooding and all proposals for development should accord with Core Policy KP1 and KP2 and have regard to the SFRA, the Local Flood Risk Partnership's Surface Water Management Plan and the Council's emerging Local Flood Risk Management Strategy when approved.</p>	
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Proposal Site Policy PS9b: Former Essex and Suffolk Water Board Site	The Council will support the provision of housing on this site in association with the promotion of enhanced cultural facilities and creative industries, building on the current use and capitalising on the merits of the existing building.	Site specific.
Proposal Site Policy PS9c: Roots Hall Football ground and environs	<p>In the event of Southend United Football Club relocating their stadium, the Council will work with private sector developers and landowners to redevelop this site for the provision of:</p> <ol style="list-style-type: none"> 1. mixed residential uses comprising flat, semi detached and terraced houses with usable quality private open space; 2. retail food store at first floor level and petrol filling station with kiosk; 3. business uses together with café/bar and community facilities fronting onto Fairfax Drive; 4. vehicular accesses / egresses onto Fairfax Drive, Roots Hall Avenue and Victoria Avenue; 5. modified access to Shakespeare Drive for emergency and pedestrian only access 6. good quality landscaping; and 7. provision of retaining walls to southern part of site. 	Site specific.
Policy DP10: Sutton Gateway Neighbourhood Development Principles	<p>The Council, with private sector partners, the determination of planning applications and other initiatives will:</p> <ol style="list-style-type: none"> 1. facilitate the provision of a major supermarket and associated car parking and reprovision of youth facilities on land within Proposal Site PS10a former B&Q Site; 2. support the redevelopment for housing led mixed use development on Proposal Site PS10b Sutton Road; 3. explore the regeneration of this site for the provision of additional social housing on Proposal Site10c Coleman's Street; 4. support regeneration of the following employment growth areas to provide increased employment floorspace: <ol style="list-style-type: none"> a. Grainger Road b. Short Street 5. consider the provision of additional Higher and Further Education facilities based on an assessment of the expansion needs of the University of Essex and South Essex College when and where appropriate development opportunities arise; 6. promote the following access and public realm improvements: <ol style="list-style-type: none"> a. appropriate enhancements to Sutton Road to uplift the residential environment and enhance provisions for 	No additional cost implications. Cost considered to be related to good design of schemes and allowance for S106.

	<p>walking and cycling;</p> <p>b. an enhanced cycling and pedestrian route along the length of Short Street from West Road to Queensway;</p> <p>c. new public open space within Proposal Site PS10b (Sutton Road).</p> <p>The Council will prepare Planning Briefs for the Grainger Road and Short Street Employment Growth Areas to provide additional guidance on the scale of development and appropriate uses.</p> <p>Development proposals within the Secondary Shopping Frontages on Sutton Road must have regard to the requirements of Core Strategy Policy CP2 Town Centre and Retail Development and Development Management DPD Policy DM14 Shopping Frontage Management.</p>	
Proposal Sites PS10a – Former B&Q Site	<ol style="list-style-type: none"> 1. The Council will work with the private sector land and property owners to redevelop this site for a new large format foodstore, related car parking and the re-provision of existing youth facilities. 2. The Council will require: <ol style="list-style-type: none"> a. an assessment of the impact of the proposal on the Town Centre's vitality and viability, including impacts of the scale, range and quality of the comparison and convenience offer; b. transport and access arrangements to have regard to the highway, public transport and pedestrian and cycle provisions of the Victoria Gateway scheme in addition to the highway requirements of the scheme itself; c. building design to be architecturally led and demonstrate how the development will integrate with the surrounding area, including how an active frontage at ground floor level can be achieved; d. environmental improvements to Short Street for walking and cycling. 	Site specific.
Proposal Site PS10b – Sutton Road	<ol style="list-style-type: none"> 1. The Council will support the redevelopment of this area for high quality housing with supporting uses at ground floor such as café bar/community facilities. 2. The Council will require the building design, form and massing to: <ol style="list-style-type: none"> a. have regard to residential buildings on the opposite side of Sutton Road and contribute positively to repairing the street scene in this area; b. Provide for a new area of public open space. 	Site specific.
Proposal Site Policy PS10c: Coleman Street	<ol style="list-style-type: none"> 1. The Council will, with public and private sector partners, explore the regeneration of this site for the provision of additional social housing via an options appraisal that will give the Council and its residents a vision of how to provide high quality, environmentally sustainable affordable housing whilst helping to address issues of anti-social behaviour and encouraging neighbourhood renewal. 2. This Proposal Site is susceptible to surface water flooding and all proposals for development should accord with Core Policy KP1 and KP2 and have regard to the SFRA, the Local Flood Risk Partnership's Surface Water Management Plan and the Borough Council's emerging Local Flood Risk Management Strategy when approved 3. The Council will prepare a Development Brief to take forward development of this site. 	Site specific.

Appendix 2 - Appraisal results (Social rent at current costs and values)

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 1

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Social Rent

No Units 5
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£61,920	-£70,072	-£73,151	-£77,000	-£81,820	-£97,660	-£250,854
10% affordable housing (70:30)	-£70,716	-£78,716	-£81,796	-£85,645	-£90,466	-£106,376	-£259,747
15% affordable housing (70:30)	-£75,114	-£83,039	-£86,119	-£89,968	-£94,789	-£110,623	-£264,193
20% affordable housing (70:30)	-£79,512	-£87,361	-£90,458	-£94,355	-£99,235	-£115,270	-£268,641
25% affordable housing (70:30)	-£83,911	-£91,788	-£94,906	-£98,802	-£103,681	-£119,716	-£273,087
30% affordable housing (70:30)	-£88,388	-£96,235	-£99,352	-£103,248	-£108,128	-£124,162	-£277,534
30% affordable housing (60:40)	-£86,141	-£94,027	-£97,144	-£101,040	-£106,920	-£121,954	-£275,326

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£267,070	-£275,222	-£278,301	-£282,150	-£286,970	-£302,810	-£456,004
10% affordable housing (70:30)	-£275,866	-£283,966	-£286,946	-£290,795	-£295,616	-£311,526	-£464,897
15% affordable housing (70:30)	-£280,264	-£288,189	-£291,269	-£295,118	-£299,939	-£315,973	-£469,343
20% affordable housing (70:30)	-£284,662	-£292,511	-£295,608	-£299,505	-£304,385	-£320,420	-£473,791
25% affordable housing (70:30)	-£289,061	-£296,938	-£300,056	-£303,952	-£308,831	-£324,866	-£478,237
30% affordable housing (70:30)	-£293,538	-£301,385	-£304,502	-£308,398	-£313,278	-£329,312	-£482,684
30% affordable housing (60:40)	-£291,291	-£299,177	-£302,294	-£306,190	-£311,070	-£327,104	-£480,476

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£151,520	-£159,672	-£162,751	-£166,600	-£171,420	-£187,260	-£340,454
10% affordable housing (70:30)	-£160,316	-£168,316	-£171,396	-£175,245	-£180,066	-£195,976	-£349,347
15% affordable housing (70:30)	-£164,714	-£172,639	-£175,719	-£179,568	-£184,389	-£200,423	-£353,793
20% affordable housing (70:30)	-£169,112	-£176,961	-£180,058	-£183,955	-£188,835	-£204,870	-£358,241
25% affordable housing (70:30)	-£173,511	-£181,388	-£184,506	-£188,402	-£193,281	-£209,316	-£362,687
30% affordable housing (70:30)	-£177,988	-£185,835	-£188,952	-£192,848	-£197,728	-£213,762	-£367,134
30% affordable housing (60:40)	-£175,741	-£183,627	-£186,744	-£190,640	-£195,520	-£211,554	-£364,926

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£112,520	-£120,672	-£123,751	-£127,600	-£132,420	-£148,260	-£301,454
10% affordable housing (70:30)	-£121,316	-£129,316	-£132,396	-£136,245	-£141,066	-£156,976	-£310,347
15% affordable housing (70:30)	-£125,714	-£133,639	-£136,719	-£140,568	-£145,389	-£161,423	-£314,793
20% affordable housing (70:30)	-£130,112	-£137,961	-£141,058	-£144,955	-£149,835	-£165,870	-£319,241
25% affordable housing (70:30)	-£134,511	-£142,388	-£145,506	-£149,402	-£154,281	-£170,316	-£323,687
30% affordable housing (70:30)	-£138,988	-£146,835	-£149,952	-£153,848	-£158,728	-£174,762	-£328,134
30% affordable housing (60:40)	-£136,741	-£144,627	-£147,744	-£151,640	-£156,520	-£172,554	-£325,926

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£77,220	-£85,372	-£88,451	-£92,300	-£97,120	-£112,960	-£266,154
10% affordable housing (70:30)	-£86,016	-£94,016	-£97,096	-£100,945	-£105,766	-£121,676	-£275,047
15% affordable housing (70:30)	-£90,414	-£98,339	-£101,419	-£105,268	-£110,089	-£126,123	-£279,493
20% affordable housing (70:30)	-£94,812	-£102,661	-£105,758	-£109,655	-£114,535	-£130,570	-£283,941
25% affordable housing (70:30)	-£99,211	-£107,088	-£110,206	-£114,102	-£118,981	-£135,016	-£288,387
30% affordable housing (70:30)	-£103,688	-£111,535	-£114,652	-£118,548	-£123,428	-£139,462	-£292,834
30% affordable housing (60:40)	-£101,441	-£109,327	-£112,444	-£116,340	-£121,220	-£137,254	-£290,626

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 1

Mid central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 5
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£15,289	£5,957	£2,928	-£873	-£5,694	-£21,533	-£173,482
10% affordable housing (70:30)	£891	-£8,326	-£11,406	-£15,255	-£20,075	-£35,914	-£188,214
15% affordable housing (70:30)	-£6,410	-£15,517	-£18,596	-£22,445	-£27,265	-£43,105	-£195,578
20% affordable housing (70:30)	-£13,727	-£22,707	-£25,786	-£29,635	-£34,457	-£50,295	-£202,944
25% affordable housing (70:30)	-£21,043	-£29,897	-£32,977	-£36,826	-£41,647	-£57,486	-£210,309
30% affordable housing (70:30)	-£28,360	-£37,088	-£40,167	-£44,017	-£48,837	-£64,676	-£217,675
30% affordable housing (60:40)	-£20,411	-£29,276	-£32,356	-£36,205	-£41,026	-£56,865	-£209,766

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£189,881	-£199,193	-£202,222	-£206,023	-£210,844	-£226,683	-£378,632
10% affordable housing (70:30)	-£204,259	-£213,476	-£216,556	-£220,405	-£225,225	-£241,064	-£393,364
15% affordable housing (70:30)	-£211,560	-£220,667	-£223,746	-£227,595	-£232,415	-£248,255	-£400,728
20% affordable housing (70:30)	-£218,877	-£227,857	-£230,936	-£234,785	-£239,607	-£255,445	-£408,094
25% affordable housing (70:30)	-£226,193	-£235,047	-£238,127	-£241,976	-£246,797	-£262,636	-£415,459
30% affordable housing (70:30)	-£233,510	-£242,238	-£245,317	-£249,167	-£253,987	-£269,826	-£422,825
30% affordable housing (60:40)	-£225,561	-£234,426	-£237,506	-£241,355	-£246,176	-£262,015	-£414,916

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£74,311	-£83,643	-£86,672	-£90,473	-£95,294	-£111,133	-£263,082
10% affordable housing (70:30)	-£88,709	-£97,926	-£101,006	-£104,855	-£109,675	-£125,514	-£277,814
15% affordable housing (70:30)	-£96,010	-£105,117	-£108,196	-£112,045	-£116,865	-£132,705	-£285,178
20% affordable housing (70:30)	-£103,327	-£112,307	-£115,386	-£119,235	-£124,057	-£139,895	-£292,544
25% affordable housing (70:30)	-£110,643	-£119,497	-£122,577	-£126,426	-£131,247	-£147,086	-£299,909
30% affordable housing (70:30)	-£117,960	-£126,688	-£129,767	-£133,617	-£138,437	-£154,276	-£307,275
30% affordable housing (60:40)	-£110,011	-£118,876	-£121,956	-£125,805	-£130,626	-£146,465	-£299,366

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£35,311	-£44,643	-£47,672	-£51,473	-£56,294	-£72,133	-£224,082
10% affordable housing (70:30)	-£49,709	-£58,926	-£62,006	-£65,855	-£70,675	-£86,514	-£238,814
15% affordable housing (70:30)	-£57,010	-£66,117	-£69,196	-£73,045	-£77,865	-£93,705	-£246,178
20% affordable housing (70:30)	-£64,327	-£73,307	-£76,386	-£80,235	-£85,057	-£100,895	-£253,544
25% affordable housing (70:30)	-£71,643	-£80,497	-£83,577	-£87,426	-£92,247	-£108,086	-£260,909
30% affordable housing (70:30)	-£78,960	-£87,688	-£90,767	-£94,617	-£99,437	-£115,276	-£268,275
30% affordable housing (60:40)	-£71,011	-£79,876	-£82,956	-£86,805	-£91,626	-£107,465	-£260,366

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11	-£9,343	-£12,372	-£16,173	-£20,994	-£36,833	-£188,782
10% affordable housing (70:30)	-£14,409	-£23,626	-£26,706	-£30,555	-£35,375	-£51,214	-£203,514
15% affordable housing (70:30)	-£21,710	-£30,817	-£33,896	-£37,745	-£42,565	-£58,405	-£210,878
20% affordable housing (70:30)	-£29,027	-£38,007	-£41,086	-£44,935	-£49,757	-£65,595	-£218,244
25% affordable housing (70:30)	-£36,343	-£45,197	-£48,277	-£52,126	-£56,947	-£72,786	-£225,609
30% affordable housing (70:30)	-£43,660	-£52,388	-£55,467	-£59,317	-£64,137	-£79,976	-£232,975
30% affordable housing (60:40)	-£35,711	-£44,576	-£47,656	-£51,505	-£56,326	-£72,165	-£225,066

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 1

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Social Rent

Residual land values:

No Units 5
Site Area 0.05 Ha

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£91,324	£80,685	£77,656	£73,868	£69,125	£53,540	-£97,089
10% affordable housing (70:30)	£71,197	£60,905	£57,876	£54,088	£49,345	£33,760	-£117,192
15% affordable housing (70:30)	£61,135	£51,015	£47,985	£44,198	£39,455	£23,870	-£127,244
20% affordable housing (70:30)	£51,071	£41,125	£38,095	£34,308	£29,565	£13,980	-£137,399
25% affordable housing (70:30)	£41,008	£31,235	£28,205	£24,418	£19,675	£4,090	-£147,676
30% affordable housing (70:30)	£30,945	£21,345	£18,315	£14,528	£9,785	-£5,894	-£157,954
30% affordable housing (60:40)	£44,389	£34,557	£31,528	£27,740	£22,997	£7,413	-£144,360

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£113,826	-£124,465	-£127,494	-£131,282	-£138,025	-£151,810	-£302,239
10% affordable housing (70:30)	-£133,953	-£144,245	-£147,274	-£151,062	-£155,805	-£171,390	-£322,342
15% affordable housing (70:30)	-£144,015	-£154,135	-£157,165	-£160,952	-£165,695	-£181,280	-£332,394
20% affordable housing (70:30)	-£154,079	-£164,025	-£167,055	-£170,842	-£175,585	-£191,170	-£342,549
25% affordable housing (70:30)	-£164,142	-£173,915	-£176,945	-£180,732	-£185,475	-£201,060	-£352,826
30% affordable housing (70:30)	-£174,205	-£183,805	-£186,835	-£190,622	-£195,365	-£211,044	-£363,104
30% affordable housing (60:40)	-£160,761	-£170,593	-£173,622	-£177,410	-£182,153	-£197,737	-£349,510

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,724	-£8,915	-£11,944	-£15,732	-£20,475	-£36,060	-£186,689
10% affordable housing (70:30)	-£18,403	-£28,695	-£31,724	-£35,512	-£40,255	-£55,840	-£206,792
15% affordable housing (70:30)	-£28,465	-£38,585	-£41,615	-£45,402	-£50,145	-£65,730	-£216,844
20% affordable housing (70:30)	-£38,529	-£48,475	-£51,505	-£55,292	-£60,035	-£75,620	-£226,999
25% affordable housing (70:30)	-£48,592	-£58,365	-£61,395	-£65,182	-£69,925	-£85,510	-£237,276
30% affordable housing (70:30)	-£58,655	-£68,255	-£71,285	-£75,072	-£79,815	-£95,494	-£247,554
30% affordable housing (60:40)	-£45,211	-£55,043	-£58,072	-£61,860	-£66,603	-£82,187	-£233,960

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£40,724	£30,085	£27,056	£23,268	£18,525	£2,940	-£147,689
10% affordable housing (70:30)	£20,597	£10,305	£7,276	£3,488	-£1,255	-£16,840	-£167,792
15% affordable housing (70:30)	£10,535	£415	-£2,615	-£6,402	-£11,145	-£26,730	-£177,844
20% affordable housing (70:30)	£471	-£9,475	-£12,505	-£16,292	-£21,035	-£36,620	-£187,999
25% affordable housing (70:30)	-£9,592	-£19,365	-£22,395	-£26,182	-£30,925	-£46,510	-£198,276
30% affordable housing (70:30)	-£19,655	-£29,255	-£32,285	-£36,072	-£40,815	-£56,494	-£208,554
30% affordable housing (60:40)	-£6,211	-£16,043	-£19,072	-£22,860	-£27,603	-£43,187	-£194,960

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£76,024	£65,385	£62,356	£58,568	£53,825	£38,240	-£112,389
10% affordable housing (70:30)	£55,897	£45,605	£42,576	£38,788	£34,045	£18,460	-£132,492
15% affordable housing (70:30)	£45,835	£35,715	£32,685	£28,898	£24,155	£8,570	-£142,544
20% affordable housing (70:30)	£35,771	£25,825	£22,795	£19,008	£14,265	-£1,320	-£152,699
25% affordable housing (70:30)	£25,708	£15,935	£12,905	£9,118	£4,375	-£11,210	-£162,976
30% affordable housing (70:30)	£15,645	£6,045	£3,015	-£772	-£5,515	-£21,194	-£173,254
30% affordable housing (60:40)	£29,089	£19,257	£16,228	£12,440	£7,697	-£7,887	-£159,660

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Social Rent

No Units 9
Site Area 0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£131,320	-£145,921	-£151,533	-£158,546	-£167,613	-£197,404	-£482,354
10% affordable housing (70:30)	-£145,645	-£160,000	-£165,611	-£172,624	-£181,691	-£211,482	-£496,432
15% affordable housing (70:30)	-£152,807	-£167,039	-£172,650	-£179,664	-£188,731	-£218,520	-£503,471
20% affordable housing (70:30)	-£159,969	-£174,078	-£179,689	-£186,703	-£195,769	-£225,560	-£510,510
25% affordable housing (70:30)	-£167,132	-£181,117	-£186,729	-£193,742	-£202,809	-£232,599	-£517,549
30% affordable housing (70:30)	-£174,294	-£188,157	-£193,768	-£200,782	-£209,847	-£239,638	-£524,589
30% affordable housing (60:40)	-£170,117	-£184,052	-£189,662	-£196,676	-£205,742	-£235,533	-£520,483

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£500,590	-£515,191	-£520,803	-£527,816	-£536,883	-£566,674	-£851,624
10% affordable housing (70:30)	-£514,915	-£529,270	-£534,881	-£541,894	-£550,961	-£580,752	-£865,702
15% affordable housing (70:30)	-£522,077	-£536,309	-£541,920	-£548,934	-£558,001	-£587,790	-£872,741
20% affordable housing (70:30)	-£529,239	-£543,346	-£548,959	-£555,973	-£565,039	-£594,830	-£879,780
25% affordable housing (70:30)	-£536,402	-£550,397	-£555,999	-£563,012	-£572,079	-£601,869	-£886,819
30% affordable housing (70:30)	-£543,564	-£557,427	-£563,038	-£570,052	-£579,117	-£608,908	-£893,858
30% affordable housing (60:40)	-£539,387	-£553,322	-£558,932	-£565,946	-£575,012	-£604,803	-£889,753

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£292,600	-£307,201	-£312,813	-£319,826	-£328,893	-£358,684	-£643,634
10% affordable housing (70:30)	-£306,925	-£321,280	-£326,891	-£333,904	-£342,971	-£372,762	-£657,712
15% affordable housing (70:30)	-£314,087	-£328,319	-£333,930	-£340,944	-£350,011	-£379,800	-£664,751
20% affordable housing (70:30)	-£321,249	-£335,358	-£340,969	-£347,983	-£357,049	-£386,840	-£671,790
25% affordable housing (70:30)	-£328,412	-£342,397	-£348,009	-£355,022	-£364,089	-£393,879	-£678,829
30% affordable housing (70:30)	-£335,574	-£349,437	-£355,048	-£362,062	-£371,127	-£400,918	-£685,869
30% affordable housing (60:40)	-£331,397	-£345,332	-£350,942	-£357,956	-£367,022	-£396,813	-£681,763

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£222,400	-£237,001	-£242,613	-£249,626	-£258,693	-£288,484	-£573,434
10% affordable housing (70:30)	-£236,725	-£251,080	-£256,691	-£263,704	-£272,771	-£302,562	-£587,512
15% affordable housing (70:30)	-£243,887	-£258,119	-£263,730	-£270,744	-£279,811	-£309,600	-£594,551
20% affordable housing (70:30)	-£251,049	-£265,158	-£270,769	-£277,783	-£286,849	-£316,640	-£601,590
25% affordable housing (70:30)	-£258,212	-£272,197	-£277,809	-£284,822	-£293,889	-£323,679	-£608,629
30% affordable housing (70:30)	-£265,374	-£279,237	-£284,848	-£291,862	-£300,927	-£330,718	-£615,669
30% affordable housing (60:40)	-£261,197	-£275,132	-£280,742	-£287,756	-£296,822	-£326,613	-£611,563

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£158,860	-£173,461	-£179,073	-£186,086	-£195,153	-£224,944	-£509,894
10% affordable housing (70:30)	-£173,185	-£187,540	-£193,151	-£200,164	-£209,231	-£239,022	-£523,972
15% affordable housing (70:30)	-£180,347	-£194,579	-£200,190	-£207,204	-£216,271	-£246,060	-£531,011
20% affordable housing (70:30)	-£187,509	-£201,618	-£207,229	-£214,243	-£223,309	-£253,100	-£538,050
25% affordable housing (70:30)	-£194,672	-£208,657	-£214,269	-£221,282	-£230,349	-£260,139	-£545,089
30% affordable housing (70:30)	-£201,834	-£215,697	-£221,308	-£228,322	-£237,387	-£267,178	-£552,129
30% affordable housing (60:40)	-£197,657	-£211,582	-£217,202	-£224,216	-£233,282	-£263,073	-£548,023

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Site location

Mid central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 9
Site Area 0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£12,480	-£4,395	-£10,006	-£17,020	-£26,087	-£55,877	-£340,827
10% affordable housing (70:30)	-£12,448	-£29,094	-£34,705	-£41,718	-£50,785	-£80,576	-£365,526
15% affordable housing (70:30)	-£25,013	-£41,443	-£47,055	-£54,068	-£63,135	-£92,925	-£377,876
20% affordable housing (70:30)	-£37,578	-£53,793	-£59,404	-£66,418	-£75,484	-£105,274	-£390,224
25% affordable housing (70:30)	-£50,145	-£66,143	-£71,753	-£78,767	-£87,834	-£117,624	-£402,574
30% affordable housing (70:30)	-£62,710	-£78,492	-£84,103	-£91,117	-£100,184	-£129,973	-£414,924
30% affordable housing (60:40)	-£47,751	-£63,790	-£69,402	-£76,415	-£85,482	-£115,273	-£400,223

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£356,790	-£373,665	-£379,276	-£388,290	-£395,357	-£425,147	-£710,097
10% affordable housing (70:30)	-£381,718	-£398,364	-£403,975	-£410,988	-£420,055	-£449,846	-£734,796
15% affordable housing (70:30)	-£394,283	-£410,713	-£416,325	-£423,338	-£432,405	-£462,195	-£747,146
20% affordable housing (70:30)	-£406,848	-£423,063	-£428,674	-£435,688	-£444,754	-£474,544	-£759,494
25% affordable housing (70:30)	-£419,415	-£435,413	-£441,023	-£448,037	-£457,104	-£486,894	-£771,844
30% affordable housing (70:30)	-£431,980	-£447,762	-£453,373	-£460,387	-£469,454	-£499,243	-£784,194
30% affordable housing (60:40)	-£417,021	-£433,060	-£438,672	-£445,685	-£454,752	-£484,543	-£769,493

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£148,800	-£165,675	-£171,286	-£178,300	-£187,367	-£217,157	-£502,107
10% affordable housing (70:30)	-£173,728	-£190,374	-£195,985	-£202,998	-£212,065	-£241,856	-£526,806
15% affordable housing (70:30)	-£186,293	-£202,723	-£208,335	-£215,348	-£224,415	-£254,205	-£539,156
20% affordable housing (70:30)	-£198,858	-£215,073	-£220,684	-£227,698	-£236,764	-£266,554	-£551,504
25% affordable housing (70:30)	-£211,425	-£227,423	-£233,033	-£240,047	-£249,114	-£278,904	-£563,854
30% affordable housing (70:30)	-£223,990	-£239,772	-£245,383	-£252,397	-£261,464	-£291,253	-£576,204
30% affordable housing (60:40)	-£209,031	-£225,070	-£230,682	-£237,695	-£246,762	-£276,553	-£561,503

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£78,600	-£95,475	-£101,086	-£108,100	-£117,167	-£146,957	-£431,907
10% affordable housing (70:30)	-£103,528	-£120,174	-£125,785	-£132,798	-£141,865	-£171,656	-£456,606
15% affordable housing (70:30)	-£116,093	-£132,523	-£138,135	-£145,148	-£154,215	-£184,005	-£468,956
20% affordable housing (70:30)	-£128,658	-£144,873	-£150,484	-£157,498	-£166,564	-£196,354	-£481,304
25% affordable housing (70:30)	-£141,225	-£157,223	-£162,833	-£169,847	-£178,914	-£208,704	-£493,654
30% affordable housing (70:30)	-£153,790	-£169,572	-£175,183	-£182,197	-£191,264	-£221,053	-£506,004
30% affordable housing (60:40)	-£138,831	-£154,870	-£160,482	-£167,495	-£176,562	-£206,353	-£491,303

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,060	-£31,935	-£37,546	-£44,560	-£53,627	-£83,417	-£368,367
10% affordable housing (70:30)	-£39,988	-£56,634	-£62,245	-£69,258	-£78,325	-£108,116	-£393,066
15% affordable housing (70:30)	-£52,553	-£68,983	-£74,595	-£81,608	-£90,675	-£120,465	-£405,416
20% affordable housing (70:30)	-£65,118	-£81,333	-£86,944	-£93,958	-£103,024	-£132,814	-£417,764
25% affordable housing (70:30)	-£77,685	-£93,683	-£99,293	-£106,307	-£115,374	-£145,164	-£430,114
30% affordable housing (70:30)	-£90,250	-£106,032	-£111,643	-£118,657	-£127,724	-£157,513	-£442,464
30% affordable housing (60:40)	-£75,291	-£91,330	-£96,942	-£103,955	-£113,022	-£142,813	-£427,763

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Social Rent

No Units 9
Site Area 0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£153,837	£134,601	£129,081	£122,180	£113,259	£83,948	£199,629
10% affordable housing (70:30)	£118,503	£99,875	£94,355	£87,453	£78,533	£49,221	£234,923
15% affordable housing (70:30)	£100,834	£82,512	£76,991	£70,090	£61,169	£31,858	£252,571
20% affordable housing (70:30)	£83,167	£65,148	£59,627	£52,727	£43,806	£14,495	£270,218
25% affordable housing (70:30)	£65,500	£47,784	£42,264	£35,363	£26,442	£2,915	£287,866
30% affordable housing (70:30)	£47,833	£30,421	£24,900	£17,999	£9,078	£20,564	£305,513
30% affordable housing (60:40)	£73,134	£55,287	£49,766	£42,865	£33,944	£4,634	£280,241

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£215,433	£234,689	£240,189	£247,090	£256,011	£285,322	£568,899
10% affordable housing (70:30)	£250,767	£269,395	£274,915	£281,817	£290,737	£320,049	£604,193
15% affordable housing (70:30)	£268,456	£286,758	£292,279	£299,180	£308,101	£337,412	£621,841
20% affordable housing (70:30)	£286,103	£304,122	£309,643	£316,543	£325,464	£354,775	£639,488
25% affordable housing (70:30)	£303,770	£321,486	£327,006	£333,907	£342,828	£372,185	£657,136
30% affordable housing (70:30)	£321,437	£338,849	£344,370	£351,271	£360,192	£388,834	£674,783
30% affordable housing (60:40)	£296,136	£313,983	£319,504	£326,405	£335,326	£364,636	£649,511

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£7,443	£26,679	£32,199	£39,100	£48,021	£77,332	£360,909
10% affordable housing (70:30)	£42,777	£61,405	£66,925	£73,827	£82,747	£112,059	£396,203
15% affordable housing (70:30)	£60,446	£78,768	£84,289	£91,190	£100,111	£129,422	£413,851
20% affordable housing (70:30)	£78,113	£96,132	£101,653	£108,553	£117,474	£146,785	£431,498
25% affordable housing (70:30)	£95,780	£113,496	£119,016	£125,917	£134,838	£164,195	£449,146
30% affordable housing (70:30)	£113,447	£130,859	£136,380	£143,281	£152,202	£181,844	£466,793
30% affordable housing (60:40)	£88,146	£105,993	£111,514	£118,415	£127,336	£156,646	£441,521

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£62,757	£43,521	£38,001	£31,100	£22,179	£7,132	£290,709
10% affordable housing (70:30)	£27,423	£8,795	£3,275	£3,627	£12,547	£41,859	£326,003
15% affordable housing (70:30)	£9,754	£8,568	£14,089	£20,990	£29,911	£59,222	£343,651
20% affordable housing (70:30)	£7,913	£25,932	£31,453	£38,353	£47,274	£76,585	£361,298
25% affordable housing (70:30)	£25,580	£43,296	£48,816	£55,717	£64,638	£93,995	£378,946
30% affordable housing (70:30)	£43,247	£60,659	£66,180	£73,081	£82,002	£111,644	£396,593
30% affordable housing (60:40)	£17,946	£35,793	£41,314	£48,215	£57,136	£86,446	£371,321

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£126,297	£107,061	£101,541	£94,640	£85,719	£56,408	£227,169
10% affordable housing (70:30)	£90,963	£72,335	£66,815	£59,913	£50,993	£21,681	£262,463
15% affordable housing (70:30)	£73,294	£54,972	£49,451	£42,550	£33,629	£4,318	£280,111
20% affordable housing (70:30)	£55,627	£37,608	£32,087	£25,187	£16,266	£13,045	£297,758
25% affordable housing (70:30)	£37,960	£20,244	£14,724	£7,823	£1,098	£30,455	£315,406
30% affordable housing (70:30)	£20,293	£2,881	£2,640	£9,541	£18,462	£48,104	£333,053
30% affordable housing (60:40)	£45,594	£27,747	£22,226	£15,325	£8,404	£22,906	£307,781

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Social Rent

No Units 20
Site Area 0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£173,565	£133,839	£121,710	£106,549	£86,780	£21,825	-£609,287
10% affordable housing (70:30)	£135,202	£96,135	£84,006	£68,843	£49,074	-£16,139	-£647,607
15% affordable housing (70:30)	£116,019	£77,283	£65,152	£49,991	£30,222	-£35,301	-£666,768
20% affordable housing (70:30)	£96,837	£58,429	£46,300	£31,139	£11,370	-£54,461	-£685,929
25% affordable housing (70:30)	£77,655	£39,577	£27,448	£12,287	-£7,605	-£73,622	-£705,090
30% affordable housing (70:30)	£58,472	£20,725	£8,596	£6,673	-£26,765	-£92,782	-£724,250
30% affordable housing (60:40)	£70,976	£33,014	£20,885	£5,723	-£14,275	-£80,292	-£711,760

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£893,215	-£932,941	-£945,070	-£960,231	-£980,000	-£1,044,955	-£1,676,067
10% affordable housing (70:30)	-£931,578	-£970,645	-£982,774	-£997,937	-£1,017,706	-£1,082,919	-£1,714,387
15% affordable housing (70:30)	-£950,761	-£989,497	-£1,001,628	-£1,016,789	-£1,036,558	-£1,102,081	-£1,733,548
20% affordable housing (70:30)	-£969,943	-£1,008,351	-£1,020,480	-£1,035,641	-£1,055,410	-£1,121,241	-£1,752,709
25% affordable housing (70:30)	-£989,125	-£1,027,203	-£1,039,332	-£1,054,493	-£1,074,395	-£1,140,402	-£1,771,870
30% affordable housing (70:30)	-£1,008,308	-£1,046,055	-£1,058,184	-£1,073,453	-£1,093,545	-£1,159,562	-£1,791,030
30% affordable housing (60:40)	-£995,804	-£1,033,766	-£1,045,895	-£1,061,057	-£1,081,055	-£1,147,072	-£1,778,540

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£292,355	-£332,081	-£344,210	-£359,371	-£379,140	-£444,095	-£1,075,207
10% affordable housing (70:30)	-£330,718	-£369,785	-£381,914	-£397,077	-£416,846	-£482,059	-£1,113,527
15% affordable housing (70:30)	-£349,901	-£388,637	-£400,768	-£415,929	-£435,698	-£501,221	-£1,132,688
20% affordable housing (70:30)	-£369,083	-£407,491	-£419,620	-£434,781	-£454,550	-£520,381	-£1,151,849
25% affordable housing (70:30)	-£388,265	-£426,343	-£438,472	-£453,633	-£473,525	-£539,542	-£1,171,010
30% affordable housing (70:30)	-£407,448	-£445,195	-£457,324	-£472,593	-£492,685	-£558,702	-£1,190,170
30% affordable housing (60:40)	-£394,944	-£432,906	-£445,035	-£460,197	-£480,195	-£546,212	-£1,177,680

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£89,555	-£129,281	-£141,410	-£156,571	-£176,340	-£241,295	-£872,407
10% affordable housing (70:30)	-£127,918	-£166,985	-£179,114	-£194,277	-£214,046	-£279,259	-£910,727
15% affordable housing (70:30)	-£147,101	-£185,837	-£197,968	-£213,129	-£232,898	-£298,421	-£929,888
20% affordable housing (70:30)	-£166,283	-£204,691	-£216,820	-£231,981	-£251,750	-£317,581	-£949,049
25% affordable housing (70:30)	-£185,465	-£223,543	-£235,672	-£250,833	-£270,725	-£336,742	-£968,210
30% affordable housing (70:30)	-£204,648	-£242,395	-£254,524	-£269,793	-£289,885	-£355,902	-£987,370
30% affordable housing (60:40)	-£192,144	-£230,106	-£242,235	-£257,397	-£277,395	-£343,412	-£974,880

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£94,005	£54,279	£42,150	£26,989	£7,220	-£57,735	-£688,847
10% affordable housing (70:30)	£55,642	£16,575	£4,446	-£10,717	-£30,486	-£95,699	-£727,167
15% affordable housing (70:30)	£36,459	-£2,277	-£14,408	-£29,569	-£49,338	-£114,861	-£746,328
20% affordable housing (70:30)	£17,277	-£21,131	-£33,260	-£48,421	-£68,190	-£134,021	-£765,489
25% affordable housing (70:30)	-£1,905	-£39,983	-£52,112	-£67,273	-£87,165	-£153,182	-£784,650
30% affordable housing (70:30)	-£21,088	-£58,835	-£70,964	-£86,233	-£106,325	-£172,342	-£803,810
30% affordable housing (60:40)	-£8,584	-£46,546	-£58,675	-£73,837	-£93,835	-£159,852	-£791,320

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology: 3

Site location

Mid central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 20
Site Area 0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£594,259	£547,297	£535,168	£520,007	£500,238	£435,283	-£189,066
10% affordable housing (70:30)	£524,583	£478,820	£466,690	£451,529	£431,760	£366,804	-£258,664
15% affordable housing (70:30)	£489,745	£444,581	£432,451	£417,290	£397,521	£332,566	-£293,463
20% affordable housing (70:30)	£454,907	£410,342	£398,213	£383,051	£363,281	£298,327	-£328,262
25% affordable housing (70:30)	£420,069	£376,103	£363,974	£348,811	£323,042	£264,068	-£363,061
30% affordable housing (70:30)	£385,231	£341,864	£329,735	£314,572	£294,804	£229,849	-£397,859
30% affordable housing (60:40)	£430,008	£385,871	£373,741	£358,580	£338,811	£273,856	-£353,133

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£472,521	-£519,483	-£531,612	-£548,773	-£566,542	-£631,497	-£1,255,846
10% affordable housing (70:30)	-£542,197	-£587,960	-£600,090	-£615,251	-£635,020	-£699,976	-£1,325,444
15% affordable housing (70:30)	-£577,035	-£622,199	-£634,329	-£649,490	-£669,259	-£734,214	-£1,360,243
20% affordable housing (70:30)	-£611,873	-£656,438	-£668,567	-£683,729	-£703,499	-£768,453	-£1,395,042
25% affordable housing (70:30)	-£646,711	-£690,677	-£702,806	-£717,969	-£737,738	-£802,692	-£1,429,841
30% affordable housing (70:30)	-£681,549	-£724,916	-£737,045	-£752,208	-£771,976	-£836,931	-£1,464,639
30% affordable housing (60:40)	-£636,772	-£680,909	-£693,039	-£708,200	-£727,969	-£792,924	-£1,419,913

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£128,339	£81,377	£69,248	£54,087	£34,318	-£30,637	-£854,986
10% affordable housing (70:30)	£58,663	£12,900	£770	-£14,391	-£34,160	-£99,116	-£724,584
15% affordable housing (70:30)	£23,825	-£21,339	-£33,469	-£48,630	-£68,399	-£133,354	-£759,383
20% affordable housing (70:30)	-£11,013	-£55,578	-£67,707	-£82,869	-£102,639	-£167,593	-£794,182
25% affordable housing (70:30)	-£45,851	-£89,817	-£101,946	-£117,109	-£136,878	-£201,832	-£828,981
30% affordable housing (70:30)	-£80,689	-£124,056	-£136,185	-£151,348	-£171,116	-£236,071	-£863,779
30% affordable housing (60:40)	-£35,912	-£80,049	-£92,179	-£107,340	-£127,109	-£192,064	-£819,053

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£331,139	£284,177	£272,048	£256,887	£237,118	£172,163	-£452,186
10% affordable housing (70:30)	£261,463	£215,700	£203,570	£188,409	£168,640	£103,684	-£521,784
15% affordable housing (70:30)	£226,625	£181,461	£169,331	£154,170	£134,401	£69,446	-£556,583
20% affordable housing (70:30)	£191,787	£147,222	£135,093	£119,931	£100,161	£35,207	-£591,382
25% affordable housing (70:30)	£156,949	£112,983	£100,854	£85,691	£65,922	£968	-£626,181
30% affordable housing (70:30)	£122,111	£78,744	£66,615	£51,452	£31,684	-£33,271	-£660,979
30% affordable housing (60:40)	£166,888	£122,751	£110,621	£95,460	£75,691	£10,736	-£616,253

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£514,699	£467,737	£455,608	£440,447	£420,678	£355,723	-£268,626
10% affordable housing (70:30)	£445,023	£399,260	£387,130	£371,969	£352,200	£287,244	-£338,224
15% affordable housing (70:30)	£410,185	£365,021	£352,891	£337,730	£317,961	£253,006	-£373,023
20% affordable housing (70:30)	£375,347	£330,782	£318,653	£303,491	£283,721	£218,767	-£407,822
25% affordable housing (70:30)	£340,509	£296,543	£284,414	£269,251	£249,482	£184,528	-£442,621
30% affordable housing (70:30)	£305,671	£262,304	£250,175	£235,012	£215,244	£150,289	-£477,419
30% affordable housing (60:40)	£350,448	£306,311	£294,181	£279,020	£259,251	£194,296	-£432,693

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Social Rent

No Units 20
Site Area 0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,012,115	£958,558	£946,623	£931,706	£912,255	£847,781	£226,475
10% affordable housing (70:30)	£911,378	£859,553	£847,619	£832,702	£813,251	£748,602	£127,295
15% affordable housing (70:30)	£861,010	£810,051	£798,117	£783,200	£763,749	£699,012	£77,706
20% affordable housing (70:30)	£810,641	£760,549	£748,615	£733,697	£714,247	£649,422	£28,116
25% affordable housing (70:30)	£760,273	£711,047	£699,113	£684,195	£664,745	£599,933	£-21,825
30% affordable housing (70:30)	£709,904	£661,545	£649,611	£634,693	£615,198	£550,243	£-72,228
30% affordable housing (60:40)	£785,641	£735,979	£724,045	£709,127	£689,676	£625,767	£4,588

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£54,665	-£108,222	-£120,157	-£135,074	-£154,525	-£218,999	-£840,305
10% affordable housing (70:30)	-£155,402	-£207,227	-£219,161	-£234,078	-£253,529	-£318,178	-£939,485
15% affordable housing (70:30)	-£205,770	-£256,729	-£268,663	-£283,580	-£303,031	-£367,768	-£999,074
20% affordable housing (70:30)	-£256,139	-£306,231	-£318,165	-£333,083	-£352,533	-£417,359	-£1,038,664
25% affordable housing (70:30)	-£306,507	-£356,733	-£367,667	-£382,585	-£402,035	-£466,947	-£1,088,605
30% affordable housing (70:30)	-£356,876	-£406,235	-£417,169	-£432,087	-£451,582	-£516,537	-£1,138,006
30% affordable housing (60:40)	-£281,139	-£330,801	-£342,735	-£357,653	-£377,104	-£441,013	-£1,062,192

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£546,195	£482,638	£480,703	£465,786	£446,335	£381,861	£-239,445
10% affordable housing (70:30)	£445,458	£393,633	£381,699	£366,782	£347,331	£282,682	£-338,625
15% affordable housing (70:30)	£395,090	£344,131	£332,197	£317,280	£297,829	£233,092	£-388,214
20% affordable housing (70:30)	£344,721	£294,629	£282,695	£267,777	£248,327	£183,502	£-437,804
25% affordable housing (70:30)	£294,353	£245,127	£233,193	£218,275	£198,825	£133,913	£-487,745
30% affordable housing (70:30)	£243,984	£195,625	£183,691	£168,773	£149,278	£84,323	£-538,146
30% affordable housing (60:40)	£319,721	£270,059	£258,125	£243,207	£223,756	£159,847	£-461,332

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£748,995	£695,438	£683,503	£668,586	£649,135	£584,661	£-36,645
10% affordable housing (70:30)	£648,258	£596,433	£584,499	£569,582	£550,131	£485,482	£-135,825
15% affordable housing (70:30)	£597,890	£546,931	£534,997	£520,080	£500,629	£435,892	£-185,414
20% affordable housing (70:30)	£547,521	£497,429	£485,495	£470,577	£451,127	£386,302	£-235,004
25% affordable housing (70:30)	£497,153	£447,927	£435,993	£421,075	£401,625	£336,713	£-284,945
30% affordable housing (70:30)	£446,784	£396,425	£386,491	£371,573	£352,078	£287,123	£-335,346
30% affordable housing (60:40)	£522,521	£472,859	£460,925	£446,007	£426,556	£362,647	£-258,532

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£932,555	£878,998	£867,063	£852,146	£832,695	£768,221	£146,915
10% affordable housing (70:30)	£831,818	£779,993	£768,059	£753,142	£733,691	£669,042	£47,735
15% affordable housing (70:30)	£781,450	£730,491	£718,557	£703,640	£684,189	£619,452	£-1,854
20% affordable housing (70:30)	£731,081	£680,989	£669,055	£654,137	£634,687	£569,862	£-51,444
25% affordable housing (70:30)	£680,713	£631,487	£619,553	£604,635	£585,185	£520,273	£-101,385
30% affordable housing (70:30)	£630,344	£581,985	£570,051	£555,133	£535,638	£470,683	£-151,788
30% affordable housing (60:40)	£706,081	£656,419	£644,485	£629,567	£610,116	£546,207	£-74,972

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Social Rent

No Units 35
Site Area 0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,189,880	-£1,234,691	-£1,256,240	-£1,283,176	-£1,323,423	-£1,455,667	-£2,720,598
10% affordable housing (70:30)	-£1,238,345	-£1,282,322	-£1,303,871	-£1,330,808	-£1,371,056	-£1,503,298	-£2,768,229
15% affordable housing (70:30)	-£1,262,578	-£1,306,138	-£1,327,687	-£1,354,623	-£1,394,871	-£1,527,114	-£2,792,045
20% affordable housing (70:30)	-£1,286,810	-£1,329,953	-£1,351,502	-£1,378,439	-£1,418,687	-£1,550,930	-£2,815,860
25% affordable housing (70:30)	-£1,311,043	-£1,353,769	-£1,375,318	-£1,402,255	-£1,442,502	-£1,574,745	-£2,839,677
30% affordable housing (70:30)	-£1,335,276	-£1,377,586	-£1,399,134	-£1,426,070	-£1,466,318	-£1,598,561	-£2,863,493
30% affordable housing (60:40)	-£1,320,175	-£1,362,744	-£1,384,293	-£1,411,230	-£1,451,478	-£1,583,721	-£2,848,651

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,805,330	-£1,850,141	-£1,871,890	-£1,898,626	-£1,938,873	-£2,071,117	-£3,336,048
10% affordable housing (70:30)	-£1,853,795	-£1,897,772	-£1,919,321	-£1,946,258	-£1,986,506	-£2,118,748	-£3,383,679
15% affordable housing (70:30)	-£1,878,028	-£1,921,588	-£1,943,137	-£1,970,073	-£2,010,321	-£2,142,564	-£3,407,495
20% affordable housing (70:30)	-£1,902,260	-£1,945,403	-£1,966,952	-£1,993,889	-£2,034,137	-£2,166,380	-£3,431,310
25% affordable housing (70:30)	-£1,926,493	-£1,969,219	-£1,990,768	-£2,017,705	-£2,057,952	-£2,190,195	-£3,455,127
30% affordable housing (70:30)	-£1,950,726	-£1,993,036	-£2,014,584	-£2,041,520	-£2,081,768	-£2,214,011	-£3,478,943
30% affordable housing (60:40)	-£1,935,625	-£1,978,194	-£1,999,743	-£2,026,680	-£2,066,928	-£2,199,171	-£3,464,101

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,458,680	-£1,503,491	-£1,525,040	-£1,551,976	-£1,592,223	-£1,724,467	-£2,989,398
10% affordable housing (70:30)	-£1,507,145	-£1,551,122	-£1,572,671	-£1,599,608	-£1,639,856	-£1,772,098	-£3,037,029
15% affordable housing (70:30)	-£1,531,378	-£1,574,938	-£1,596,487	-£1,623,423	-£1,663,671	-£1,795,914	-£3,060,845
20% affordable housing (70:30)	-£1,555,610	-£1,598,753	-£1,620,302	-£1,647,239	-£1,687,487	-£1,819,730	-£3,084,660
25% affordable housing (70:30)	-£1,579,843	-£1,622,569	-£1,644,118	-£1,671,055	-£1,711,302	-£1,843,545	-£3,108,477
30% affordable housing (70:30)	-£1,604,076	-£1,646,386	-£1,667,934	-£1,694,870	-£1,735,118	-£1,867,361	-£3,132,293
30% affordable housing (60:40)	-£1,588,975	-£1,631,544	-£1,653,093	-£1,680,030	-£1,720,278	-£1,852,521	-£3,117,451

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,341,680	-£1,386,491	-£1,408,040	-£1,434,976	-£1,475,223	-£1,607,467	-£2,872,398
10% affordable housing (70:30)	-£1,390,145	-£1,434,122	-£1,455,671	-£1,482,608	-£1,522,856	-£1,655,098	-£2,920,029
15% affordable housing (70:30)	-£1,414,378	-£1,457,938	-£1,479,487	-£1,506,423	-£1,546,671	-£1,678,914	-£2,943,845
20% affordable housing (70:30)	-£1,438,610	-£1,481,753	-£1,503,302	-£1,530,239	-£1,570,487	-£1,702,730	-£2,967,660
25% affordable housing (70:30)	-£1,462,843	-£1,505,569	-£1,527,118	-£1,554,055	-£1,594,302	-£1,726,545	-£2,991,477
30% affordable housing (70:30)	-£1,487,076	-£1,529,386	-£1,550,934	-£1,577,870	-£1,618,118	-£1,750,361	-£3,015,293
30% affordable housing (60:40)	-£1,471,975	-£1,514,544	-£1,536,093	-£1,563,030	-£1,603,278	-£1,735,521	-£3,000,451

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,235,780	-£1,280,591	-£1,302,140	-£1,329,076	-£1,369,323	-£1,501,567	-£2,766,498
10% affordable housing (70:30)	-£1,284,245	-£1,328,222	-£1,349,771	-£1,376,708	-£1,416,956	-£1,549,198	-£2,814,129
15% affordable housing (70:30)	-£1,308,478	-£1,352,038	-£1,373,587	-£1,400,523	-£1,440,771	-£1,573,014	-£2,837,945
20% affordable housing (70:30)	-£1,332,710	-£1,375,853	-£1,397,402	-£1,424,339	-£1,464,587	-£1,596,830	-£2,861,760
25% affordable housing (70:30)	-£1,356,943	-£1,399,669	-£1,421,218	-£1,448,155	-£1,488,402	-£1,620,645	-£2,885,577
30% affordable housing (70:30)	-£1,381,176	-£1,423,486	-£1,445,034	-£1,471,970	-£1,512,218	-£1,644,461	-£2,909,393
30% affordable housing (60:40)	-£1,366,075	-£1,408,644	-£1,430,193	-£1,457,130	-£1,497,378	-£1,629,621	-£2,894,551

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology: 4

Site location

Mid central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 35
Site Area 0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£685,896	-£739,374	-£760,923	-£787,860	-£828,107	-£960,350	-£2,225,281
10% affordable housing (70:30)	-£771,767	-£823,770	-£845,318	-£872,254	-£912,502	-£1,044,745	-£2,309,677
15% affordable housing (70:30)	-£814,704	-£865,966	-£887,516	-£914,452	-£954,700	-£1,086,943	-£2,351,873
20% affordable housing (70:30)	-£857,639	-£908,164	-£929,713	-£956,650	-£996,898	-£1,129,141	-£2,394,071
25% affordable housing (70:30)	-£900,576	-£950,362	-£971,911	-£998,848	-£1,039,095	-£1,171,338	-£2,436,269
30% affordable housing (70:30)	-£943,512	-£992,559	-£1,014,108	-£1,041,045	-£1,081,293	-£1,213,535	-£2,478,467
30% affordable housing (60:40)	-£889,436	-£939,414	-£960,963	-£987,900	-£1,028,148	-£1,160,390	-£2,425,322

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,301,348	-£1,354,824	-£1,376,373	-£1,403,310	-£1,443,557	-£1,575,800	-£2,840,731
10% affordable housing (70:30)	-£1,387,217	-£1,439,220	-£1,460,768	-£1,487,704	-£1,527,952	-£1,660,195	-£2,925,127
15% affordable housing (70:30)	-£1,430,154	-£1,481,416	-£1,502,966	-£1,529,902	-£1,570,150	-£1,702,393	-£2,967,323
20% affordable housing (70:30)	-£1,473,095	-£1,523,614	-£1,545,163	-£1,572,100	-£1,612,348	-£1,744,591	-£3,009,521
25% affordable housing (70:30)	-£1,516,026	-£1,565,812	-£1,587,361	-£1,614,298	-£1,654,545	-£1,786,788	-£3,051,719
30% affordable housing (70:30)	-£1,558,962	-£1,608,009	-£1,629,558	-£1,656,495	-£1,696,743	-£1,828,985	-£3,093,917
30% affordable housing (60:40)	-£1,504,886	-£1,554,864	-£1,576,413	-£1,603,350	-£1,643,598	-£1,775,840	-£3,040,772

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£954,696	-£1,008,174	-£1,029,723	-£1,056,660	-£1,096,907	-£1,229,150	-£2,494,081
10% affordable housing (70:30)	-£1,040,567	-£1,092,570	-£1,114,118	-£1,141,054	-£1,181,302	-£1,313,545	-£2,578,477
15% affordable housing (70:30)	-£1,083,504	-£1,134,766	-£1,156,316	-£1,183,252	-£1,223,500	-£1,355,743	-£2,620,673
20% affordable housing (70:30)	-£1,126,439	-£1,176,964	-£1,198,513	-£1,225,450	-£1,265,698	-£1,397,941	-£2,662,871
25% affordable housing (70:30)	-£1,169,376	-£1,219,162	-£1,240,711	-£1,267,648	-£1,307,895	-£1,440,138	-£2,705,069
30% affordable housing (70:30)	-£1,212,312	-£1,261,359	-£1,282,908	-£1,309,845	-£1,350,093	-£1,482,335	-£2,747,267
30% affordable housing (60:40)	-£1,158,236	-£1,208,214	-£1,229,763	-£1,256,700	-£1,296,948	-£1,429,190	-£2,694,122

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£837,696	-£891,174	-£912,723	-£939,660	-£979,907	-£1,112,150	-£2,377,081
10% affordable housing (70:30)	-£923,567	-£975,570	-£997,118	-£1,024,054	-£1,064,302	-£1,196,545	-£2,461,477
15% affordable housing (70:30)	-£966,504	-£1,017,766	-£1,039,316	-£1,066,252	-£1,106,500	-£1,238,743	-£2,503,673
20% affordable housing (70:30)	-£1,009,439	-£1,059,964	-£1,081,513	-£1,108,450	-£1,148,698	-£1,280,941	-£2,545,871
25% affordable housing (70:30)	-£1,052,376	-£1,102,162	-£1,123,711	-£1,150,648	-£1,190,895	-£1,323,138	-£2,588,069
30% affordable housing (70:30)	-£1,095,312	-£1,144,359	-£1,165,908	-£1,192,845	-£1,233,093	-£1,365,335	-£2,630,267
30% affordable housing (60:40)	-£1,041,236	-£1,091,214	-£1,112,763	-£1,139,700	-£1,179,948	-£1,312,190	-£2,577,122

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£731,796	-£785,274	-£806,823	-£833,760	-£874,007	-£1,006,250	-£2,271,181
10% affordable housing (70:30)	-£817,667	-£869,670	-£891,218	-£918,154	-£958,402	-£1,090,645	-£2,355,577
15% affordable housing (70:30)	-£860,604	-£911,866	-£933,416	-£960,352	-£1,000,600	-£1,132,843	-£2,397,773
20% affordable housing (70:30)	-£903,539	-£954,064	-£975,613	-£1,002,550	-£1,042,798	-£1,175,041	-£2,439,971
25% affordable housing (70:30)	-£946,476	-£996,262	-£1,017,811	-£1,044,748	-£1,084,995	-£1,217,238	-£2,482,169
30% affordable housing (70:30)	-£989,412	-£1,038,459	-£1,060,008	-£1,086,945	-£1,127,193	-£1,259,435	-£2,524,367
30% affordable housing (60:40)	-£935,336	-£985,314	-£1,006,863	-£1,033,800	-£1,074,048	-£1,206,290	-£2,471,222

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Social Rent

No Units 35
Site Area 0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£183,081	-£245,207	-£266,756	-£293,692	-£333,940	-£466,183	-£1,731,114
10% affordable housing (70:30)	-£306,272	-£366,281	-£387,830	-£414,765	-£455,013	-£587,256	-£1,852,188
15% affordable housing (70:30)	-£367,869	-£426,817	-£448,367	-£475,302	-£515,550	-£647,793	-£1,912,724
20% affordable housing (70:30)	-£429,464	-£487,354	-£508,903	-£535,839	-£576,087	-£708,330	-£1,973,261
25% affordable housing (70:30)	-£491,061	-£547,891	-£569,440	-£596,375	-£636,623	-£768,867	-£2,033,798
30% affordable housing (70:30)	-£552,657	-£608,427	-£629,977	-£656,912	-£697,160	-£829,404	-£2,094,334
30% affordable housing (60:40)	-£459,698	-£517,067	-£538,616	-£565,552	-£605,800	-£738,043	-£2,002,975

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£798,531	-£860,657	-£882,206	-£909,142	-£949,390	-£1,081,633	-£2,346,584
10% affordable housing (70:30)	-£921,722	-£981,731	-£1,003,280	-£1,030,215	-£1,070,463	-£1,202,706	-£2,467,638
15% affordable housing (70:30)	-£983,319	-£1,042,267	-£1,063,817	-£1,090,752	-£1,131,000	-£1,263,243	-£2,528,174
20% affordable housing (70:30)	-£1,044,914	-£1,102,804	-£1,124,353	-£1,151,289	-£1,191,537	-£1,323,780	-£2,588,711
25% affordable housing (70:30)	-£1,106,511	-£1,163,341	-£1,184,890	-£1,211,825	-£1,252,073	-£1,384,317	-£2,649,248
30% affordable housing (70:30)	-£1,168,107	-£1,223,877	-£1,245,427	-£1,272,362	-£1,312,610	-£1,444,854	-£2,709,784
30% affordable housing (60:40)	-£1,075,148	-£1,132,517	-£1,154,066	-£1,181,002	-£1,221,250	-£1,353,493	-£2,618,425

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£451,881	-£514,007	-£535,556	-£562,492	-£602,740	-£734,983	-£1,999,914
10% affordable housing (70:30)	-£575,072	-£635,081	-£656,630	-£683,565	-£723,813	-£856,056	-£2,120,988
15% affordable housing (70:30)	-£636,669	-£696,617	-£717,167	-£744,102	-£784,350	-£916,593	-£2,181,524
20% affordable housing (70:30)	-£698,264	-£756,154	-£777,703	-£804,639	-£844,887	-£977,130	-£2,242,061
25% affordable housing (70:30)	-£759,861	-£816,691	-£838,240	-£865,175	-£905,423	-£1,037,667	-£2,302,598
30% affordable housing (70:30)	-£821,457	-£877,227	-£898,777	-£925,712	-£965,960	-£1,098,204	-£2,363,134
30% affordable housing (60:40)	-£728,498	-£785,867	-£807,416	-£834,352	-£874,600	-£1,006,843	-£2,271,775

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£334,881	-£397,007	-£418,556	-£445,492	-£485,740	-£617,983	-£1,882,914
10% affordable housing (70:30)	-£458,072	-£518,081	-£539,630	-£566,565	-£606,813	-£739,056	-£2,003,988
15% affordable housing (70:30)	-£519,669	-£578,617	-£600,167	-£627,102	-£667,350	-£799,593	-£2,064,524
20% affordable housing (70:30)	-£581,264	-£639,154	-£660,703	-£687,639	-£727,887	-£860,130	-£2,125,061
25% affordable housing (70:30)	-£642,861	-£699,691	-£721,240	-£748,175	-£788,423	-£920,667	-£2,185,598
30% affordable housing (70:30)	-£704,457	-£760,227	-£781,777	-£808,712	-£848,960	-£981,204	-£2,246,134
30% affordable housing (60:40)	-£611,498	-£668,867	-£690,416	-£717,352	-£757,600	-£889,843	-£2,154,775

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£228,981	-£291,107	-£312,656	-£339,592	-£379,840	-£512,083	-£1,777,014
10% affordable housing (70:30)	-£352,172	-£412,181	-£433,730	-£460,665	-£500,913	-£633,156	-£1,898,088
15% affordable housing (70:30)	-£413,769	-£472,717	-£494,267	-£521,202	-£561,450	-£693,693	-£1,958,624
20% affordable housing (70:30)	-£475,364	-£533,254	-£554,803	-£581,739	-£621,987	-£754,230	-£2,019,161
25% affordable housing (70:30)	-£536,961	-£593,791	-£615,340	-£642,275	-£682,523	-£814,767	-£2,079,698
30% affordable housing (70:30)	-£598,557	-£654,327	-£675,877	-£702,812	-£743,060	-£875,304	-£2,140,234
30% affordable housing (60:40)	-£505,598	-£562,967	-£584,516	-£611,452	-£651,700	-£783,943	-£2,048,875

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 5

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Social Rent

No Units 60
Site Area 0.3 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,191,928	-£2,265,752	-£2,302,276	-£2,347,930	-£2,418,727	-£2,651,347	-£4,876,397
10% affordable housing (70:30)	-£2,267,518	-£2,340,043	-£2,376,566	-£2,422,221	-£2,493,018	-£2,725,637	-£4,950,687
15% affordable housing (70:30)	-£2,305,314	-£2,377,188	-£2,413,712	-£2,459,366	-£2,530,163	-£2,762,782	-£4,987,833
20% affordable housing (70:30)	-£2,343,109	-£2,414,333	-£2,450,857	-£2,496,512	-£2,567,309	-£2,799,927	-£5,024,977
25% affordable housing (70:30)	-£2,380,904	-£2,451,479	-£2,488,002	-£2,533,657	-£2,604,454	-£2,837,073	-£5,062,122
30% affordable housing (70:30)	-£2,418,700	-£2,488,624	-£2,525,148	-£2,570,802	-£2,641,599	-£2,874,218	-£5,099,268
30% affordable housing (60:40)	-£2,392,121	-£2,462,502	-£2,499,026	-£2,544,681	-£2,615,478	-£2,848,096	-£5,073,147

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,422,828	-£3,496,652	-£3,533,176	-£3,578,830	-£3,649,627	-£3,882,247	-£6,107,297
10% affordable housing (70:30)	-£3,498,418	-£3,570,943	-£3,607,466	-£3,653,121	-£3,723,918	-£3,956,537	-£6,181,587
15% affordable housing (70:30)	-£3,536,214	-£3,608,088	-£3,644,612	-£3,690,266	-£3,761,063	-£3,993,682	-£6,218,733
20% affordable housing (70:30)	-£3,574,009	-£3,645,233	-£3,681,757	-£3,727,412	-£3,798,209	-£4,030,827	-£6,255,877
25% affordable housing (70:30)	-£3,611,804	-£3,682,379	-£3,718,902	-£3,764,567	-£3,835,354	-£4,067,973	-£6,293,022
30% affordable housing (70:30)	-£3,649,600	-£3,719,524	-£3,756,048	-£3,801,702	-£3,872,499	-£4,105,118	-£6,330,168
30% affordable housing (60:40)	-£3,623,021	-£3,693,402	-£3,729,926	-£3,775,581	-£3,846,378	-£4,078,996	-£6,304,047

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,729,528	-£2,803,352	-£2,839,876	-£2,885,530	-£2,956,327	-£3,188,947	-£5,413,997
10% affordable housing (70:30)	-£2,805,118	-£2,877,643	-£2,914,166	-£2,959,821	-£3,030,618	-£3,263,237	-£5,488,287
15% affordable housing (70:30)	-£2,842,914	-£2,914,788	-£2,951,312	-£2,996,966	-£3,067,763	-£3,300,382	-£5,525,433
20% affordable housing (70:30)	-£2,880,709	-£2,951,933	-£2,988,457	-£3,034,112	-£3,104,909	-£3,337,527	-£5,562,577
25% affordable housing (70:30)	-£2,918,504	-£2,989,079	-£3,025,602	-£3,071,257	-£3,142,054	-£3,374,673	-£5,599,722
30% affordable housing (70:30)	-£2,956,300	-£3,026,224	-£3,062,748	-£3,108,402	-£3,179,199	-£3,411,818	-£5,636,868
30% affordable housing (60:40)	-£2,929,721	-£3,000,102	-£3,036,626	-£3,082,281	-£3,153,078	-£3,385,696	-£5,610,747

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,495,528	-£2,569,352	-£2,605,876	-£2,651,530	-£2,722,327	-£2,954,947	-£5,179,997
10% affordable housing (70:30)	-£2,571,118	-£2,643,643	-£2,680,166	-£2,725,821	-£2,796,618	-£3,029,237	-£5,254,287
15% affordable housing (70:30)	-£2,608,914	-£2,680,788	-£2,717,312	-£2,762,966	-£2,833,763	-£3,066,382	-£5,291,433
20% affordable housing (70:30)	-£2,646,709	-£2,717,933	-£2,754,457	-£2,800,112	-£2,870,909	-£3,103,527	-£5,328,577
25% affordable housing (70:30)	-£2,684,504	-£2,755,079	-£2,791,602	-£2,837,257	-£2,908,054	-£3,140,673	-£5,365,722
30% affordable housing (70:30)	-£2,722,300	-£2,792,224	-£2,828,748	-£2,874,402	-£2,945,199	-£3,177,818	-£5,402,868
30% affordable housing (60:40)	-£2,695,721	-£2,766,102	-£2,802,626	-£2,848,281	-£2,919,078	-£3,151,696	-£5,376,747

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,283,728	-£2,357,552	-£2,394,076	-£2,439,730	-£2,510,527	-£2,743,147	-£4,968,197
10% affordable housing (70:30)	-£2,359,318	-£2,431,843	-£2,468,366	-£2,514,021	-£2,584,818	-£2,817,437	-£5,042,487
15% affordable housing (70:30)	-£2,397,114	-£2,468,988	-£2,505,512	-£2,551,166	-£2,621,963	-£2,854,582	-£5,079,633
20% affordable housing (70:30)	-£2,434,909	-£2,506,133	-£2,542,657	-£2,588,312	-£2,659,109	-£2,891,727	-£5,116,777
25% affordable housing (70:30)	-£2,472,704	-£2,543,279	-£2,579,802	-£2,625,457	-£2,696,254	-£2,928,873	-£5,153,922
30% affordable housing (70:30)	-£2,510,500	-£2,580,424	-£2,616,948	-£2,662,602	-£2,733,399	-£2,966,018	-£5,191,068
30% affordable housing (60:40)	-£2,483,921	-£2,554,302	-£2,590,826	-£2,636,481	-£2,707,278	-£2,939,896	-£5,164,947

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 5

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Social Rent

No Units 60
Site Area 0.3 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,326,091	-£1,414,807	-£1,451,330	-£1,496,985	-£1,567,782	-£1,800,401	-£4,025,451
10% affordable housing (70:30)	-£1,465,399	-£1,551,718	-£1,588,242	-£1,633,897	-£1,704,694	-£1,937,312	-£4,162,363
15% affordable housing (70:30)	-£1,535,052	-£1,620,174	-£1,656,698	-£1,702,352	-£1,773,149	-£2,005,769	-£4,230,819
20% affordable housing (70:30)	-£1,604,706	-£1,688,630	-£1,725,153	-£1,770,808	-£1,841,605	-£2,074,225	-£4,299,274
25% affordable housing (70:30)	-£1,674,360	-£1,757,085	-£1,793,609	-£1,839,264	-£1,910,061	-£2,142,680	-£4,367,730
30% affordable housing (70:30)	-£1,744,014	-£1,825,541	-£1,862,066	-£1,907,720	-£1,978,517	-£2,211,136	-£4,436,186
30% affordable housing (60:40)	-£1,648,835	-£1,732,000	-£1,768,524	-£1,814,178	-£1,884,975	-£2,117,594	-£4,342,645

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,556,991	-£2,645,707	-£2,682,230	-£2,727,885	-£2,798,682	-£3,031,301	-£5,256,351
10% affordable housing (70:30)	-£2,696,299	-£2,782,618	-£2,819,142	-£2,864,797	-£2,935,594	-£3,168,212	-£5,393,263
15% affordable housing (70:30)	-£2,765,952	-£2,851,074	-£2,887,598	-£2,933,252	-£3,004,049	-£3,236,669	-£5,461,719
20% affordable housing (70:30)	-£2,835,606	-£2,919,530	-£2,956,053	-£3,001,708	-£3,072,505	-£3,305,125	-£5,530,174
25% affordable housing (70:30)	-£2,905,260	-£2,987,985	-£3,024,509	-£3,070,164	-£3,140,961	-£3,373,580	-£5,598,630
30% affordable housing (70:30)	-£2,974,914	-£3,056,441	-£3,092,966	-£3,138,620	-£3,209,417	-£3,442,036	-£5,667,086
30% affordable housing (60:40)	-£2,879,735	-£2,962,900	-£2,999,424	-£3,045,078	-£3,115,875	-£3,348,494	-£5,573,545

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,863,691	-£1,952,407	-£1,988,930	-£2,034,585	-£2,105,382	-£2,338,001	-£4,563,051
10% affordable housing (70:30)	-£2,002,999	-£2,089,318	-£2,125,842	-£2,171,497	-£2,242,294	-£2,474,912	-£4,699,963
15% affordable housing (70:30)	-£2,072,652	-£2,157,774	-£2,194,298	-£2,239,952	-£2,310,749	-£2,543,369	-£4,768,419
20% affordable housing (70:30)	-£2,142,306	-£2,226,230	-£2,262,753	-£2,308,408	-£2,379,205	-£2,611,825	-£4,836,874
25% affordable housing (70:30)	-£2,211,960	-£2,294,685	-£2,331,209	-£2,376,864	-£2,447,661	-£2,680,280	-£4,905,330
30% affordable housing (70:30)	-£2,281,614	-£2,363,141	-£2,399,666	-£2,445,320	-£2,516,117	-£2,748,736	-£4,973,786
30% affordable housing (60:40)	-£2,186,435	-£2,269,600	-£2,306,124	-£2,351,778	-£2,422,575	-£2,655,194	-£4,880,245

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,629,691	-£1,718,407	-£1,754,930	-£1,800,585	-£1,871,382	-£2,104,001	-£4,329,051
10% affordable housing (70:30)	-£1,768,999	-£1,855,318	-£1,891,842	-£1,937,497	-£2,008,294	-£2,240,912	-£4,465,963
15% affordable housing (70:30)	-£1,838,652	-£1,923,774	-£1,960,298	-£2,005,952	-£2,076,749	-£2,309,369	-£4,534,419
20% affordable housing (70:30)	-£1,908,306	-£1,992,230	-£2,028,753	-£2,074,408	-£2,145,205	-£2,377,825	-£4,602,874
25% affordable housing (70:30)	-£1,977,960	-£2,060,685	-£2,097,209	-£2,142,864	-£2,213,661	-£2,446,280	-£4,671,330
30% affordable housing (70:30)	-£2,047,614	-£2,129,141	-£2,165,666	-£2,211,320	-£2,282,117	-£2,514,736	-£4,739,786
30% affordable housing (60:40)	-£1,952,435	-£2,035,600	-£2,072,124	-£2,117,778	-£2,188,575	-£2,421,194	-£4,646,245

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,417,891	-£1,506,607	-£1,543,130	-£1,588,785	-£1,659,582	-£1,892,201	-£4,117,251
10% affordable housing (70:30)	-£1,557,199	-£1,643,518	-£1,680,042	-£1,725,697	-£1,796,494	-£2,029,112	-£4,254,163
15% affordable housing (70:30)	-£1,626,852	-£1,711,974	-£1,748,498	-£1,794,152	-£1,864,949	-£2,097,569	-£4,322,619
20% affordable housing (70:30)	-£1,696,506	-£1,780,430	-£1,816,953	-£1,862,608	-£1,933,405	-£2,166,025	-£4,391,074
25% affordable housing (70:30)	-£1,766,160	-£1,848,885	-£1,885,409	-£1,931,064	-£2,001,861	-£2,234,480	-£4,459,530
30% affordable housing (70:30)	-£1,835,814	-£1,917,341	-£1,953,866	-£1,999,520	-£2,070,317	-£2,302,936	-£4,527,986
30% affordable housing (60:40)	-£1,740,635	-£1,823,800	-£1,860,324	-£1,905,978	-£1,976,775	-£2,209,394	-£4,434,445

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 5

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Social Rent

Residual land values:

No Units 60
Site Area 0.3 Ha

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£462,263	-£565,836	-£602,359	-£648,014	-£718,811	-£951,430	-£3,176,480
10% affordable housing (70:30)	-£665,140	-£765,223	-£801,747	-£847,402	-£918,198	-£1,150,818	-£3,375,867
15% affordable housing (70:30)	-£766,578	-£864,917	-£901,440	-£947,095	-£1,017,892	-£1,250,512	-£3,475,561
20% affordable housing (70:30)	-£868,016	-£964,611	-£1,001,134	-£1,046,789	-£1,117,586	-£1,350,204	-£3,575,255
25% affordable housing (70:30)	-£969,455	-£1,064,305	-£1,100,828	-£1,146,483	-£1,217,280	-£1,449,898	-£3,674,948
30% affordable housing (70:30)	-£1,070,893	-£1,163,998	-£1,200,522	-£1,246,177	-£1,316,973	-£1,549,592	-£3,774,642
30% affordable housing (60:40)	-£907,273	-£1,003,192	-£1,039,717	-£1,085,371	-£1,156,167	-£1,388,787	-£3,613,837

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,893,163	-£1,796,736	-£1,833,259	-£1,878,914	-£1,949,711	-£2,182,330	-£4,407,380
10% affordable housing (70:30)	-£1,896,040	-£1,996,123	-£2,032,647	-£2,078,302	-£2,149,098	-£2,381,718	-£4,606,767
15% affordable housing (70:30)	-£1,997,478	-£2,095,817	-£2,132,340	-£2,177,995	-£2,248,792	-£2,481,412	-£4,706,461
20% affordable housing (70:30)	-£2,098,916	-£2,195,511	-£2,232,034	-£2,277,689	-£2,348,486	-£2,581,104	-£4,806,155
25% affordable housing (70:30)	-£2,200,355	-£2,295,205	-£2,331,728	-£2,377,383	-£2,448,180	-£2,680,798	-£4,905,848
30% affordable housing (70:30)	-£2,301,793	-£2,394,898	-£2,431,422	-£2,477,077	-£2,547,873	-£2,780,492	-£5,005,542
30% affordable housing (60:40)	-£2,138,173	-£2,234,092	-£2,270,617	-£2,316,271	-£2,387,067	-£2,619,687	-£4,844,737

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£999,863	-£1,103,436	-£1,139,959	-£1,185,614	-£1,256,411	-£1,489,030	-£3,714,080
10% affordable housing (70:30)	-£1,202,740	-£1,302,823	-£1,339,347	-£1,385,002	-£1,455,798	-£1,688,418	-£3,913,467
15% affordable housing (70:30)	-£1,304,178	-£1,402,517	-£1,439,040	-£1,484,695	-£1,555,492	-£1,788,112	-£4,013,161
20% affordable housing (70:30)	-£1,405,616	-£1,502,211	-£1,538,734	-£1,584,389	-£1,655,186	-£1,887,804	-£4,112,855
25% affordable housing (70:30)	-£1,507,055	-£1,601,905	-£1,638,428	-£1,684,083	-£1,754,880	-£1,987,498	-£4,212,548
30% affordable housing (70:30)	-£1,608,493	-£1,701,598	-£1,738,122	-£1,783,777	-£1,854,573	-£2,087,192	-£4,312,242
30% affordable housing (60:40)	-£1,444,873	-£1,540,792	-£1,577,317	-£1,622,971	-£1,693,767	-£1,926,387	-£4,151,437

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£765,863	-£869,436	-£905,959	-£951,614	-£1,022,411	-£1,255,030	-£3,480,080
10% affordable housing (70:30)	-£968,740	-£1,068,823	-£1,105,347	-£1,151,002	-£1,221,798	-£1,454,418	-£3,679,467
15% affordable housing (70:30)	-£1,070,178	-£1,168,517	-£1,205,040	-£1,250,695	-£1,321,492	-£1,554,112	-£3,779,161
20% affordable housing (70:30)	-£1,171,616	-£1,268,211	-£1,304,734	-£1,350,389	-£1,421,186	-£1,653,804	-£3,878,855
25% affordable housing (70:30)	-£1,273,055	-£1,367,905	-£1,404,428	-£1,450,083	-£1,520,880	-£1,753,498	-£3,978,548
30% affordable housing (70:30)	-£1,374,493	-£1,467,598	-£1,504,122	-£1,549,777	-£1,620,573	-£1,853,192	-£4,078,242
30% affordable housing (60:40)	-£1,210,873	-£1,306,792	-£1,343,317	-£1,388,971	-£1,459,767	-£1,692,387	-£3,917,437

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£554,063	-£657,636	-£694,159	-£739,814	-£810,611	-£1,043,230	-£3,268,280
10% affordable housing (70:30)	-£756,940	-£857,023	-£893,547	-£939,202	-£1,009,998	-£1,242,618	-£3,467,667
15% affordable housing (70:30)	-£858,378	-£956,717	-£993,240	-£1,038,895	-£1,109,692	-£1,342,312	-£3,567,361
20% affordable housing (70:30)	-£959,816	-£1,056,411	-£1,092,934	-£1,138,589	-£1,209,386	-£1,442,004	-£3,667,055
25% affordable housing (70:30)	-£1,061,255	-£1,156,105	-£1,192,628	-£1,238,283	-£1,309,080	-£1,541,698	-£3,766,748
30% affordable housing (70:30)	-£1,162,693	-£1,255,798	-£1,292,322	-£1,337,977	-£1,408,773	-£1,641,392	-£3,866,442
30% affordable housing (60:40)	-£999,073	-£1,094,992	-£1,131,517	-£1,177,171	-£1,247,967	-£1,480,587	-£3,705,637

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Site location

North central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£137,330	-£264,933	-£307,496	-£360,700	-£430,945	-£661,752	-£2,869,472
10% affordable housing (70:30)	-£239,740	-£365,581	-£408,144	-£461,347	-£531,593	-£762,400	-£2,970,119
15% affordable housing (70:30)	-£290,944	-£415,904	-£458,468	-£511,672	-£581,918	-£812,725	-£3,020,444
20% affordable housing (70:30)	-£342,149	-£466,229	-£508,792	-£561,995	-£632,241	-£863,048	-£3,070,767
25% affordable housing (70:30)	-£393,354	-£516,552	-£559,116	-£612,320	-£682,565	-£913,372	-£3,121,092
30% affordable housing (70:30)	-£444,558	-£566,877	-£609,439	-£662,643	-£732,889	-£963,696	-£3,171,415
30% affordable housing (60:40)	-£403,639	-£526,660	-£569,223	-£622,427	-£692,672	-£923,479	-£3,131,200

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£4,240,330	-£4,367,933	-£4,410,496	-£4,463,700	-£4,533,945	-£4,764,752	-£6,972,472
10% affordable housing (70:30)	-£4,342,740	-£4,468,581	-£4,511,144	-£4,564,347	-£4,634,593	-£4,865,400	-£7,073,119
15% affordable housing (70:30)	-£4,393,944	-£4,518,904	-£4,561,468	-£4,614,672	-£4,684,918	-£4,915,725	-£7,123,444
20% affordable housing (70:30)	-£4,445,149	-£4,569,229	-£4,611,792	-£4,664,995	-£4,735,241	-£4,966,048	-£7,173,767
25% affordable housing (70:30)	-£4,496,354	-£4,619,552	-£4,662,116	-£4,715,320	-£4,785,565	-£5,016,372	-£7,224,092
30% affordable housing (70:30)	-£4,547,558	-£4,669,877	-£4,712,439	-£4,765,643	-£4,835,889	-£5,066,696	-£7,274,415
30% affordable housing (60:40)	-£4,506,639	-£4,629,660	-£4,672,223	-£4,725,427	-£4,795,672	-£5,026,479	-£7,234,200

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,929,330	-£2,056,933	-£2,099,496	-£2,152,700	-£2,222,945	-£2,453,752	-£4,661,472
10% affordable housing (70:30)	-£2,031,740	-£2,157,581	-£2,200,144	-£2,253,347	-£2,323,593	-£2,554,400	-£4,762,119
15% affordable housing (70:30)	-£2,082,944	-£2,207,904	-£2,250,468	-£2,303,672	-£2,373,918	-£2,604,725	-£4,812,444
20% affordable housing (70:30)	-£2,134,149	-£2,258,229	-£2,300,792	-£2,353,995	-£2,424,241	-£2,655,048	-£4,862,767
25% affordable housing (70:30)	-£2,185,354	-£2,308,552	-£2,351,116	-£2,404,320	-£2,474,565	-£2,705,372	-£4,913,092
30% affordable housing (70:30)	-£2,236,558	-£2,358,877	-£2,401,439	-£2,454,643	-£2,524,889	-£2,755,696	-£4,963,415
30% affordable housing (60:40)	-£2,195,639	-£2,318,660	-£2,361,223	-£2,414,427	-£2,484,672	-£2,715,479	-£4,923,200

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,149,330	-£1,276,933	-£1,319,496	-£1,372,700	-£1,442,945	-£1,673,752	-£3,881,472
10% affordable housing (70:30)	-£1,251,740	-£1,377,581	-£1,420,144	-£1,473,347	-£1,543,593	-£1,774,400	-£3,982,119
15% affordable housing (70:30)	-£1,302,944	-£1,427,904	-£1,470,468	-£1,523,672	-£1,593,918	-£1,824,725	-£4,032,444
20% affordable housing (70:30)	-£1,354,149	-£1,478,229	-£1,520,792	-£1,573,995	-£1,644,241	-£1,875,048	-£4,082,767
25% affordable housing (70:30)	-£1,405,354	-£1,528,552	-£1,571,116	-£1,624,320	-£1,694,565	-£1,925,372	-£4,133,092
30% affordable housing (70:30)	-£1,456,558	-£1,578,877	-£1,621,439	-£1,674,643	-£1,744,889	-£1,975,696	-£4,183,415
30% affordable housing (60:40)	-£1,415,639	-£1,538,660	-£1,581,223	-£1,634,427	-£1,704,672	-£1,935,479	-£4,143,200

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£443,330	-£570,933	-£613,496	-£666,700	-£736,945	-£967,752	-£3,175,472
10% affordable housing (70:30)	-£545,740	-£671,581	-£714,144	-£767,347	-£837,593	-£1,068,400	-£3,276,119
15% affordable housing (70:30)	-£596,944	-£721,904	-£764,468	-£817,672	-£887,918	-£1,118,725	-£3,326,444
20% affordable housing (70:30)	-£648,149	-£772,229	-£814,792	-£867,995	-£938,241	-£1,169,048	-£3,376,767
25% affordable housing (70:30)	-£699,354	-£822,552	-£865,116	-£918,320	-£988,565	-£1,219,372	-£3,427,092
30% affordable housing (70:30)	-£750,558	-£872,877	-£915,439	-£968,643	-£1,038,889	-£1,269,696	-£3,477,415
30% affordable housing (60:40)	-£709,639	-£832,660	-£875,223	-£928,427	-£998,672	-£1,229,479	-£3,437,200

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Social Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,163,039	£1,017,222	£976,018	£923,903	£854,788	£627,695	-£1,569,758
10% affordable housing (70:30)	£968,384	£825,265	£783,386	£731,038	£661,923	£434,830	-£1,765,778
15% affordable housing (70:30)	£871,057	£728,832	£686,953	£634,606	£565,490	£338,397	-£1,863,788
20% affordable housing (70:30)	£773,577	£632,399	£590,521	£538,173	£469,059	£241,965	-£1,961,797
25% affordable housing (70:30)	£675,456	£535,967	£494,088	£441,741	£372,626	£145,532	-£2,059,806
30% affordable housing (70:30)	£577,337	£439,534	£397,656	£345,309	£276,193	£49,101	-£2,157,816
30% affordable housing (60:40)	£720,932	£581,234	£539,355	£487,007	£417,892	£190,799	-£2,013,800

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,939,961	-£3,085,778	-£3,126,982	-£3,179,097	-£3,248,212	-£3,475,305	-£5,872,758
10% affordable housing (70:30)	-£3,134,616	-£3,277,735	-£3,319,614	-£3,371,962	-£3,441,077	-£3,668,170	-£5,868,778
15% affordable housing (70:30)	-£3,231,943	-£3,374,168	-£3,416,047	-£3,468,394	-£3,537,510	-£3,764,603	-£5,966,788
20% affordable housing (70:30)	-£3,329,423	-£3,470,601	-£3,512,479	-£3,564,827	-£3,633,941	-£3,861,035	-£6,064,797
25% affordable housing (70:30)	-£3,427,544	-£3,567,033	-£3,608,912	-£3,661,259	-£3,730,374	-£3,957,468	-£6,162,806
30% affordable housing (70:30)	-£3,525,663	-£3,663,466	-£3,705,344	-£3,757,691	-£3,826,807	-£4,053,899	-£6,260,816
30% affordable housing (60:40)	-£3,382,068	-£3,521,766	-£3,563,645	-£3,615,993	-£3,685,108	-£3,912,201	-£6,116,800

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£628,961	-£774,778	-£815,982	-£868,097	-£937,212	-£1,164,305	-£3,361,758
10% affordable housing (70:30)	-£823,616	-£966,735	-£1,008,614	-£1,060,962	-£1,130,077	-£1,357,170	-£3,557,778
15% affordable housing (70:30)	-£920,943	-£1,063,168	-£1,105,047	-£1,157,394	-£1,226,510	-£1,453,603	-£3,655,788
20% affordable housing (70:30)	-£1,018,423	-£1,159,601	-£1,201,479	-£1,253,827	-£1,322,941	-£1,550,035	-£3,753,797
25% affordable housing (70:30)	-£1,116,544	-£1,256,033	-£1,297,912	-£1,350,259	-£1,419,374	-£1,646,468	-£3,851,806
30% affordable housing (70:30)	-£1,214,663	-£1,352,466	-£1,394,344	-£1,446,691	-£1,515,807	-£1,742,899	-£3,949,816
30% affordable housing (60:40)	-£1,071,068	-£1,210,766	-£1,252,645	-£1,304,993	-£1,374,108	-£1,601,201	-£3,805,800

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£151,039	£5,222	-£35,982	-£88,097	-£157,212	-£384,305	-£2,581,758
10% affordable housing (70:30)	-£43,616	-£186,735	-£228,614	-£280,962	-£350,077	-£577,170	-£2,777,778
15% affordable housing (70:30)	-£140,943	-£283,168	-£325,047	-£377,394	-£446,510	-£673,603	-£2,875,788
20% affordable housing (70:30)	-£238,423	-£379,601	-£421,479	-£473,827	-£542,941	-£770,035	-£2,973,797
25% affordable housing (70:30)	-£336,544	-£476,033	-£517,912	-£570,259	-£639,374	-£866,468	-£3,071,806
30% affordable housing (70:30)	-£434,663	-£572,466	-£614,344	-£666,691	-£735,807	-£962,899	-£3,169,816
30% affordable housing (60:40)	-£291,068	-£430,766	-£472,645	-£524,993	-£594,108	-£821,201	-£3,025,800

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£857,039	£711,222	£670,018	£617,903	£548,788	£321,695	-£1,876,758
10% affordable housing (70:30)	£662,384	£519,265	£477,386	£425,038	£355,923	£128,830	-£2,071,778
15% affordable housing (70:30)	£565,057	£422,832	£380,953	£328,606	£259,490	£32,397	-£2,169,788
20% affordable housing (70:30)	£467,577	£326,399	£284,521	£232,173	£163,059	-£64,035	-£2,267,797
25% affordable housing (70:30)	£369,456	£229,967	£188,088	£135,741	£66,626	-£160,468	-£2,365,806
30% affordable housing (70:30)	£271,337	£133,534	£91,656	£39,309	-£29,807	-£256,899	-£2,463,816
30% affordable housing (60:40)	£414,932	£275,234	£233,355	£181,007	£111,892	-£115,201	-£2,319,800

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Social Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,441,010	£2,275,237	£2,234,110	£2,182,605	£2,114,602	£1,891,163	-£273,060
10% affordable housing (70:30)	£2,153,277	£1,991,616	£1,950,411	£1,898,906	£1,830,903	£1,607,465	-£564,230
15% affordable housing (70:30)	£2,009,411	£1,849,766	£1,808,562	£1,757,057	£1,689,054	£1,465,615	-£709,815
20% affordable housing (70:30)	£1,865,545	£1,707,917	£1,666,713	£1,615,207	£1,547,204	£1,323,765	-£855,399
25% affordable housing (70:30)	£1,721,490	£1,566,067	£1,524,863	£1,473,358	£1,405,355	£1,181,916	-£1,000,993
30% affordable housing (70:30)	£1,577,159	£1,424,218	£1,383,014	£1,331,509	£1,263,506	£1,040,067	-£1,146,568
30% affordable housing (60:40)	£1,817,755	£1,662,701	£1,622,160	£1,571,181	£1,503,178	£1,279,739	-£898,993

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,881,990	-£1,827,763	-£1,868,890	-£1,920,395	-£1,988,398	-£2,211,837	-£4,376,080
10% affordable housing (70:30)	-£1,949,723	-£2,111,384	-£2,152,589	-£2,204,094	-£2,272,097	-£2,495,535	-£4,667,230
15% affordable housing (70:30)	-£2,093,589	-£2,253,234	-£2,294,438	-£2,345,943	-£2,413,946	-£2,637,385	-£4,812,815
20% affordable housing (70:30)	-£2,237,455	-£2,395,083	-£2,436,287	-£2,487,793	-£2,555,796	-£2,779,235	-£4,958,399
25% affordable housing (70:30)	-£2,381,510	-£2,538,933	-£2,579,137	-£2,629,642	-£2,697,645	-£2,921,084	-£5,103,983
30% affordable housing (70:30)	-£2,525,841	-£2,678,782	-£2,719,986	-£2,771,491	-£2,839,494	-£3,062,933	-£5,249,568
30% affordable housing (60:40)	-£2,285,245	-£2,440,299	-£2,480,840	-£2,531,819	-£2,599,822	-£2,823,261	-£5,001,993

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£649,010	£483,237	£442,110	£390,605	£322,602	£99,163	-£2,065,060
10% affordable housing (70:30)	£361,277	£199,616	£158,411	£106,906	£38,903	-£184,535	-£2,356,230
15% affordable housing (70:30)	£217,411	£57,766	£16,562	-£34,943	-£102,946	-£326,385	-£2,501,815
20% affordable housing (70:30)	£73,545	-£84,083	-£125,287	-£176,793	-£244,796	-£468,235	-£2,647,399
25% affordable housing (70:30)	-£70,510	-£225,933	-£267,137	-£318,642	-£386,645	-£610,084	-£2,792,983
30% affordable housing (70:30)	-£214,841	-£367,782	-£408,986	-£460,491	-£528,494	-£751,933	-£2,938,568
30% affordable housing (60:40)	£25,795	-£129,299	-£169,840	-£220,819	-£288,822	-£512,261	-£2,690,993

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,429,010	£1,263,237	£1,222,110	£1,170,605	£1,102,602	£879,163	-£1,285,060
10% affordable housing (70:30)	£1,141,277	£979,616	£938,411	£886,906	£818,903	£595,465	-£1,576,230
15% affordable housing (70:30)	£997,411	£837,766	£796,562	£745,057	£677,054	£453,615	-£1,721,815
20% affordable housing (70:30)	£853,545	£695,917	£654,713	£603,207	£535,204	£311,765	-£1,867,399
25% affordable housing (70:30)	£709,490	£554,067	£512,863	£461,358	£393,355	£169,916	-£2,012,983
30% affordable housing (70:30)	£565,159	£412,218	£371,014	£319,509	£251,506	£28,067	-£2,158,568
30% affordable housing (60:40)	£805,755	£650,701	£610,160	£559,181	£491,178	£267,739	-£1,910,993

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,135,010	£1,969,237	£1,928,110	£1,876,605	£1,808,602	£1,585,163	-£579,060
10% affordable housing (70:30)	£1,847,277	£1,685,616	£1,644,411	£1,592,906	£1,524,903	£1,301,465	-£870,230
15% affordable housing (70:30)	£1,703,411	£1,543,766	£1,502,562	£1,451,057	£1,383,054	£1,159,615	-£1,015,815
20% affordable housing (70:30)	£1,559,545	£1,401,917	£1,360,713	£1,309,207	£1,241,204	£1,017,765	-£1,161,399
25% affordable housing (70:30)	£1,415,490	£1,260,067	£1,218,863	£1,167,358	£1,099,355	£875,916	-£1,306,983
30% affordable housing (70:30)	£1,271,159	£1,118,218	£1,077,014	£1,025,509	£957,506	£734,067	-£1,452,568
30% affordable housing (60:40)	£1,511,755	£1,356,701	£1,316,160	£1,265,181	£1,197,178	£973,739	-£1,204,993

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6a

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Social Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,929,728	-£13,846,108	-£13,890,697	-£13,946,434	-£14,020,025	-£14,261,823	-£16,574,672
10% affordable housing (70:30)	-£14,079,780	-£13,993,579	-£14,038,168	-£14,093,905	-£14,167,496	-£14,409,295	-£16,722,143
15% affordable housing (70:30)	-£14,154,806	-£14,067,314	-£14,111,904	-£14,167,641	-£14,241,231	-£14,483,030	-£16,795,879
20% affordable housing (70:30)	-£14,229,831	-£14,141,050	-£14,185,639	-£14,241,376	-£14,314,967	-£14,556,766	-£16,869,614
25% affordable housing (70:30)	-£14,304,858	-£14,214,785	-£14,259,375	-£14,315,112	-£14,388,703	-£14,630,501	-£16,943,350
30% affordable housing (70:30)	-£14,379,883	-£14,288,521	-£14,333,110	-£14,388,847	-£14,462,438	-£14,704,237	-£17,017,085
30% affordable housing (60:40)	-£14,333,505	-£14,242,939	-£14,287,529	-£14,343,267	-£14,416,857	-£14,658,655	-£16,971,504

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£18,032,728	-£17,949,108	-£17,993,697	-£18,049,434	-£18,123,025	-£18,364,823	-£20,677,672
10% affordable housing (70:30)	-£18,182,780	-£18,098,579	-£18,141,168	-£18,196,905	-£18,270,496	-£18,512,295	-£20,825,143
15% affordable housing (70:30)	-£18,257,806	-£18,170,314	-£18,214,904	-£18,270,641	-£18,344,231	-£18,586,030	-£20,898,879
20% affordable housing (70:30)	-£18,332,831	-£18,244,050	-£18,288,639	-£18,344,376	-£18,417,967	-£18,659,766	-£20,972,614
25% affordable housing (70:30)	-£18,407,858	-£18,317,785	-£18,362,375	-£18,418,112	-£18,491,703	-£18,733,501	-£21,046,350
30% affordable housing (70:30)	-£18,482,883	-£18,391,521	-£18,436,110	-£18,491,847	-£18,565,438	-£18,807,237	-£21,120,085
30% affordable housing (60:40)	-£18,436,505	-£18,345,939	-£18,390,529	-£18,446,267	-£18,519,857	-£18,761,655	-£21,074,504

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,721,728	-£15,638,108	-£15,682,697	-£15,738,434	-£15,812,025	-£16,053,823	-£18,366,672
10% affordable housing (70:30)	-£15,871,780	-£15,785,579	-£15,830,168	-£15,885,905	-£15,959,496	-£16,201,295	-£18,514,143
15% affordable housing (70:30)	-£15,946,806	-£15,859,314	-£15,903,904	-£15,959,641	-£16,033,231	-£16,275,030	-£18,587,879
20% affordable housing (70:30)	-£16,021,831	-£15,933,050	-£15,977,639	-£16,033,376	-£16,106,967	-£16,348,766	-£18,661,614
25% affordable housing (70:30)	-£16,096,858	-£16,008,785	-£16,051,375	-£16,107,112	-£16,180,703	-£16,422,501	-£18,735,350
30% affordable housing (70:30)	-£16,171,883	-£16,080,521	-£16,125,110	-£16,180,847	-£16,254,438	-£16,496,237	-£18,809,085
30% affordable housing (60:40)	-£16,125,505	-£16,034,939	-£16,079,529	-£16,135,267	-£16,208,857	-£16,450,655	-£18,763,504

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,941,728	-£14,858,108	-£14,902,697	-£14,958,434	-£15,032,025	-£15,273,823	-£17,586,672
10% affordable housing (70:30)	-£15,091,780	-£15,005,579	-£15,050,168	-£15,105,905	-£15,179,496	-£15,421,295	-£17,734,143
15% affordable housing (70:30)	-£15,166,806	-£15,079,314	-£15,123,904	-£15,179,641	-£15,253,231	-£15,495,030	-£17,807,879
20% affordable housing (70:30)	-£15,241,831	-£15,153,050	-£15,197,639	-£15,253,376	-£15,326,967	-£15,568,766	-£17,881,614
25% affordable housing (70:30)	-£15,316,858	-£15,226,785	-£15,271,375	-£15,327,112	-£15,400,703	-£15,642,501	-£17,955,350
30% affordable housing (70:30)	-£15,391,883	-£15,300,521	-£15,345,110	-£15,400,847	-£15,474,438	-£15,716,237	-£18,029,085
30% affordable housing (60:40)	-£15,345,505	-£15,254,939	-£15,299,529	-£15,355,267	-£15,428,857	-£15,670,655	-£17,983,504

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,235,728	-£14,152,108	-£14,196,697	-£14,252,434	-£14,326,025	-£14,567,823	-£16,880,672
10% affordable housing (70:30)	-£14,385,780	-£14,299,579	-£14,344,168	-£14,399,905	-£14,473,496	-£14,715,295	-£17,028,143
15% affordable housing (70:30)	-£14,460,806	-£14,373,314	-£14,417,904	-£14,473,641	-£14,547,231	-£14,789,030	-£17,101,879
20% affordable housing (70:30)	-£14,535,831	-£14,447,050	-£14,491,639	-£14,547,376	-£14,620,967	-£14,862,766	-£17,175,614
25% affordable housing (70:30)	-£14,610,858	-£14,520,785	-£14,565,375	-£14,621,112	-£14,694,703	-£14,936,501	-£17,249,350
30% affordable housing (70:30)	-£14,685,883	-£14,594,521	-£14,639,110	-£14,694,847	-£14,768,438	-£15,010,237	-£17,323,085
30% affordable housing (60:40)	-£14,639,505	-£14,548,939	-£14,593,529	-£14,649,267	-£14,722,857	-£14,964,655	-£17,277,504

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6a

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Social Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,511,340	-£12,452,114	-£12,496,704	-£12,552,441	-£12,626,032	-£12,867,830	-£15,180,679
10% affordable housing (70:30)	-£12,803,231	-£12,738,984	-£12,783,574	-£12,839,312	-£12,912,902	-£13,154,700	-£15,467,550
15% affordable housing (70:30)	-£12,949,176	-£12,882,420	-£12,927,009	-£12,982,747	-£13,056,338	-£13,298,136	-£15,610,984
20% affordable housing (70:30)	-£13,095,122	-£13,025,854	-£13,070,445	-£13,126,182	-£13,199,773	-£13,441,570	-£15,754,420
25% affordable housing (70:30)	-£13,241,067	-£13,169,290	-£13,213,880	-£13,269,618	-£13,343,208	-£13,585,006	-£15,897,855
30% affordable housing (70:30)	-£13,387,012	-£13,312,726	-£13,357,315	-£13,413,052	-£13,486,643	-£13,728,441	-£16,041,290
30% affordable housing (60:40)	-£13,340,633	-£13,267,144	-£13,311,734	-£13,367,472	-£13,441,062	-£13,682,860	-£15,995,709

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,614,340	-£16,555,114	-£16,599,704	-£16,655,441	-£16,729,032	-£16,970,830	-£19,283,679
10% affordable housing (70:30)	-£16,906,231	-£16,841,984	-£16,886,574	-£16,942,312	-£17,015,902	-£17,257,700	-£19,570,550
15% affordable housing (70:30)	-£17,052,176	-£16,985,420	-£17,030,009	-£17,085,747	-£17,159,338	-£17,401,136	-£19,713,984
20% affordable housing (70:30)	-£17,198,122	-£17,128,854	-£17,173,445	-£17,229,182	-£17,302,773	-£17,544,570	-£19,857,420
25% affordable housing (70:30)	-£17,344,067	-£17,272,290	-£17,316,880	-£17,372,618	-£17,446,208	-£17,688,006	-£20,000,855
30% affordable housing (70:30)	-£17,490,012	-£17,415,726	-£17,460,315	-£17,516,052	-£17,589,643	-£17,831,441	-£20,144,290
30% affordable housing (60:40)	-£17,443,633	-£17,370,144	-£17,414,734	-£17,470,472	-£17,544,062	-£17,785,860	-£20,098,709

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,303,340	-£14,244,114	-£14,288,704	-£14,344,441	-£14,418,032	-£14,659,830	-£16,972,679
10% affordable housing (70:30)	-£14,595,231	-£14,530,984	-£14,575,574	-£14,631,312	-£14,704,902	-£14,946,700	-£17,259,550
15% affordable housing (70:30)	-£14,741,176	-£14,674,420	-£14,719,009	-£14,774,747	-£14,848,338	-£15,090,136	-£17,402,984
20% affordable housing (70:30)	-£14,887,122	-£14,817,854	-£14,862,445	-£14,918,182	-£14,991,773	-£15,233,570	-£17,546,420
25% affordable housing (70:30)	-£15,033,067	-£14,961,290	-£15,005,880	-£15,061,618	-£15,135,208	-£15,377,006	-£17,689,855
30% affordable housing (70:30)	-£15,179,012	-£15,104,726	-£15,149,315	-£15,205,052	-£15,278,643	-£15,520,441	-£17,833,290
30% affordable housing (60:40)	-£15,132,633	-£15,059,144	-£15,103,734	-£15,159,472	-£15,233,062	-£15,474,860	-£17,787,709

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,523,340	-£13,464,114	-£13,508,704	-£13,564,441	-£13,638,032	-£13,879,830	-£16,192,679
10% affordable housing (70:30)	-£13,815,231	-£13,750,984	-£13,795,574	-£13,851,312	-£13,924,902	-£14,166,700	-£16,479,550
15% affordable housing (70:30)	-£13,961,176	-£13,894,420	-£13,939,009	-£13,994,747	-£14,068,338	-£14,310,136	-£16,622,984
20% affordable housing (70:30)	-£14,107,122	-£14,037,854	-£14,082,445	-£14,138,182	-£14,211,773	-£14,453,570	-£16,766,420
25% affordable housing (70:30)	-£14,253,067	-£14,181,290	-£14,225,880	-£14,281,618	-£14,355,208	-£14,597,006	-£16,909,855
30% affordable housing (70:30)	-£14,399,012	-£14,324,726	-£14,369,315	-£14,425,052	-£14,498,643	-£14,740,441	-£17,053,290
30% affordable housing (60:40)	-£14,352,633	-£14,279,144	-£14,323,734	-£14,379,472	-£14,453,062	-£14,694,860	-£17,007,709

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,817,340	-£12,758,114	-£12,802,704	-£12,858,441	-£12,932,032	-£13,173,830	-£15,486,679
10% affordable housing (70:30)	-£13,109,231	-£13,044,984	-£13,089,574	-£13,145,312	-£13,218,902	-£13,460,700	-£15,773,550
15% affordable housing (70:30)	-£13,255,176	-£13,188,420	-£13,233,009	-£13,288,747	-£13,362,338	-£13,604,136	-£15,916,984
20% affordable housing (70:30)	-£13,401,122	-£13,331,854	-£13,376,445	-£13,432,182	-£13,505,773	-£13,747,570	-£16,060,420
25% affordable housing (70:30)	-£13,547,067	-£13,475,290	-£13,519,880	-£13,575,618	-£13,649,208	-£13,891,006	-£16,203,855
30% affordable housing (70:30)	-£13,693,012	-£13,618,726	-£13,663,315	-£13,719,052	-£13,792,643	-£14,034,441	-£16,347,290
30% affordable housing (60:40)	-£13,646,633	-£13,573,144	-£13,617,734	-£13,673,472	-£13,747,062	-£13,988,860	-£16,301,709

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6a

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Social Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,096,243	-£11,061,355	-£11,105,945	-£11,161,683	-£11,235,274	-£11,477,071	-£13,789,920
10% affordable housing (70:30)	-£11,529,643	-£11,487,302	-£11,531,891	-£11,587,629	-£11,661,220	-£11,903,018	-£14,215,866
15% affordable housing (70:30)	-£11,746,343	-£11,700,275	-£11,744,864	-£11,800,602	-£11,874,193	-£12,115,991	-£14,428,839
20% affordable housing (70:30)	-£11,963,044	-£11,913,248	-£11,957,837	-£12,013,575	-£12,087,166	-£12,328,964	-£14,641,813
25% affordable housing (70:30)	-£12,179,743	-£12,126,221	-£12,170,810	-£12,226,549	-£12,300,139	-£12,541,937	-£14,854,786
30% affordable housing (70:30)	-£12,396,444	-£12,339,194	-£12,383,784	-£12,439,522	-£12,513,113	-£12,754,910	-£15,067,759
30% affordable housing (60:40)	-£12,350,065	-£12,293,612	-£12,338,203	-£12,393,940	-£12,467,531	-£12,709,328	-£15,022,178

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,199,243	-£15,164,355	-£15,208,945	-£15,264,683	-£15,338,274	-£15,580,071	-£17,892,920
10% affordable housing (70:30)	-£15,632,643	-£15,590,302	-£15,634,891	-£15,690,629	-£15,764,220	-£16,006,018	-£18,318,866
15% affordable housing (70:30)	-£15,849,343	-£15,803,275	-£15,847,864	-£15,903,602	-£15,977,193	-£16,218,991	-£18,531,839
20% affordable housing (70:30)	-£16,066,044	-£16,016,248	-£16,060,837	-£16,116,575	-£16,190,166	-£16,431,964	-£18,744,813
25% affordable housing (70:30)	-£16,282,743	-£16,229,221	-£16,273,810	-£16,329,549	-£16,403,139	-£16,644,937	-£18,957,786
30% affordable housing (70:30)	-£16,499,444	-£16,442,194	-£16,486,784	-£16,542,522	-£16,616,113	-£16,857,910	-£19,170,759
30% affordable housing (60:40)	-£16,453,065	-£16,396,612	-£16,441,203	-£16,496,940	-£16,570,531	-£16,812,328	-£19,125,178

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,888,243	-£12,853,355	-£12,897,945	-£12,953,683	-£13,027,274	-£13,269,071	-£15,581,920
10% affordable housing (70:30)	-£13,321,643	-£13,279,302	-£13,323,891	-£13,379,629	-£13,453,220	-£13,695,018	-£16,007,866
15% affordable housing (70:30)	-£13,538,343	-£13,492,275	-£13,536,864	-£13,592,602	-£13,666,193	-£13,907,991	-£16,220,839
20% affordable housing (70:30)	-£13,755,044	-£13,705,248	-£13,749,837	-£13,805,575	-£13,879,166	-£14,120,964	-£16,433,813
25% affordable housing (70:30)	-£13,971,743	-£13,918,221	-£13,962,810	-£14,018,549	-£14,092,139	-£14,333,937	-£16,646,786
30% affordable housing (70:30)	-£14,188,444	-£14,131,194	-£14,175,784	-£14,231,522	-£14,305,113	-£14,546,910	-£16,859,759
30% affordable housing (60:40)	-£14,142,065	-£14,085,612	-£14,130,203	-£14,185,940	-£14,259,531	-£14,501,328	-£16,814,178

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,108,243	-£12,073,355	-£12,117,945	-£12,173,683	-£12,247,274	-£12,489,071	-£14,801,920
10% affordable housing (70:30)	-£12,541,643	-£12,499,302	-£12,543,891	-£12,599,629	-£12,673,220	-£12,915,018	-£15,227,866
15% affordable housing (70:30)	-£12,758,343	-£12,712,275	-£12,756,864	-£12,812,602	-£12,886,193	-£13,127,991	-£15,440,839
20% affordable housing (70:30)	-£12,975,044	-£12,925,248	-£12,969,837	-£13,025,575	-£13,099,166	-£13,340,964	-£15,653,813
25% affordable housing (70:30)	-£13,191,743	-£13,138,221	-£13,182,810	-£13,238,549	-£13,312,139	-£13,553,937	-£15,866,786
30% affordable housing (70:30)	-£13,408,444	-£13,351,194	-£13,395,784	-£13,451,522	-£13,525,113	-£13,766,910	-£16,079,759
30% affordable housing (60:40)	-£13,362,065	-£13,305,612	-£13,350,203	-£13,405,940	-£13,479,531	-£13,721,328	-£16,034,178

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,402,243	-£11,367,355	-£11,411,945	-£11,467,683	-£11,541,274	-£11,783,071	-£14,095,920
10% affordable housing (70:30)	-£11,835,643	-£11,793,302	-£11,837,891	-£11,893,629	-£11,967,220	-£12,209,018	-£14,521,866
15% affordable housing (70:30)	-£12,052,343	-£12,006,275	-£12,050,864	-£12,106,602	-£12,180,193	-£12,421,991	-£14,734,839
20% affordable housing (70:30)	-£12,269,044	-£12,219,248	-£12,263,837	-£12,319,575	-£12,393,166	-£12,634,964	-£14,947,813
25% affordable housing (70:30)	-£12,485,743	-£12,432,221	-£12,476,810	-£12,532,549	-£12,606,139	-£12,847,937	-£15,160,786
30% affordable housing (70:30)	-£12,702,444	-£12,645,194	-£12,689,784	-£12,745,522	-£12,819,113	-£13,060,910	-£15,373,759
30% affordable housing (60:40)	-£12,656,065	-£12,599,612	-£12,644,203	-£12,699,940	-£12,773,531	-£13,015,328	-£15,328,178

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Social Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,536,894	-£1,695,289	-£1,754,865	-£1,829,334	-£1,924,156	-£2,235,717	-£5,215,866
10% affordable housing (70:30)	-£1,649,193	-£1,805,658	-£1,865,233	-£1,939,702	-£2,034,525	-£2,346,086	-£5,326,234
15% affordable housing (70:30)	-£1,705,343	-£1,860,841	-£1,920,417	-£1,994,887	-£2,089,709	-£2,401,270	-£5,381,418
20% affordable housing (70:30)	-£1,761,493	-£1,916,025	-£1,975,601	-£2,050,070	-£2,144,894	-£2,456,454	-£5,436,602
25% affordable housing (70:30)	-£1,817,643	-£1,971,209	-£2,030,785	-£2,105,254	-£2,200,077	-£2,511,639	-£5,491,787
30% affordable housing (70:30)	-£1,873,792	-£2,026,394	-£2,085,970	-£2,160,438	-£2,255,261	-£2,566,822	-£5,546,970
30% affordable housing (60:40)	-£1,827,762	-£1,981,154	-£2,040,730	-£2,115,200	-£2,210,022	-£2,521,583	-£5,501,731

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£5,639,894	-£5,798,289	-£5,857,865	-£5,932,334	-£6,027,156	-£6,338,717	-£9,318,866
10% affordable housing (70:30)	-£5,752,193	-£5,908,658	-£5,968,233	-£6,042,702	-£6,137,525	-£6,449,086	-£9,429,234
15% affordable housing (70:30)	-£5,808,343	-£5,963,841	-£6,023,417	-£6,097,887	-£6,192,709	-£6,504,270	-£9,484,418
20% affordable housing (70:30)	-£5,864,493	-£6,019,025	-£6,078,601	-£6,153,070	-£6,247,894	-£6,559,454	-£9,539,602
25% affordable housing (70:30)	-£5,920,643	-£6,074,209	-£6,133,785	-£6,208,254	-£6,303,077	-£6,614,639	-£9,594,787
30% affordable housing (70:30)	-£5,976,792	-£6,129,394	-£6,188,970	-£6,263,438	-£6,358,261	-£6,669,822	-£9,649,970
30% affordable housing (60:40)	-£5,930,762	-£6,084,154	-£6,143,730	-£6,218,200	-£6,313,022	-£6,624,583	-£9,604,731

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,328,894	-£3,487,289	-£3,546,865	-£3,621,334	-£3,716,156	-£4,027,717	-£7,007,866
10% affordable housing (70:30)	-£3,441,193	-£3,597,658	-£3,657,233	-£3,731,702	-£3,826,525	-£4,138,086	-£7,118,234
15% affordable housing (70:30)	-£3,497,343	-£3,652,841	-£3,712,417	-£3,786,887	-£3,881,709	-£4,193,270	-£7,173,418
20% affordable housing (70:30)	-£3,553,493	-£3,708,025	-£3,767,601	-£3,842,070	-£3,936,894	-£4,248,454	-£7,228,602
25% affordable housing (70:30)	-£3,609,643	-£3,763,209	-£3,822,785	-£3,897,254	-£3,992,077	-£4,303,639	-£7,283,787
30% affordable housing (70:30)	-£3,665,792	-£3,818,394	-£3,877,970	-£3,952,438	-£4,047,261	-£4,358,822	-£7,338,970
30% affordable housing (60:40)	-£3,619,762	-£3,773,154	-£3,832,730	-£3,907,200	-£4,002,022	-£4,313,583	-£7,293,731

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,548,894	-£2,707,289	-£2,766,865	-£2,841,334	-£2,936,156	-£3,247,717	-£6,227,866
10% affordable housing (70:30)	-£2,661,193	-£2,817,658	-£2,877,233	-£2,951,702	-£3,046,525	-£3,358,086	-£6,338,234
15% affordable housing (70:30)	-£2,717,343	-£2,872,841	-£2,932,417	-£3,006,887	-£3,101,709	-£3,413,270	-£6,393,418
20% affordable housing (70:30)	-£2,773,493	-£2,928,025	-£2,987,601	-£3,062,070	-£3,156,894	-£3,468,454	-£6,448,602
25% affordable housing (70:30)	-£2,829,643	-£2,983,209	-£3,042,785	-£3,117,254	-£3,212,077	-£3,523,639	-£6,503,787
30% affordable housing (70:30)	-£2,885,792	-£3,038,394	-£3,097,970	-£3,172,438	-£3,267,261	-£3,578,822	-£6,558,970
30% affordable housing (60:40)	-£2,839,762	-£2,993,154	-£3,052,730	-£3,127,200	-£3,222,022	-£3,533,583	-£6,513,731

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,842,894	-£2,001,289	-£2,060,865	-£2,135,334	-£2,230,156	-£2,541,717	-£5,521,866
10% affordable housing (70:30)	-£1,955,193	-£2,111,658	-£2,171,233	-£2,245,702	-£2,340,525	-£2,652,086	-£5,632,234
15% affordable housing (70:30)	-£2,011,343	-£2,166,841	-£2,226,417	-£2,300,887	-£2,395,709	-£2,707,270	-£5,687,418
20% affordable housing (70:30)	-£2,067,493	-£2,222,025	-£2,281,601	-£2,356,070	-£2,450,894	-£2,762,454	-£5,742,602
25% affordable housing (70:30)	-£2,123,643	-£2,277,209	-£2,336,785	-£2,411,254	-£2,506,077	-£2,817,639	-£5,797,787
30% affordable housing (70:30)	-£2,179,792	-£2,332,394	-£2,391,970	-£2,466,438	-£2,561,261	-£2,872,822	-£5,852,970
30% affordable housing (60:40)	-£2,133,762	-£2,287,154	-£2,346,730	-£2,421,200	-£2,516,022	-£2,827,583	-£5,807,731

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Social Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£72,504	-£256,086	-£315,661	-£390,130	-£484,954	-£796,515	-£3,776,663
10% affordable housing (70:30)	-£291,640	-£471,453	-£531,028	-£605,498	-£700,320	-£1,011,881	-£3,992,029
15% affordable housing (70:30)	-£401,208	-£579,137	-£638,712	-£713,182	-£808,004	-£1,119,565	-£4,099,713
20% affordable housing (70:30)	-£510,777	-£686,820	-£746,396	-£820,865	-£915,688	-£1,227,249	-£4,207,397
25% affordable housing (70:30)	-£620,345	-£794,904	-£854,079	-£928,548	-£1,023,372	-£1,334,933	-£4,315,081
30% affordable housing (70:30)	-£729,912	-£902,187	-£961,763	-£1,036,232	-£1,131,055	-£1,442,617	-£4,422,764
30% affordable housing (60:40)	-£565,075	-£740,185	-£799,760	-£874,230	-£969,052	-£1,280,613	-£4,260,761

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£4,175,504	-£4,359,086	-£4,418,661	-£4,493,130	-£4,587,954	-£4,899,515	-£7,879,663
10% affordable housing (70:30)	-£4,394,640	-£4,574,453	-£4,634,028	-£4,708,498	-£4,803,320	-£5,114,881	-£8,095,029
15% affordable housing (70:30)	-£4,504,208	-£4,682,137	-£4,741,712	-£4,816,182	-£4,911,004	-£5,222,565	-£8,202,713
20% affordable housing (70:30)	-£4,613,777	-£4,789,820	-£4,849,396	-£4,923,865	-£5,018,688	-£5,330,249	-£8,310,397
25% affordable housing (70:30)	-£4,723,345	-£4,897,504	-£4,957,079	-£5,031,548	-£5,126,372	-£5,437,933	-£8,418,081
30% affordable housing (70:30)	-£4,832,912	-£5,005,187	-£5,064,763	-£5,139,232	-£5,234,055	-£5,545,617	-£8,525,764
30% affordable housing (60:40)	-£4,668,075	-£4,843,185	-£4,902,760	-£4,977,230	-£5,072,052	-£5,383,613	-£8,363,761

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,884,504	-£2,048,086	-£2,107,661	-£2,182,130	-£2,276,954	-£2,588,515	-£5,568,663
10% affordable housing (70:30)	-£2,083,640	-£2,263,453	-£2,323,028	-£2,397,498	-£2,492,320	-£2,803,881	-£5,784,029
15% affordable housing (70:30)	-£2,193,208	-£2,371,137	-£2,430,712	-£2,505,182	-£2,600,004	-£2,911,565	-£5,891,713
20% affordable housing (70:30)	-£2,302,777	-£2,478,820	-£2,538,396	-£2,612,865	-£2,707,688	-£3,019,249	-£5,999,397
25% affordable housing (70:30)	-£2,412,345	-£2,588,504	-£2,646,079	-£2,720,548	-£2,815,372	-£3,126,933	-£6,107,081
30% affordable housing (70:30)	-£2,521,912	-£2,694,187	-£2,753,763	-£2,828,232	-£2,923,055	-£3,234,617	-£6,214,764
30% affordable housing (60:40)	-£2,357,075	-£2,532,185	-£2,591,760	-£2,666,230	-£2,761,052	-£3,072,613	-£6,062,761

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,084,504	-£1,268,086	-£1,327,661	-£1,402,130	-£1,496,954	-£1,808,515	-£4,788,663
10% affordable housing (70:30)	-£1,303,640	-£1,483,453	-£1,543,028	-£1,617,498	-£1,712,320	-£2,023,881	-£5,004,029
15% affordable housing (70:30)	-£1,413,208	-£1,591,137	-£1,650,712	-£1,725,182	-£1,820,004	-£2,131,565	-£5,111,713
20% affordable housing (70:30)	-£1,522,777	-£1,698,820	-£1,758,396	-£1,832,865	-£1,927,688	-£2,239,249	-£5,219,397
25% affordable housing (70:30)	-£1,632,345	-£1,808,504	-£1,866,079	-£1,940,548	-£2,035,372	-£2,346,933	-£5,327,081
30% affordable housing (70:30)	-£1,741,912	-£1,914,187	-£1,973,763	-£2,048,232	-£2,143,055	-£2,454,617	-£5,434,764
30% affordable housing (60:40)	-£1,577,075	-£1,752,185	-£1,811,760	-£1,886,230	-£1,981,052	-£2,292,613	-£5,272,761

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£378,504	-£562,086	-£621,661	-£696,130	-£790,954	-£1,102,515	-£4,082,663
10% affordable housing (70:30)	-£597,640	-£777,453	-£837,028	-£911,498	-£1,006,320	-£1,317,881	-£4,298,029
15% affordable housing (70:30)	-£707,208	-£885,137	-£944,712	-£1,019,182	-£1,114,004	-£1,425,565	-£4,405,713
20% affordable housing (70:30)	-£816,777	-£992,820	-£1,052,396	-£1,126,865	-£1,221,688	-£1,533,249	-£4,513,397
25% affordable housing (70:30)	-£926,345	-£1,100,504	-£1,160,079	-£1,234,548	-£1,329,372	-£1,640,933	-£4,621,081
30% affordable housing (70:30)	-£1,035,912	-£1,208,187	-£1,267,763	-£1,342,232	-£1,437,055	-£1,748,617	-£4,728,764
30% affordable housing (60:40)	-£871,075	-£1,046,185	-£1,105,760	-£1,180,230	-£1,275,052	-£1,586,613	-£4,566,761

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Social Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,356,934	£1,154,668	£1,096,995	£1,024,903	£933,107	£629,061	-£2,340,798
10% affordable housing (70:30)	£1,040,332	£843,511	£785,838	£713,746	£620,638	£314,090	-£2,660,921
15% affordable housing (70:30)	£882,031	£687,933	£629,719	£556,449	£463,152	£156,605	-£2,820,982
20% affordable housing (70:30)	£723,730	£530,851	£472,234	£398,963	£305,666	-£896	-£2,981,044
25% affordable housing (70:30)	£564,936	£373,365	£314,749	£241,478	£148,180	-£160,957	-£3,141,105
30% affordable housing (70:30)	£404,695	£215,880	£157,263	£83,992	£9,458	-£321,019	-£3,301,166
30% affordable housing (60:40)	£681,451	£489,894	£431,277	£358,006	£264,710	-£42,523	-£3,022,671

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,746,068	-£2,948,332	-£3,006,005	-£3,078,097	-£3,169,893	-£3,473,939	-£6,443,798
10% affordable housing (70:30)	-£3,062,668	-£3,259,489	-£3,317,162	-£3,389,254	-£3,482,362	-£3,788,910	-£6,763,921
15% affordable housing (70:30)	-£3,220,969	-£3,415,067	-£3,473,281	-£3,546,551	-£3,639,848	-£3,946,395	-£6,923,982
20% affordable housing (70:30)	-£3,379,270	-£3,572,149	-£3,630,766	-£3,704,037	-£3,797,334	-£4,103,896	-£7,084,044
25% affordable housing (70:30)	-£3,538,064	-£3,729,635	-£3,788,251	-£3,861,522	-£3,954,820	-£4,263,957	-£7,244,105
30% affordable housing (70:30)	-£3,698,305	-£3,887,120	-£3,945,737	-£4,019,008	-£4,112,458	-£4,424,019	-£7,404,166
30% affordable housing (60:40)	-£3,421,549	-£3,613,106	-£3,671,723	-£3,744,994	-£3,838,290	-£4,145,523	-£7,125,671

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£435,066	-£637,332	-£695,005	-£767,097	-£858,893	-£1,162,939	-£4,132,798
10% affordable housing (70:30)	-£751,668	-£948,489	-£1,006,162	-£1,078,254	-£1,171,362	-£1,477,910	-£4,452,921
15% affordable housing (70:30)	-£909,969	-£1,104,067	-£1,162,281	-£1,235,551	-£1,328,848	-£1,635,395	-£4,612,982
20% affordable housing (70:30)	-£1,068,270	-£1,261,149	-£1,319,766	-£1,393,037	-£1,486,334	-£1,792,896	-£4,773,044
25% affordable housing (70:30)	-£1,227,064	-£1,418,635	-£1,477,251	-£1,550,522	-£1,643,820	-£1,952,957	-£4,933,105
30% affordable housing (70:30)	-£1,387,305	-£1,576,120	-£1,634,737	-£1,708,008	-£1,801,458	-£2,113,019	-£5,093,166
30% affordable housing (60:40)	-£1,110,549	-£1,302,106	-£1,360,723	-£1,433,994	-£1,527,290	-£1,834,523	-£4,814,671

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£344,934	£142,668	£84,995	£12,903	-£78,893	-£382,939	-£3,352,798
10% affordable housing (70:30)	£28,332	-£168,489	-£226,162	-£298,254	-£391,362	-£697,910	-£3,672,921
15% affordable housing (70:30)	-£129,969	-£324,067	-£382,281	-£455,551	-£548,848	-£855,395	-£3,832,982
20% affordable housing (70:30)	-£288,270	-£481,149	-£539,766	-£613,037	-£706,334	-£1,012,896	-£3,993,044
25% affordable housing (70:30)	-£447,064	-£638,635	-£697,251	-£770,522	-£863,820	-£1,172,957	-£4,153,105
30% affordable housing (70:30)	-£607,305	-£796,120	-£854,737	-£928,008	-£1,021,458	-£1,333,019	-£4,313,166
30% affordable housing (60:40)	-£330,549	-£522,106	-£580,723	-£653,994	-£747,290	-£1,054,523	-£4,034,671

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,050,934	£848,668	£790,995	£718,903	£627,107	£323,061	-£2,646,798
10% affordable housing (70:30)	£734,332	£537,511	£479,838	£407,746	£314,638	£8,090	-£2,966,921
15% affordable housing (70:30)	£576,031	£381,933	£323,719	£250,449	£157,152	-£149,395	-£3,126,982
20% affordable housing (70:30)	£417,730	£224,851	£166,234	£92,963	-£334	-£306,896	-£3,287,044
25% affordable housing (70:30)	£258,936	£67,365	£8,749	-£64,522	-£157,820	-£466,957	-£3,447,105
30% affordable housing (70:30)	£98,695	-£90,120	-£148,737	-£222,008	-£315,458	-£627,019	-£3,607,166
30% affordable housing (60:40)	£375,451	£183,894	£125,277	£52,006	-£41,290	-£348,523	-£3,328,671

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7a

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Social Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,870,933	-£14,836,962	-£14,899,374	-£14,977,389	-£15,078,602	-£15,411,158	-£18,592,122
10% affordable housing (70:30)	-£15,040,728	-£15,003,837	-£15,066,249	-£15,144,265	-£15,245,477	-£15,578,033	-£18,758,997
15% affordable housing (70:30)	-£15,125,626	-£15,087,275	-£15,149,687	-£15,227,702	-£15,328,914	-£15,661,471	-£18,842,435
20% affordable housing (70:30)	-£15,210,524	-£15,170,712	-£15,233,124	-£15,311,140	-£15,412,352	-£15,744,908	-£18,925,873
25% affordable housing (70:30)	-£15,295,422	-£15,254,150	-£15,316,562	-£15,394,578	-£15,495,790	-£15,828,346	-£19,009,310
30% affordable housing (70:30)	-£15,380,319	-£15,337,587	-£15,400,000	-£15,478,015	-£15,579,227	-£15,911,784	-£19,092,748
30% affordable housing (60:40)	-£15,326,748	-£15,284,937	-£15,347,349	-£15,425,365	-£15,526,577	-£15,859,132	-£19,040,098

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£18,973,933	-£18,939,982	-£19,002,374	-£19,080,389	-£19,181,602	-£19,514,158	-£22,696,122
10% affordable housing (70:30)	-£19,143,728	-£19,106,837	-£19,169,249	-£19,247,265	-£19,348,477	-£19,681,033	-£22,861,997
15% affordable housing (70:30)	-£19,228,626	-£19,190,275	-£19,252,687	-£19,330,702	-£19,431,914	-£19,764,471	-£22,945,435
20% affordable housing (70:30)	-£19,313,524	-£19,273,712	-£19,336,124	-£19,414,140	-£19,515,352	-£19,847,908	-£23,028,873
25% affordable housing (70:30)	-£19,398,422	-£19,357,150	-£19,419,562	-£19,497,578	-£19,598,790	-£19,931,346	-£23,112,310
30% affordable housing (70:30)	-£19,483,319	-£19,440,587	-£19,503,000	-£19,581,015	-£19,682,227	-£20,014,784	-£23,195,748
30% affordable housing (60:40)	-£19,429,748	-£19,387,937	-£19,450,349	-£19,528,365	-£19,629,577	-£19,962,132	-£23,143,098

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,662,933	-£16,628,962	-£16,691,374	-£16,769,389	-£16,870,602	-£17,203,158	-£20,384,122
10% affordable housing (70:30)	-£16,832,728	-£16,795,837	-£16,858,249	-£16,936,265	-£17,037,477	-£17,370,033	-£20,550,997
15% affordable housing (70:30)	-£16,917,626	-£16,879,275	-£16,941,687	-£17,019,702	-£17,120,914	-£17,453,471	-£20,634,435
20% affordable housing (70:30)	-£17,002,524	-£16,962,712	-£17,025,124	-£17,103,140	-£17,204,352	-£17,536,908	-£20,717,873
25% affordable housing (70:30)	-£17,087,422	-£17,046,150	-£17,108,562	-£17,186,578	-£17,287,790	-£17,620,346	-£20,801,310
30% affordable housing (70:30)	-£17,172,319	-£17,129,587	-£17,192,000	-£17,270,015	-£17,371,227	-£17,703,784	-£20,884,748
30% affordable housing (60:40)	-£17,118,748	-£17,076,937	-£17,139,349	-£17,217,365	-£17,318,577	-£17,651,132	-£20,832,098

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,882,933	-£15,848,962	-£15,911,374	-£15,989,389	-£16,090,602	-£16,423,158	-£19,604,122
10% affordable housing (70:30)	-£16,052,728	-£16,015,837	-£16,078,249	-£16,156,265	-£16,257,477	-£16,590,033	-£19,770,997
15% affordable housing (70:30)	-£16,137,626	-£16,099,275	-£16,161,687	-£16,239,702	-£16,340,914	-£16,673,471	-£19,854,435
20% affordable housing (70:30)	-£16,222,524	-£16,182,712	-£16,245,124	-£16,323,140	-£16,424,352	-£16,756,908	-£19,937,873
25% affordable housing (70:30)	-£16,307,422	-£16,266,150	-£16,328,562	-£16,406,578	-£16,507,790	-£16,840,346	-£20,021,310
30% affordable housing (70:30)	-£16,392,319	-£16,349,587	-£16,412,000	-£16,490,015	-£16,591,227	-£16,923,784	-£20,104,748
30% affordable housing (60:40)	-£16,338,748	-£16,296,937	-£16,359,349	-£16,437,365	-£16,538,577	-£16,871,132	-£20,052,098

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,176,933	-£15,142,962	-£15,205,374	-£15,283,389	-£15,384,602	-£15,717,158	-£18,898,122
10% affordable housing (70:30)	-£15,346,728	-£15,309,837	-£15,372,249	-£15,450,265	-£15,551,477	-£15,884,033	-£19,064,997
15% affordable housing (70:30)	-£15,431,626	-£15,393,275	-£15,455,687	-£15,533,702	-£15,634,914	-£15,967,471	-£19,148,435
20% affordable housing (70:30)	-£15,516,524	-£15,476,712	-£15,539,124	-£15,617,140	-£15,718,352	-£16,050,908	-£19,231,873
25% affordable housing (70:30)	-£15,601,422	-£15,560,150	-£15,622,562	-£15,700,578	-£15,801,790	-£16,134,346	-£19,315,310
30% affordable housing (70:30)	-£15,686,319	-£15,643,587	-£15,706,000	-£15,784,015	-£15,885,227	-£16,217,784	-£19,398,748
30% affordable housing (60:40)	-£15,632,748	-£15,590,937	-£15,653,349	-£15,731,365	-£15,832,577	-£16,165,132	-£19,346,098

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7a

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Social Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,258,154	-£13,251,921	-£13,314,334	-£13,392,349	-£13,493,561	-£13,826,116	-£17,007,081
10% affordable housing (70:30)	-£13,589,227	-£13,577,300	-£13,639,713	-£13,717,728	-£13,818,940	-£14,151,496	-£17,332,461
15% affordable housing (70:30)	-£13,754,764	-£13,739,990	-£13,802,403	-£13,880,418	-£13,981,630	-£14,314,185	-£17,495,151
20% affordable housing (70:30)	-£13,920,300	-£13,902,679	-£13,965,093	-£14,043,108	-£14,144,320	-£14,476,875	-£17,657,840
25% affordable housing (70:30)	-£14,085,838	-£14,065,369	-£14,127,782	-£14,205,797	-£14,307,010	-£14,639,565	-£17,820,530
30% affordable housing (70:30)	-£14,251,375	-£14,228,059	-£14,290,472	-£14,368,487	-£14,469,699	-£14,802,255	-£17,983,220
30% affordable housing (60:40)	-£14,197,802	-£14,175,408	-£14,237,821	-£14,315,837	-£14,417,049	-£14,749,604	-£17,930,569

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£17,361,154	-£17,354,921	-£17,417,334	-£17,495,349	-£17,596,561	-£17,929,116	-£21,110,081
10% affordable housing (70:30)	-£17,692,227	-£17,680,300	-£17,742,713	-£17,820,728	-£17,921,940	-£18,254,496	-£21,435,461
15% affordable housing (70:30)	-£17,857,764	-£17,842,990	-£17,905,403	-£17,983,418	-£18,084,630	-£18,417,185	-£21,598,151
20% affordable housing (70:30)	-£18,023,300	-£18,005,679	-£18,068,093	-£18,146,108	-£18,247,320	-£18,579,875	-£21,760,840
25% affordable housing (70:30)	-£18,188,838	-£18,168,369	-£18,230,782	-£18,308,797	-£18,410,010	-£18,742,565	-£21,923,530
30% affordable housing (70:30)	-£18,354,375	-£18,331,059	-£18,393,472	-£18,471,487	-£18,572,699	-£18,905,255	-£22,086,220
30% affordable housing (60:40)	-£18,300,802	-£18,278,408	-£18,340,821	-£18,418,837	-£18,520,049	-£18,852,604	-£22,033,569

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,050,154	-£15,043,921	-£15,106,334	-£15,184,349	-£15,285,561	-£15,618,116	-£18,799,081
10% affordable housing (70:30)	-£15,381,227	-£15,369,300	-£15,431,713	-£15,509,728	-£15,610,940	-£15,943,496	-£19,124,461
15% affordable housing (70:30)	-£15,546,764	-£15,531,990	-£15,594,403	-£15,672,418	-£15,773,630	-£16,106,185	-£19,287,151
20% affordable housing (70:30)	-£15,712,300	-£15,694,679	-£15,757,093	-£15,835,108	-£15,936,320	-£16,268,875	-£19,449,840
25% affordable housing (70:30)	-£15,877,838	-£15,857,369	-£15,919,782	-£15,997,797	-£16,099,010	-£16,431,565	-£19,612,530
30% affordable housing (70:30)	-£16,043,375	-£16,020,059	-£16,082,472	-£16,160,487	-£16,261,699	-£16,594,255	-£19,775,220
30% affordable housing (60:40)	-£15,989,802	-£15,967,408	-£16,029,821	-£16,107,837	-£16,209,049	-£16,541,604	-£19,722,569

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,270,154	-£14,263,921	-£14,326,334	-£14,404,349	-£14,505,561	-£14,838,116	-£18,019,081
10% affordable housing (70:30)	-£14,601,227	-£14,589,300	-£14,651,713	-£14,729,728	-£14,830,940	-£15,163,496	-£18,344,461
15% affordable housing (70:30)	-£14,766,764	-£14,751,990	-£14,814,403	-£14,892,418	-£14,993,630	-£15,326,185	-£18,507,151
20% affordable housing (70:30)	-£14,932,300	-£14,914,679	-£14,977,093	-£15,055,108	-£15,156,320	-£15,488,875	-£18,669,840
25% affordable housing (70:30)	-£15,097,838	-£15,077,369	-£15,139,782	-£15,217,797	-£15,319,010	-£15,651,565	-£18,832,530
30% affordable housing (70:30)	-£15,263,375	-£15,240,059	-£15,302,472	-£15,380,487	-£15,481,699	-£15,814,255	-£18,995,220
30% affordable housing (60:40)	-£15,209,802	-£15,187,408	-£15,249,821	-£15,327,837	-£15,429,049	-£15,761,604	-£18,942,569

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,564,154	-£13,557,921	-£13,620,334	-£13,698,349	-£13,799,561	-£14,132,116	-£17,313,081
10% affordable housing (70:30)	-£13,895,227	-£13,883,300	-£13,945,713	-£14,023,728	-£14,124,940	-£14,457,496	-£17,638,461
15% affordable housing (70:30)	-£14,060,764	-£14,045,990	-£14,108,403	-£14,186,418	-£14,287,630	-£14,620,185	-£17,801,151
20% affordable housing (70:30)	-£14,226,300	-£14,208,679	-£14,271,093	-£14,349,108	-£14,450,320	-£14,782,875	-£17,963,840
25% affordable housing (70:30)	-£14,391,838	-£14,371,369	-£14,433,782	-£14,511,797	-£14,613,010	-£14,945,565	-£18,126,530
30% affordable housing (70:30)	-£14,557,375	-£14,534,059	-£14,596,472	-£14,674,487	-£14,775,699	-£15,108,255	-£18,289,220
30% affordable housing (60:40)	-£14,503,802	-£14,481,408	-£14,543,821	-£14,621,837	-£14,723,049	-£15,055,604	-£18,236,569

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7a

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Social Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,649,117	-£11,670,558	-£11,732,971	-£11,810,986	-£11,912,199	-£12,244,754	-£15,425,718
10% affordable housing (70:30)	-£12,141,094	-£12,154,074	-£12,216,486	-£12,294,502	-£12,395,714	-£12,728,269	-£15,909,235
15% affordable housing (70:30)	-£12,387,082	-£12,395,832	-£12,458,244	-£12,536,259	-£12,637,472	-£12,970,028	-£16,150,992
20% affordable housing (70:30)	-£12,633,072	-£12,637,589	-£12,700,002	-£12,778,017	-£12,879,229	-£13,211,786	-£16,392,750
25% affordable housing (70:30)	-£12,879,060	-£12,879,347	-£12,941,759	-£13,019,775	-£13,120,988	-£13,453,543	-£16,634,508
30% affordable housing (70:30)	-£13,125,049	-£13,121,105	-£13,183,517	-£13,261,532	-£13,362,746	-£13,695,301	-£16,876,265
30% affordable housing (60:40)	-£13,071,476	-£13,068,455	-£13,130,867	-£13,208,882	-£13,310,094	-£13,642,651	-£16,823,615

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,752,117	-£15,773,558	-£15,835,971	-£15,913,986	-£16,015,199	-£16,347,754	-£19,528,718
10% affordable housing (70:30)	-£16,244,094	-£16,257,074	-£16,319,486	-£16,397,502	-£16,498,714	-£16,831,269	-£20,012,235
15% affordable housing (70:30)	-£16,490,082	-£16,498,832	-£16,561,244	-£16,639,259	-£16,740,472	-£17,073,028	-£20,253,992
20% affordable housing (70:30)	-£16,736,072	-£16,740,589	-£16,803,002	-£16,881,017	-£16,982,229	-£17,314,786	-£20,495,750
25% affordable housing (70:30)	-£16,982,060	-£16,982,347	-£17,044,759	-£17,122,775	-£17,223,988	-£17,556,543	-£20,737,508
30% affordable housing (70:30)	-£17,228,049	-£17,224,105	-£17,286,517	-£17,364,532	-£17,465,746	-£17,798,301	-£20,979,265
30% affordable housing (60:40)	-£17,174,476	-£17,171,455	-£17,233,867	-£17,311,882	-£17,413,094	-£17,745,651	-£20,926,615

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,441,117	-£13,462,558	-£13,524,971	-£13,602,986	-£13,704,199	-£14,036,754	-£17,217,718
10% affordable housing (70:30)	-£13,933,094	-£13,946,074	-£14,008,486	-£14,086,502	-£14,187,714	-£14,520,269	-£17,701,235
15% affordable housing (70:30)	-£14,179,082	-£14,187,832	-£14,250,244	-£14,328,259	-£14,429,472	-£14,762,028	-£17,942,992
20% affordable housing (70:30)	-£14,425,072	-£14,429,589	-£14,492,002	-£14,570,017	-£14,671,229	-£15,003,786	-£18,184,750
25% affordable housing (70:30)	-£14,671,060	-£14,671,347	-£14,733,759	-£14,811,775	-£14,912,988	-£15,245,543	-£18,426,508
30% affordable housing (70:30)	-£14,917,049	-£14,913,105	-£14,975,517	-£15,053,532	-£15,154,746	-£15,487,301	-£18,668,265
30% affordable housing (60:40)	-£14,863,476	-£14,860,455	-£14,922,867	-£15,000,882	-£15,102,094	-£15,434,651	-£18,615,615

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,661,117	-£12,682,558	-£12,744,971	-£12,822,986	-£12,924,199	-£13,256,754	-£16,437,718
10% affordable housing (70:30)	-£13,153,094	-£13,166,074	-£13,228,486	-£13,306,502	-£13,407,714	-£13,740,269	-£16,921,235
15% affordable housing (70:30)	-£13,399,082	-£13,407,832	-£13,470,244	-£13,548,259	-£13,649,472	-£13,982,028	-£17,162,992
20% affordable housing (70:30)	-£13,645,072	-£13,649,589	-£13,712,002	-£13,790,017	-£13,891,229	-£14,223,786	-£17,404,750
25% affordable housing (70:30)	-£13,891,060	-£13,891,347	-£13,953,759	-£14,031,775	-£14,132,988	-£14,465,543	-£17,646,508
30% affordable housing (70:30)	-£14,137,049	-£14,133,105	-£14,195,517	-£14,273,532	-£14,374,746	-£14,707,301	-£17,888,265
30% affordable housing (60:40)	-£14,083,476	-£14,080,455	-£14,142,867	-£14,220,882	-£14,322,094	-£14,654,651	-£17,835,615

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,955,117	-£11,976,558	-£12,038,971	-£12,116,986	-£12,218,199	-£12,550,754	-£15,731,718
10% affordable housing (70:30)	-£12,447,094	-£12,460,074	-£12,522,486	-£12,600,502	-£12,701,714	-£13,034,269	-£16,215,235
15% affordable housing (70:30)	-£12,693,082	-£12,701,832	-£12,764,244	-£12,842,259	-£12,943,472	-£13,276,028	-£16,456,992
20% affordable housing (70:30)	-£12,939,072	-£12,943,589	-£13,006,002	-£13,084,017	-£13,185,229	-£13,517,786	-£16,698,750
25% affordable housing (70:30)	-£13,185,060	-£13,185,347	-£13,247,759	-£13,325,775	-£13,426,988	-£13,759,543	-£16,940,508
30% affordable housing (70:30)	-£13,431,049	-£13,427,105	-£13,489,517	-£13,567,532	-£13,668,746	-£14,001,301	-£17,182,265
30% affordable housing (60:40)	-£13,377,476	-£13,374,455	-£13,436,867	-£13,514,882	-£13,616,094	-£13,948,651	-£17,129,615

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Social Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£752,965	-£1,015,701	-£1,103,168	-£1,212,500	-£1,356,853	-£1,831,156	-£6,367,964
10% affordable housing (70:30)	-£916,401	-£1,176,326	-£1,263,793	-£1,373,125	-£1,517,478	-£1,991,781	-£6,528,589
15% affordable housing (70:30)	-£998,119	-£1,256,639	-£1,344,105	-£1,453,438	-£1,597,791	-£2,072,094	-£6,608,902
20% affordable housing (70:30)	-£1,079,837	-£1,336,951	-£1,424,418	-£1,533,750	-£1,678,103	-£2,152,406	-£6,689,215
25% affordable housing (70:30)	-£1,161,555	-£1,417,264	-£1,504,730	-£1,614,063	-£1,758,416	-£2,232,719	-£6,769,528
30% affordable housing (70:30)	-£1,243,273	-£1,497,577	-£1,585,043	-£1,694,375	-£1,838,728	-£2,313,031	-£6,849,840
30% affordable housing (60:40)	-£1,159,183	-£1,414,933	-£1,502,400	-£1,611,732	-£1,756,085	-£2,230,388	-£6,767,196

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£8,958,965	-£9,221,701	-£9,309,168	-£9,418,500	-£9,562,853	-£10,037,156	-£14,573,964
10% affordable housing (70:30)	-£9,122,401	-£9,382,326	-£9,469,793	-£9,579,125	-£9,723,478	-£10,197,781	-£14,734,589
15% affordable housing (70:30)	-£9,204,119	-£9,462,639	-£9,550,105	-£9,659,438	-£9,803,791	-£10,278,094	-£14,814,902
20% affordable housing (70:30)	-£9,285,837	-£9,542,951	-£9,630,418	-£9,739,750	-£9,884,103	-£10,358,406	-£14,895,215
25% affordable housing (70:30)	-£9,367,555	-£9,623,264	-£9,710,730	-£9,820,063	-£9,964,416	-£10,438,719	-£14,975,528
30% affordable housing (70:30)	-£9,449,273	-£9,703,577	-£9,791,043	-£9,900,375	-£10,044,728	-£10,519,031	-£15,055,840
30% affordable housing (60:40)	-£9,365,183	-£9,620,933	-£9,708,400	-£9,817,732	-£9,962,085	-£10,436,388	-£14,973,196

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£4,336,965	-£4,599,701	-£4,687,168	-£4,796,500	-£4,940,853	-£5,415,156	-£9,951,964
10% affordable housing (70:30)	-£4,500,401	-£4,760,326	-£4,847,793	-£4,957,125	-£5,101,478	-£5,575,781	-£10,112,589
15% affordable housing (70:30)	-£4,582,119	-£4,840,639	-£4,928,105	-£5,037,438	-£5,181,791	-£5,656,094	-£10,192,902
20% affordable housing (70:30)	-£4,663,837	-£4,920,951	-£5,008,418	-£5,117,750	-£5,262,103	-£5,736,406	-£10,273,215
25% affordable housing (70:30)	-£4,745,555	-£5,001,264	-£5,088,730	-£5,198,063	-£5,342,416	-£5,816,719	-£10,353,528
30% affordable housing (70:30)	-£4,827,273	-£5,081,577	-£5,169,043	-£5,278,375	-£5,422,728	-£5,897,031	-£10,433,840
30% affordable housing (60:40)	-£4,743,183	-£4,998,933	-£5,086,400	-£5,195,732	-£5,340,085	-£5,814,388	-£10,351,196

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,776,965	-£3,039,701	-£3,127,168	-£3,236,500	-£3,380,853	-£3,855,156	-£8,391,964
10% affordable housing (70:30)	-£2,940,401	-£3,200,326	-£3,287,793	-£3,397,125	-£3,541,478	-£4,015,781	-£8,552,589
15% affordable housing (70:30)	-£3,022,119	-£3,280,639	-£3,368,105	-£3,477,438	-£3,621,791	-£4,096,094	-£8,632,902
20% affordable housing (70:30)	-£3,103,837	-£3,360,951	-£3,448,418	-£3,557,750	-£3,702,103	-£4,176,406	-£8,713,215
25% affordable housing (70:30)	-£3,185,555	-£3,441,264	-£3,528,730	-£3,638,063	-£3,782,416	-£4,256,719	-£8,793,528
30% affordable housing (70:30)	-£3,267,273	-£3,521,577	-£3,609,043	-£3,718,375	-£3,862,728	-£4,337,031	-£8,873,840
30% affordable housing (60:40)	-£3,183,183	-£3,438,933	-£3,526,400	-£3,635,732	-£3,780,085	-£4,254,388	-£8,791,196

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,364,965	-£1,627,701	-£1,715,168	-£1,824,500	-£1,968,853	-£2,443,156	-£6,979,964
10% affordable housing (70:30)	-£1,528,401	-£1,788,326	-£1,875,793	-£1,985,125	-£2,129,478	-£2,603,781	-£7,140,589
15% affordable housing (70:30)	-£1,610,119	-£1,868,639	-£1,956,105	-£2,065,438	-£2,209,791	-£2,684,094	-£7,220,902
20% affordable housing (70:30)	-£1,691,837	-£1,948,951	-£2,036,418	-£2,145,750	-£2,290,103	-£2,764,406	-£7,301,215
25% affordable housing (70:30)	-£1,773,555	-£2,029,264	-£2,116,730	-£2,226,063	-£2,370,416	-£2,844,719	-£7,381,528
30% affordable housing (70:30)	-£1,855,273	-£2,109,577	-£2,197,043	-£2,306,375	-£2,450,728	-£2,925,031	-£7,461,840
30% affordable housing (60:40)	-£1,771,183	-£2,026,933	-£2,114,400	-£2,223,732	-£2,368,085	-£2,842,388	-£7,379,196

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Social Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,810,025	£1,515,874	£1,431,200	£1,325,358	£1,185,613	£725,720	-£3,799,220
10% affordable housing (70:30)	£1,470,544	£1,179,295	£1,094,622	£988,780	£849,035	£384,897	-£4,145,618
15% affordable housing (70:30)	£1,300,255	£1,011,006	£926,333	£820,490	£680,746	£214,485	-£4,318,817
20% affordable housing (70:30)	£1,129,020	£842,717	£758,043	£652,201	£510,743	£44,073	-£4,492,015
25% affordable housing (70:30)	£957,786	£674,428	£589,754	£482,361	£340,331	-£128,405	-£4,665,214
30% affordable housing (70:30)	£786,552	£505,582	£419,523	£311,950	£169,920	-£301,604	-£4,838,413
30% affordable housing (60:40)	£1,078,067	£792,640	£707,967	£602,125	£461,108	-£5,653	-£4,542,462

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£8,395,975	-£6,690,126	-£6,774,800	-£6,880,642	-£7,020,387	-£7,480,280	-£12,005,220
10% affordable housing (70:30)	-£6,735,456	-£7,026,705	-£7,111,378	-£7,217,220	-£7,356,965	-£7,821,103	-£12,351,618
15% affordable housing (70:30)	-£6,905,745	-£7,194,994	-£7,279,667	-£7,385,510	-£7,525,254	-£7,991,515	-£12,524,817
20% affordable housing (70:30)	-£7,076,990	-£7,363,293	-£7,447,957	-£7,553,799	-£7,695,257	-£8,161,927	-£12,698,015
25% affordable housing (70:30)	-£7,248,214	-£7,531,572	-£7,616,246	-£7,723,639	-£7,865,669	-£8,334,405	-£12,871,214
30% affordable housing (70:30)	-£7,419,448	-£7,700,418	-£7,786,477	-£7,894,050	-£8,036,080	-£8,507,604	-£13,044,413
30% affordable housing (60:40)	-£7,127,933	-£7,413,360	-£7,498,033	-£7,603,875	-£7,744,892	-£8,211,653	-£12,748,462

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,773,975	-£2,068,126	-£2,152,800	-£2,258,642	-£2,398,387	-£2,858,280	-£7,383,220
10% affordable housing (70:30)	-£2,113,456	-£2,404,705	-£2,489,378	-£2,595,220	-£2,734,965	-£3,199,103	-£7,729,618
15% affordable housing (70:30)	-£2,283,745	-£2,572,994	-£2,657,667	-£2,763,510	-£2,903,254	-£3,369,515	-£7,902,817
20% affordable housing (70:30)	-£2,454,980	-£2,741,283	-£2,825,957	-£2,931,799	-£3,073,257	-£3,539,927	-£8,076,015
25% affordable housing (70:30)	-£2,626,214	-£2,909,572	-£2,994,246	-£3,101,639	-£3,243,669	-£3,712,405	-£8,249,214
30% affordable housing (70:30)	-£2,797,448	-£3,078,418	-£3,164,477	-£3,272,050	-£3,414,080	-£3,885,604	-£8,422,413
30% affordable housing (60:40)	-£2,505,933	-£2,791,360	-£2,876,033	-£2,981,875	-£3,122,892	-£3,589,653	-£8,126,462

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£213,975	-£508,126	-£592,800	-£698,642	-£838,387	-£1,298,280	-£5,823,220
10% affordable housing (70:30)	-£553,456	-£844,705	-£929,378	-£1,035,220	-£1,174,965	-£1,639,103	-£6,169,618
15% affordable housing (70:30)	-£723,745	-£1,012,994	-£1,097,667	-£1,203,510	-£1,343,254	-£1,809,515	-£6,342,817
20% affordable housing (70:30)	-£894,980	-£1,181,283	-£1,265,957	-£1,371,799	-£1,513,257	-£1,979,927	-£6,516,015
25% affordable housing (70:30)	-£1,066,214	-£1,349,572	-£1,434,246	-£1,541,639	-£1,683,669	-£2,152,405	-£6,689,214
30% affordable housing (70:30)	-£1,237,448	-£1,518,418	-£1,604,477	-£1,712,050	-£1,854,080	-£2,325,604	-£6,862,413
30% affordable housing (60:40)	-£945,933	-£1,231,360	-£1,316,033	-£1,421,875	-£1,562,892	-£2,029,653	-£6,566,462

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,198,025	£903,874	£819,200	£713,358	£573,613	£113,720	-£4,411,220
10% affordable housing (70:30)	£858,544	£567,295	£482,622	£376,780	£237,035	-£227,103	-£4,757,618
15% affordable housing (70:30)	£688,255	£399,006	£314,333	£208,490	£68,746	-£397,515	-£4,930,817
20% affordable housing (70:30)	£517,020	£230,717	£146,043	£40,201	-£101,257	-£567,927	-£5,104,015
25% affordable housing (70:30)	£345,786	£62,428	-£22,246	-£129,639	-£271,669	-£740,405	-£5,277,214
30% affordable housing (70:30)	£174,552	-£106,418	-£192,477	-£300,050	-£442,080	-£913,604	-£5,450,413
30% affordable housing (60:40)	£466,067	£180,640	£95,967	-£9,875	-£150,892	-£617,653	-£5,154,462

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Social Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£4,266,921	£3,939,326	£3,858,675	£3,757,860	£3,624,476	£3,179,973	-£1,236,435
10% affordable housing (70:30)	£3,753,375	£3,434,613	£3,353,961	£3,252,741	£3,117,459	£2,672,956	-£1,768,175
15% affordable housing (70:30)	£3,496,601	£3,182,256	£3,101,605	£2,999,233	£2,863,949	£2,419,448	-£2,034,044
20% affordable housing (70:30)	£3,239,828	£2,929,899	£2,848,167	£2,745,724	£2,610,440	£2,165,617	-£2,299,913
25% affordable housing (70:30)	£2,983,056	£2,676,649	£2,594,679	£2,492,216	£2,356,932	£1,910,194	-£2,565,782
30% affordable housing (70:30)	£2,726,283	£2,423,141	£2,341,170	£2,238,706	£2,103,423	£1,654,771	-£2,831,651
30% affordable housing (60:40)	£3,203,616	£2,894,309	£2,813,658	£2,712,843	£2,579,737	£2,135,717	-£2,322,889

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,939,079	-£4,266,674	-£4,347,325	-£4,448,140	-£4,581,524	-£5,026,027	-£9,442,435
10% affordable housing (70:30)	-£4,452,625	-£4,771,387	-£4,852,039	-£4,953,259	-£5,088,541	-£5,533,044	-£9,974,175
15% affordable housing (70:30)	-£4,709,399	-£5,023,744	-£5,104,395	-£5,206,767	-£5,342,051	-£5,786,552	-£10,240,044
20% affordable housing (70:30)	-£4,966,172	-£5,276,101	-£5,357,813	-£5,460,276	-£5,595,560	-£6,040,393	-£10,505,913
25% affordable housing (70:30)	-£5,222,944	-£5,529,351	-£5,611,321	-£5,713,784	-£5,849,068	-£6,295,806	-£10,771,782
30% affordable housing (70:30)	-£5,479,717	-£5,782,859	-£5,864,830	-£5,967,294	-£6,102,577	-£6,551,229	-£11,037,651
30% affordable housing (60:40)	-£5,002,384	-£5,311,691	-£5,392,342	-£5,493,157	-£5,626,263	-£6,070,283	-£10,528,889

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£682,921	£355,326	£274,675	£173,860	£40,476	-£404,027	-£4,820,435
10% affordable housing (70:30)	£169,375	-£149,387	-£230,039	-£331,259	-£466,541	-£911,044	-£5,352,175
15% affordable housing (70:30)	-£87,399	-£401,744	-£482,395	-£584,767	-£720,051	-£1,164,552	-£5,818,044
20% affordable housing (70:30)	-£344,172	-£654,101	-£735,813	-£838,276	-£973,560	-£1,418,383	-£5,883,913
25% affordable housing (70:30)	-£600,944	-£907,351	-£989,321	-£1,091,784	-£1,227,068	-£1,673,806	-£6,149,782
30% affordable housing (70:30)	-£857,717	-£1,160,859	-£1,242,830	-£1,345,294	-£1,480,577	-£1,929,229	-£6,415,651
30% affordable housing (60:40)	-£380,384	-£689,691	-£770,342	-£871,157	-£1,004,263	-£1,448,283	-£5,906,889

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,242,921	£1,915,326	£1,834,675	£1,733,860	£1,600,476	£1,155,973	-£3,260,435
10% affordable housing (70:30)	£1,729,375	£1,410,613	£1,329,961	£1,228,741	£1,093,459	£648,956	-£3,792,175
15% affordable housing (70:30)	£1,472,601	£1,158,256	£1,077,605	£975,233	£839,949	£385,448	-£4,058,044
20% affordable housing (70:30)	£1,215,828	£905,899	£824,187	£721,724	£586,440	£141,617	-£4,323,913
25% affordable housing (70:30)	£959,056	£652,649	£570,679	£468,216	£332,932	-£113,806	-£4,589,782
30% affordable housing (70:30)	£702,283	£399,141	£317,170	£214,706	£79,423	-£369,229	-£4,855,651
30% affordable housing (60:40)	£1,179,616	£870,309	£789,658	£688,843	£555,737	£111,717	-£4,346,889

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,654,921	£3,327,326	£3,246,675	£3,145,860	£3,012,476	£2,567,973	-£1,848,435
10% affordable housing (70:30)	£3,141,375	£2,822,613	£2,741,961	£2,640,741	£2,505,459	£2,060,956	-£2,380,175
15% affordable housing (70:30)	£2,884,601	£2,570,256	£2,489,605	£2,387,233	£2,251,949	£1,807,448	-£2,646,044
20% affordable housing (70:30)	£2,627,828	£2,317,899	£2,236,187	£2,133,724	£1,998,440	£1,553,617	-£2,911,913
25% affordable housing (70:30)	£2,371,056	£2,064,649	£1,982,679	£1,880,216	£1,744,932	£1,298,194	-£3,177,782
30% affordable housing (70:30)	£2,114,283	£1,811,141	£1,729,170	£1,626,706	£1,491,423	£1,042,771	-£3,443,651
30% affordable housing (60:40)	£2,591,616	£2,282,309	£2,201,658	£2,100,843	£1,967,737	£1,523,717	-£2,934,889

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8a

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Social Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,865,066	-£13,847,150	-£13,938,782	-£14,053,320	-£14,204,548	-£14,701,436	-£19,454,283
10% affordable housing (70:30)	-£14,122,997	-£14,100,644	-£14,192,276	-£14,306,814	-£14,458,042	-£14,954,930	-£19,707,778
15% affordable housing (70:30)	-£14,251,962	-£14,227,391	-£14,319,023	-£14,433,561	-£14,584,789	-£15,081,677	-£19,834,525
20% affordable housing (70:30)	-£14,380,927	-£14,354,139	-£14,445,770	-£14,560,309	-£14,711,536	-£15,208,424	-£19,961,272
25% affordable housing (70:30)	-£14,509,893	-£14,480,886	-£14,572,517	-£14,687,056	-£14,838,283	-£15,335,171	-£20,088,019
30% affordable housing (70:30)	-£14,638,857	-£14,607,633	-£14,699,264	-£14,813,803	-£14,965,030	-£15,461,918	-£20,214,766
30% affordable housing (60:40)	-£14,543,550	-£14,513,964	-£14,605,596	-£14,720,135	-£14,871,362	-£15,368,251	-£20,121,097

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£22,071,066	-£22,053,150	-£22,144,782	-£22,259,320	-£22,410,548	-£22,907,436	-£27,660,283
10% affordable housing (70:30)	-£22,328,997	-£22,306,644	-£22,398,276	-£22,512,814	-£22,664,042	-£23,160,930	-£27,913,778
15% affordable housing (70:30)	-£22,457,962	-£22,433,391	-£22,525,023	-£22,639,561	-£22,790,789	-£23,287,677	-£28,040,525
20% affordable housing (70:30)	-£22,586,927	-£22,560,139	-£22,651,770	-£22,766,309	-£22,917,536	-£23,414,424	-£28,167,272
25% affordable housing (70:30)	-£22,715,893	-£22,686,886	-£22,778,517	-£22,893,056	-£23,044,283	-£23,541,171	-£28,294,019
30% affordable housing (70:30)	-£22,844,857	-£22,813,633	-£22,905,264	-£23,019,803	-£23,171,030	-£23,667,918	-£28,420,766
30% affordable housing (60:40)	-£22,749,550	-£22,719,964	-£22,811,596	-£22,926,135	-£23,077,362	-£23,574,251	-£28,327,097

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£17,449,066	-£17,431,150	-£17,522,782	-£17,637,320	-£17,788,548	-£18,285,436	-£23,038,283
10% affordable housing (70:30)	-£17,706,997	-£17,684,644	-£17,776,276	-£17,890,814	-£18,042,042	-£18,538,930	-£23,291,778
15% affordable housing (70:30)	-£17,835,962	-£17,811,391	-£17,903,023	-£18,017,561	-£18,168,789	-£18,665,677	-£23,418,525
20% affordable housing (70:30)	-£17,964,927	-£17,938,139	-£18,029,770	-£18,144,309	-£18,295,536	-£18,792,424	-£23,545,272
25% affordable housing (70:30)	-£18,093,893	-£18,064,886	-£18,156,517	-£18,271,056	-£18,422,283	-£18,919,171	-£23,672,019
30% affordable housing (70:30)	-£18,222,857	-£18,191,633	-£18,283,264	-£18,397,803	-£18,549,030	-£19,045,918	-£23,798,766
30% affordable housing (60:40)	-£18,127,550	-£18,097,964	-£18,189,596	-£18,304,135	-£18,455,362	-£18,952,251	-£23,705,097

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,889,066	-£15,871,150	-£15,962,782	-£16,077,320	-£16,228,548	-£16,725,436	-£21,478,283
10% affordable housing (70:30)	-£16,146,997	-£16,124,644	-£16,216,276	-£16,330,814	-£16,482,042	-£16,978,930	-£21,731,778
15% affordable housing (70:30)	-£16,275,962	-£16,251,391	-£16,343,023	-£16,457,561	-£16,608,789	-£17,105,677	-£21,858,525
20% affordable housing (70:30)	-£16,404,927	-£16,378,139	-£16,469,770	-£16,584,309	-£16,735,536	-£17,232,424	-£21,985,272
25% affordable housing (70:30)	-£16,533,893	-£16,504,886	-£16,596,517	-£16,711,056	-£16,862,283	-£17,359,171	-£22,112,019
30% affordable housing (70:30)	-£16,662,857	-£16,631,633	-£16,723,264	-£16,837,803	-£16,989,030	-£17,485,918	-£22,238,766
30% affordable housing (60:40)	-£16,567,550	-£16,537,964	-£16,629,596	-£16,744,135	-£16,895,362	-£17,392,251	-£22,145,097

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,477,066	-£14,459,150	-£14,550,782	-£14,665,320	-£14,816,548	-£15,313,436	-£20,066,283
10% affordable housing (70:30)	-£14,734,997	-£14,712,644	-£14,804,276	-£14,918,814	-£15,070,042	-£15,566,930	-£20,319,778
15% affordable housing (70:30)	-£14,863,962	-£14,839,391	-£14,931,023	-£15,045,561	-£15,196,789	-£15,693,677	-£20,446,525
20% affordable housing (70:30)	-£14,992,927	-£14,966,139	-£15,057,770	-£15,172,309	-£15,323,536	-£15,820,424	-£20,573,272
25% affordable housing (70:30)	-£15,121,893	-£15,092,886	-£15,184,517	-£15,299,056	-£15,450,283	-£15,947,171	-£20,700,019
30% affordable housing (70:30)	-£15,250,857	-£15,219,633	-£15,311,264	-£15,425,803	-£15,577,030	-£16,073,918	-£20,826,766
30% affordable housing (60:40)	-£15,155,550	-£15,125,964	-£15,217,596	-£15,332,135	-£15,483,362	-£15,980,251	-£20,733,097

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8a

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Social Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,061,774	-£11,092,072	-£11,183,703	-£11,298,243	-£11,449,469	-£11,946,357	-£16,699,205
10% affordable housing (70:30)	-£11,600,034	-£11,621,074	-£11,712,706	-£11,827,244	-£11,978,471	-£12,475,360	-£17,228,207
15% affordable housing (70:30)	-£11,869,163	-£11,885,575	-£11,977,206	-£12,091,746	-£12,242,972	-£12,739,860	-£17,492,708
20% affordable housing (70:30)	-£12,138,294	-£12,150,076	-£12,241,707	-£12,356,246	-£12,507,473	-£13,004,362	-£17,757,209
25% affordable housing (70:30)	-£12,407,423	-£12,414,577	-£12,506,209	-£12,620,747	-£12,771,974	-£13,268,863	-£18,021,710
30% affordable housing (70:30)	-£12,676,553	-£12,679,078	-£12,770,709	-£12,885,249	-£13,036,476	-£13,533,364	-£18,286,211
30% affordable housing (60:40)	-£12,581,246	-£12,585,409	-£12,677,040	-£12,791,580	-£12,942,807	-£13,439,695	-£18,192,543

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£19,267,774	-£19,298,072	-£19,389,703	-£19,504,243	-£19,655,469	-£20,152,357	-£24,905,205
10% affordable housing (70:30)	-£19,806,034	-£19,827,074	-£19,918,706	-£20,033,244	-£20,184,471	-£20,681,360	-£25,434,207
15% affordable housing (70:30)	-£20,075,163	-£20,091,575	-£20,183,206	-£20,297,746	-£20,448,972	-£20,945,860	-£25,698,708
20% affordable housing (70:30)	-£20,344,294	-£20,356,076	-£20,447,707	-£20,562,246	-£20,713,473	-£21,210,362	-£25,963,209
25% affordable housing (70:30)	-£20,613,423	-£20,620,577	-£20,712,209	-£20,826,747	-£20,977,974	-£21,474,863	-£26,227,710
30% affordable housing (70:30)	-£20,882,553	-£20,885,078	-£20,976,709	-£21,091,249	-£21,242,476	-£21,739,364	-£26,492,211
30% affordable housing (60:40)	-£20,787,246	-£20,791,409	-£20,883,040	-£20,997,580	-£21,148,807	-£21,645,695	-£26,398,543

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,645,774	-£14,676,072	-£14,767,703	-£14,882,243	-£15,033,469	-£15,530,357	-£20,283,205
10% affordable housing (70:30)	-£15,184,034	-£15,205,074	-£15,296,706	-£15,411,244	-£15,562,471	-£16,059,360	-£20,812,207
15% affordable housing (70:30)	-£15,453,163	-£15,469,575	-£15,561,206	-£15,675,746	-£15,826,972	-£16,323,860	-£21,076,708
20% affordable housing (70:30)	-£15,722,294	-£15,734,076	-£15,825,707	-£15,940,246	-£16,091,473	-£16,588,362	-£21,341,209
25% affordable housing (70:30)	-£15,991,423	-£15,998,577	-£16,090,209	-£16,204,747	-£16,355,974	-£16,852,863	-£21,605,710
30% affordable housing (70:30)	-£16,260,553	-£16,263,078	-£16,354,709	-£16,469,249	-£16,620,476	-£17,117,364	-£21,870,211
30% affordable housing (60:40)	-£16,165,246	-£16,169,409	-£16,261,040	-£16,375,580	-£16,526,807	-£17,023,695	-£21,776,543

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,085,774	-£13,116,072	-£13,207,703	-£13,322,243	-£13,473,469	-£13,970,357	-£18,723,205
10% affordable housing (70:30)	-£13,624,034	-£13,645,074	-£13,736,706	-£13,851,244	-£14,002,471	-£14,499,360	-£19,252,207
15% affordable housing (70:30)	-£13,893,163	-£13,909,575	-£14,001,206	-£14,115,746	-£14,266,972	-£14,763,860	-£19,516,708
20% affordable housing (70:30)	-£14,162,294	-£14,174,076	-£14,265,707	-£14,380,246	-£14,531,473	-£15,028,362	-£19,781,209
25% affordable housing (70:30)	-£14,431,423	-£14,438,577	-£14,530,209	-£14,644,747	-£14,795,974	-£15,292,863	-£20,045,710
30% affordable housing (70:30)	-£14,700,553	-£14,703,078	-£14,794,709	-£14,909,249	-£15,060,476	-£15,557,364	-£20,310,211
30% affordable housing (60:40)	-£14,605,246	-£14,609,409	-£14,701,040	-£14,815,580	-£14,966,807	-£15,463,695	-£20,216,543

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,673,774	-£11,704,072	-£11,795,703	-£11,910,243	-£12,061,469	-£12,558,357	-£17,311,205
10% affordable housing (70:30)	-£12,212,034	-£12,233,074	-£12,324,706	-£12,439,244	-£12,590,471	-£13,087,360	-£17,840,207
15% affordable housing (70:30)	-£12,481,163	-£12,497,575	-£12,589,206	-£12,703,746	-£12,854,972	-£13,351,860	-£18,104,708
20% affordable housing (70:30)	-£12,750,294	-£12,762,076	-£12,853,707	-£12,968,246	-£13,119,473	-£13,616,362	-£18,369,209
25% affordable housing (70:30)	-£13,019,423	-£13,026,577	-£13,118,209	-£13,232,747	-£13,383,974	-£13,880,863	-£18,633,710
30% affordable housing (70:30)	-£13,288,553	-£13,291,078	-£13,382,709	-£13,497,249	-£13,648,476	-£14,145,364	-£18,898,211
30% affordable housing (60:40)	-£13,193,246	-£13,197,409	-£13,289,040	-£13,403,580	-£13,554,807	-£14,051,695	-£18,804,543

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8a

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Social Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£8,264,986	-£8,343,386	-£8,435,018	-£8,549,556	-£8,700,783	-£9,197,672	-£13,950,519
10% affordable housing (70:30)	-£9,082,925	-£9,147,256	-£9,238,888	-£9,353,427	-£9,504,654	-£10,001,543	-£14,754,390
15% affordable housing (70:30)	-£9,491,893	-£9,549,192	-£9,640,823	-£9,755,362	-£9,906,589	-£10,403,478	-£15,156,325
20% affordable housing (70:30)	-£9,900,863	-£9,951,127	-£10,042,758	-£10,157,298	-£10,308,525	-£10,805,413	-£15,558,260
25% affordable housing (70:30)	-£10,309,832	-£10,353,062	-£10,444,693	-£10,559,233	-£10,710,460	-£11,207,348	-£15,960,196
30% affordable housing (70:30)	-£10,718,801	-£10,754,998	-£10,846,629	-£10,961,169	-£11,112,395	-£11,609,283	-£16,362,131
30% affordable housing (60:40)	-£10,623,494	-£10,661,329	-£10,752,960	-£10,867,500	-£11,018,727	-£11,515,615	-£16,268,462

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,470,986	-£16,549,386	-£16,641,018	-£16,755,556	-£16,906,783	-£17,403,672	-£22,156,519
10% affordable housing (70:30)	-£17,288,925	-£17,353,256	-£17,444,888	-£17,559,427	-£17,710,654	-£18,207,543	-£22,960,390
15% affordable housing (70:30)	-£17,697,893	-£17,755,192	-£17,846,823	-£17,961,362	-£18,112,589	-£18,609,478	-£23,362,325
20% affordable housing (70:30)	-£18,106,863	-£18,157,127	-£18,248,758	-£18,363,298	-£18,514,525	-£19,011,413	-£23,764,260
25% affordable housing (70:30)	-£18,515,832	-£18,559,062	-£18,650,693	-£18,765,233	-£18,916,460	-£19,413,348	-£24,166,196
30% affordable housing (70:30)	-£18,924,801	-£18,960,998	-£19,052,629	-£19,167,169	-£19,318,395	-£19,815,283	-£24,568,131
30% affordable housing (60:40)	-£18,829,494	-£18,867,329	-£18,958,960	-£19,073,500	-£19,224,727	-£19,721,615	-£24,474,462

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,848,986	-£11,927,386	-£12,019,018	-£12,133,556	-£12,284,783	-£12,781,672	-£17,534,519
10% affordable housing (70:30)	-£12,666,925	-£12,731,256	-£12,822,888	-£12,937,427	-£13,088,654	-£13,585,543	-£18,338,390
15% affordable housing (70:30)	-£13,075,893	-£13,133,192	-£13,224,823	-£13,339,362	-£13,490,589	-£13,987,478	-£18,740,325
20% affordable housing (70:30)	-£13,484,863	-£13,535,127	-£13,626,758	-£13,741,298	-£13,892,525	-£14,389,413	-£19,142,260
25% affordable housing (70:30)	-£13,893,832	-£13,937,062	-£14,028,693	-£14,143,233	-£14,294,460	-£14,791,348	-£19,544,196
30% affordable housing (70:30)	-£14,302,801	-£14,338,998	-£14,430,629	-£14,545,169	-£14,696,395	-£15,193,283	-£19,946,131
30% affordable housing (60:40)	-£14,207,494	-£14,245,329	-£14,336,960	-£14,451,500	-£14,602,727	-£15,099,615	-£19,852,462

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£10,288,986	-£10,367,386	-£10,459,018	-£10,573,556	-£10,724,783	-£11,221,672	-£15,974,519
10% affordable housing (70:30)	-£11,106,925	-£11,171,256	-£11,262,888	-£11,377,427	-£11,528,654	-£12,025,543	-£16,778,390
15% affordable housing (70:30)	-£11,515,893	-£11,573,192	-£11,664,823	-£11,779,362	-£11,930,589	-£12,427,478	-£17,180,325
20% affordable housing (70:30)	-£11,924,863	-£11,975,127	-£12,066,758	-£12,181,298	-£12,332,525	-£12,829,413	-£17,582,260
25% affordable housing (70:30)	-£12,333,832	-£12,377,062	-£12,468,693	-£12,583,233	-£12,734,460	-£13,231,348	-£17,984,196
30% affordable housing (70:30)	-£12,742,801	-£12,778,998	-£12,870,629	-£12,985,169	-£13,136,395	-£13,633,283	-£18,386,131
30% affordable housing (60:40)	-£12,647,494	-£12,685,329	-£12,776,960	-£12,891,500	-£13,042,727	-£13,539,615	-£18,292,462

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£8,876,986	-£8,955,386	-£9,047,018	-£9,161,556	-£9,312,783	-£9,809,672	-£14,562,519
10% affordable housing (70:30)	-£9,694,925	-£9,759,256	-£9,850,888	-£9,965,427	-£10,116,654	-£10,613,543	-£15,366,390
15% affordable housing (70:30)	-£10,103,893	-£10,161,192	-£10,252,823	-£10,367,362	-£10,518,589	-£11,015,478	-£15,768,325
20% affordable housing (70:30)	-£10,512,863	-£10,563,127	-£10,654,758	-£10,769,298	-£10,920,525	-£11,417,413	-£16,170,260
25% affordable housing (70:30)	-£10,921,832	-£10,965,062	-£11,056,693	-£11,171,233	-£11,322,460	-£11,819,348	-£16,572,196
30% affordable housing (70:30)	-£11,330,801	-£11,366,998	-£11,458,629	-£11,573,169	-£11,724,395	-£12,221,283	-£16,974,131
30% affordable housing (60:40)	-£11,235,494	-£11,273,329	-£11,364,960	-£11,479,500	-£11,630,727	-£12,127,615	-£16,880,462

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 9

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Social Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£27,272	-£30,558	-£31,827	-£33,415	-£35,585	-£42,717	-£110,927
10% affordable housing (70:30)	-£31,304	-£34,521	-£35,790	-£37,379	-£39,549	-£46,680	-£114,890
15% affordable housing (70:30)	-£33,320	-£36,503	-£37,772	-£39,360	-£41,530	-£48,661	-£116,872
20% affordable housing (70:30)	-£35,336	-£38,483	-£39,754	-£41,342	-£43,512	-£50,643	-£118,853
25% affordable housing (70:30)	-£37,353	-£40,465	-£41,735	-£43,323	-£45,493	-£52,625	-£120,835
30% affordable housing (70:30)	-£39,369	-£42,447	-£43,717	-£45,305	-£47,475	-£54,606	-£122,816
30% affordable housing (60:40)	-£38,368	-£41,463	-£42,734	-£44,321	-£46,491	-£53,622	-£121,833

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£150,362	-£153,648	-£154,917	-£156,505	-£158,675	-£165,807	-£234,017
10% affordable housing (70:30)	-£154,394	-£157,611	-£158,880	-£160,469	-£162,639	-£169,770	-£237,980
15% affordable housing (70:30)	-£156,410	-£159,593	-£160,862	-£162,450	-£164,620	-£171,751	-£239,962
20% affordable housing (70:30)	-£158,426	-£161,573	-£162,844	-£164,432	-£166,602	-£173,733	-£241,943
25% affordable housing (70:30)	-£160,443	-£163,555	-£164,825	-£166,413	-£168,583	-£175,715	-£243,925
30% affordable housing (70:30)	-£162,459	-£165,537	-£166,807	-£168,395	-£170,565	-£177,696	-£245,906
30% affordable housing (60:40)	-£161,458	-£164,553	-£165,824	-£167,411	-£169,581	-£176,712	-£244,923

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£81,032	-£84,318	-£85,587	-£87,175	-£89,345	-£96,477	-£164,687
10% affordable housing (70:30)	-£85,064	-£88,281	-£89,550	-£91,139	-£93,309	-£100,440	-£168,650
15% affordable housing (70:30)	-£87,080	-£90,263	-£91,532	-£93,120	-£95,290	-£102,421	-£170,632
20% affordable housing (70:30)	-£89,096	-£92,243	-£93,514	-£95,102	-£97,272	-£104,403	-£172,613
25% affordable housing (70:30)	-£91,113	-£94,225	-£95,495	-£97,083	-£99,253	-£106,385	-£174,595
30% affordable housing (70:30)	-£93,129	-£96,207	-£97,477	-£99,065	-£101,235	-£108,366	-£176,576
30% affordable housing (60:40)	-£92,128	-£95,223	-£96,494	-£98,081	-£100,251	-£107,382	-£175,593

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£57,632	-£60,918	-£62,187	-£63,775	-£65,945	-£73,077	-£141,287
10% affordable housing (70:30)	-£61,664	-£64,881	-£66,150	-£67,739	-£69,909	-£77,040	-£145,250
15% affordable housing (70:30)	-£63,680	-£66,863	-£68,132	-£69,720	-£71,890	-£79,021	-£147,232
20% affordable housing (70:30)	-£65,696	-£68,843	-£70,114	-£71,702	-£73,872	-£81,003	-£149,213
25% affordable housing (70:30)	-£67,713	-£70,825	-£72,095	-£73,683	-£75,853	-£82,985	-£151,195
30% affordable housing (70:30)	-£69,729	-£72,807	-£74,077	-£75,665	-£77,835	-£84,966	-£153,176
30% affordable housing (60:40)	-£68,728	-£71,823	-£73,094	-£74,681	-£76,851	-£83,982	-£152,193

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£36,452	-£39,738	-£41,007	-£42,595	-£44,765	-£51,897	-£120,107
10% affordable housing (70:30)	-£40,484	-£43,701	-£44,970	-£46,559	-£48,729	-£55,860	-£124,070
15% affordable housing (70:30)	-£42,500	-£45,683	-£46,952	-£48,540	-£50,710	-£57,841	-£126,052
20% affordable housing (70:30)	-£44,516	-£47,663	-£48,934	-£50,522	-£52,692	-£59,823	-£128,033
25% affordable housing (70:30)	-£46,533	-£49,645	-£50,915	-£52,503	-£54,673	-£61,805	-£130,015
30% affordable housing (70:30)	-£48,549	-£51,627	-£52,897	-£54,485	-£56,655	-£63,786	-£131,996
30% affordable housing (60:40)	-£47,548	-£50,643	-£51,914	-£53,501	-£55,671	-£62,802	-£131,013

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 9

Sales value inflation 0%
Build cost inflation 0%

Site location

Southchurch

Affordable Housing Social Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,773	-£13,360	-£14,630	-£16,218	-£18,389	-£25,520	-£93,730
10% affordable housing (70:30)	-£15,126	-£18,621	-£19,891	-£21,479	-£23,649	-£30,780	-£98,990
15% affordable housing (70:30)	-£17,803	-£21,252	-£22,521	-£24,109	-£26,279	-£33,411	-£101,621
20% affordable housing (70:30)	-£20,479	-£23,882	-£25,152	-£26,740	-£28,910	-£36,041	-£104,251
25% affordable housing (70:30)	-£23,155	-£26,513	-£27,782	-£29,370	-£31,540	-£38,671	-£106,881
30% affordable housing (70:30)	-£25,832	-£29,143	-£30,412	-£32,000	-£34,170	-£41,301	-£109,512
30% affordable housing (60:40)	-£23,542	-£26,892	-£28,162	-£29,749	-£31,920	-£39,051	-£107,262

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£132,883	-£138,490	-£137,720	-£139,308	-£141,479	-£148,610	-£216,820
10% affordable housing (70:30)	-£138,216	-£141,711	-£142,981	-£144,569	-£146,739	-£153,870	-£222,080
15% affordable housing (70:30)	-£140,893	-£144,342	-£145,611	-£147,199	-£149,369	-£156,501	-£224,711
20% affordable housing (70:30)	-£143,569	-£146,972	-£148,242	-£149,830	-£152,000	-£159,131	-£227,341
25% affordable housing (70:30)	-£146,245	-£149,603	-£150,872	-£152,460	-£154,630	-£161,761	-£229,971
30% affordable housing (70:30)	-£148,922	-£152,233	-£153,502	-£155,090	-£157,260	-£164,391	-£232,602
30% affordable housing (60:40)	-£146,632	-£149,982	-£151,252	-£152,839	-£155,010	-£162,141	-£230,352

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£63,533	-£67,120	-£68,390	-£69,978	-£72,149	-£79,280	-£147,490
10% affordable housing (70:30)	-£68,886	-£72,381	-£73,651	-£75,239	-£77,409	-£84,540	-£152,750
15% affordable housing (70:30)	-£71,563	-£75,012	-£76,281	-£77,869	-£80,039	-£87,171	-£155,381
20% affordable housing (70:30)	-£74,239	-£77,642	-£78,912	-£80,500	-£82,670	-£89,801	-£158,011
25% affordable housing (70:30)	-£76,915	-£80,273	-£81,542	-£83,130	-£85,300	-£92,431	-£160,641
30% affordable housing (70:30)	-£79,592	-£82,903	-£84,172	-£85,760	-£87,930	-£95,061	-£163,272
30% affordable housing (60:40)	-£77,302	-£80,652	-£81,922	-£83,509	-£85,680	-£92,811	-£161,022

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£40,133	-£43,720	-£44,990	-£46,578	-£48,749	-£55,880	-£124,090
10% affordable housing (70:30)	-£45,486	-£48,981	-£50,251	-£51,839	-£54,009	-£61,140	-£129,350
15% affordable housing (70:30)	-£48,163	-£51,612	-£52,881	-£54,469	-£56,639	-£63,771	-£131,981
20% affordable housing (70:30)	-£50,839	-£54,242	-£55,512	-£57,100	-£59,270	-£66,401	-£134,611
25% affordable housing (70:30)	-£53,515	-£56,873	-£58,142	-£59,730	-£61,900	-£69,031	-£137,241
30% affordable housing (70:30)	-£56,192	-£59,503	-£60,772	-£62,360	-£64,530	-£71,661	-£139,872
30% affordable housing (60:40)	-£53,902	-£57,252	-£58,522	-£60,109	-£62,280	-£69,411	-£137,622

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£18,953	-£22,540	-£23,810	-£25,398	-£27,569	-£34,700	-£102,910
10% affordable housing (70:30)	-£24,306	-£27,801	-£29,071	-£30,659	-£32,829	-£39,960	-£108,170
15% affordable housing (70:30)	-£26,983	-£30,432	-£31,701	-£33,289	-£35,459	-£42,591	-£110,801
20% affordable housing (70:30)	-£29,659	-£33,062	-£34,332	-£35,920	-£38,090	-£45,221	-£113,431
25% affordable housing (70:30)	-£32,335	-£35,693	-£36,962	-£38,550	-£40,720	-£47,851	-£116,061
30% affordable housing (70:30)	-£35,012	-£38,323	-£39,592	-£41,180	-£43,350	-£50,481	-£118,692
30% affordable housing (60:40)	-£32,722	-£36,072	-£37,342	-£38,929	-£41,100	-£48,231	-£116,442

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 9

Sales value inflation 0%
Build cost inflation 0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Social Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£20,572	£16,524	£15,275	£13,713	£11,577	£4,561	-£63,575
10% affordable housing (70:30)	£13,029	£9,109	£7,860	£6,298	£4,163	-£2,900	-£71,111
15% affordable housing (70:30)	£9,256	£5,402	£4,152	£2,590	£455	-£6,668	-£74,879
20% affordable housing (70:30)	£5,484	£1,695	£446	-£1,135	-£3,305	-£10,436	-£78,547
25% affordable housing (70:30)	£1,712	-£2,045	-£3,315	-£4,903	-£7,074	-£14,204	-£82,415
30% affordable housing (70:30)	-£2,094	-£5,813	-£7,083	-£8,670	-£10,841	-£17,972	-£86,183
30% affordable housing (60:40)	-£2,416	-£1,341	-£2,612	-£4,199	-£6,370	-£13,501	-£81,711

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£102,518	-£106,566	-£107,815	-£109,377	-£111,513	-£118,529	-£186,685
10% affordable housing (70:30)	-£110,061	-£113,981	-£115,230	-£116,792	-£118,927	-£125,990	-£194,201
15% affordable housing (70:30)	-£113,834	-£117,588	-£118,938	-£120,500	-£122,635	-£129,758	-£197,969
20% affordable housing (70:30)	-£117,606	-£121,395	-£122,644	-£124,225	-£126,395	-£133,526	-£201,737
25% affordable housing (70:30)	-£121,378	-£125,135	-£126,405	-£127,953	-£130,164	-£137,294	-£205,505
30% affordable housing (70:30)	-£125,184	-£128,903	-£130,173	-£131,760	-£133,931	-£141,062	-£209,273
30% affordable housing (60:40)	-£120,674	-£124,431	-£125,702	-£127,289	-£129,460	-£136,591	-£204,801

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£33,188	-£37,236	-£38,485	-£40,047	-£42,183	-£49,199	-£117,335
10% affordable housing (70:30)	-£40,731	-£44,651	-£45,900	-£47,462	-£49,597	-£56,660	-£124,871
15% affordable housing (70:30)	-£44,504	-£48,358	-£49,608	-£51,170	-£53,305	-£60,428	-£128,639
20% affordable housing (70:30)	-£48,276	-£52,065	-£53,314	-£54,895	-£57,065	-£64,196	-£132,407
25% affordable housing (70:30)	-£52,048	-£55,805	-£57,075	-£58,663	-£60,834	-£67,964	-£136,175
30% affordable housing (70:30)	-£55,854	-£59,573	-£60,843	-£62,430	-£64,601	-£71,732	-£139,943
30% affordable housing (60:40)	-£51,344	-£55,101	-£56,372	-£57,959	-£60,130	-£67,261	-£135,471

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,788	-£13,836	-£15,085	-£16,647	-£18,783	-£25,799	-£93,935
10% affordable housing (70:30)	-£17,331	-£21,251	-£22,500	-£24,062	-£26,197	-£33,260	-£101,471
15% affordable housing (70:30)	-£21,104	-£24,958	-£26,208	-£27,770	-£29,905	-£37,028	-£105,239
20% affordable housing (70:30)	-£24,876	-£28,665	-£29,914	-£31,495	-£33,665	-£40,796	-£109,007
25% affordable housing (70:30)	-£28,648	-£32,405	-£33,675	-£35,263	-£37,434	-£44,564	-£112,775
30% affordable housing (70:30)	-£32,454	-£36,173	-£37,443	-£39,030	-£41,201	-£48,332	-£116,543
30% affordable housing (60:40)	-£27,944	-£31,701	-£32,972	-£34,559	-£36,730	-£43,861	-£112,071

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£11,392	£7,344	£6,095	£4,533	£2,397	-£4,619	-£72,755
10% affordable housing (70:30)	£3,849	-£71	-£1,320	-£2,882	-£5,017	-£12,080	-£80,291
15% affordable housing (70:30)	£76	-£3,778	-£5,028	-£6,590	-£8,725	-£15,848	-£84,059
20% affordable housing (70:30)	-£3,696	-£7,485	-£8,734	-£10,315	-£12,485	-£19,616	-£87,827
25% affordable housing (70:30)	-£7,468	-£11,225	-£12,495	-£14,083	-£16,254	-£23,384	-£91,595
30% affordable housing (70:30)	-£11,274	-£14,993	-£16,263	-£17,850	-£20,021	-£27,152	-£95,363
30% affordable housing (60:40)	-£6,764	-£10,521	-£11,792	-£13,379	-£15,550	-£22,681	-£90,691

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 9

Sales value inflation 0%
Build cost inflation 0%

Site location

Shoeburyness

Affordable Housing Social Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£16,249	£12,274	£11,024	£9,462	£7,328	£311	-£67,895
10% affordable housing (70:30)	£9,031	£5,180	£3,931	£2,369	£234	-£6,894	-£75,104
15% affordable housing (70:30)	£5,421	£1,633	£383	-£1,197	-£3,368	-£10,499	-£78,709
20% affordable housing (70:30)	£1,812	-£1,945	-£3,215	-£4,802	-£6,973	-£14,104	-£82,314
25% affordable housing (70:30)	-£1,826	-£5,550	-£8,820	-£8,407	-£10,578	-£17,709	-£85,919
30% affordable housing (70:30)	-£5,494	-£9,154	-£10,425	-£12,012	-£14,183	-£21,314	-£89,524
30% affordable housing (60:40)	-£1,268	-£5,001	-£6,272	-£7,859	-£10,029	-£17,160	-£85,371

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£106,841	-£110,816	-£112,068	-£113,628	-£115,762	-£122,779	-£190,985
10% affordable housing (70:30)	-£114,059	-£117,910	-£119,159	-£120,721	-£122,856	-£129,984	-£198,194
15% affordable housing (70:30)	-£117,669	-£121,457	-£122,707	-£124,287	-£126,458	-£133,589	-£201,799
20% affordable housing (70:30)	-£121,278	-£125,035	-£126,305	-£127,862	-£130,083	-£137,194	-£205,404
25% affordable housing (70:30)	-£124,916	-£128,640	-£129,910	-£131,497	-£133,668	-£140,799	-£209,009
30% affordable housing (70:30)	-£128,584	-£132,244	-£133,515	-£135,102	-£137,273	-£144,404	-£212,614
30% affordable housing (60:40)	-£124,358	-£128,091	-£129,362	-£130,949	-£133,119	-£140,250	-£208,461

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£37,511	-£41,486	-£42,736	-£44,298	-£46,432	-£53,449	-£121,655
10% affordable housing (70:30)	-£44,729	-£48,580	-£49,829	-£51,391	-£53,526	-£60,654	-£128,864
15% affordable housing (70:30)	-£48,339	-£52,127	-£53,377	-£54,957	-£57,128	-£64,259	-£132,469
20% affordable housing (70:30)	-£51,948	-£55,705	-£56,975	-£58,562	-£60,733	-£67,864	-£136,074
25% affordable housing (70:30)	-£55,586	-£59,310	-£60,580	-£62,167	-£64,338	-£71,469	-£139,679
30% affordable housing (70:30)	-£59,254	-£62,914	-£64,185	-£65,772	-£67,943	-£75,074	-£143,284
30% affordable housing (60:40)	-£55,028	-£58,761	-£60,032	-£61,619	-£63,789	-£70,920	-£139,131

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,111	-£18,086	-£19,336	-£20,898	-£23,032	-£30,049	-£98,255
10% affordable housing (70:30)	-£21,329	-£25,180	-£26,429	-£27,991	-£30,126	-£37,254	-£105,464
15% affordable housing (70:30)	-£24,939	-£28,727	-£29,977	-£31,557	-£33,728	-£40,859	-£109,069
20% affordable housing (70:30)	-£28,548	-£32,305	-£33,575	-£35,162	-£37,333	-£44,464	-£112,674
25% affordable housing (70:30)	-£32,186	-£35,910	-£37,180	-£38,767	-£40,938	-£48,069	-£116,279
30% affordable housing (70:30)	-£35,854	-£39,514	-£40,785	-£42,372	-£44,543	-£51,674	-£119,884
30% affordable housing (60:40)	-£31,628	-£35,361	-£36,632	-£38,219	-£40,389	-£47,520	-£115,731

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£7,069	£3,094	£1,844	£282	-£1,852	-£8,869	-£77,075
10% affordable housing (70:30)	-£149	-£4,000	-£5,249	-£6,811	-£8,946	-£16,074	-£84,284
15% affordable housing (70:30)	-£3,759	-£7,547	-£8,797	-£10,377	-£12,548	-£19,679	-£87,889
20% affordable housing (70:30)	-£7,368	-£11,125	-£12,395	-£13,982	-£16,153	-£23,284	-£91,494
25% affordable housing (70:30)	-£11,006	-£14,730	-£16,000	-£17,587	-£19,758	-£26,889	-£95,099
30% affordable housing (70:30)	-£14,674	-£18,334	-£19,605	-£21,192	-£23,363	-£30,494	-£98,704
30% affordable housing (60:40)	-£10,448	-£14,181	-£15,452	-£17,039	-£19,209	-£26,340	-£94,551

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 9

Sales value inflation 0%
Build cost inflation 0%

Site location

Thorpe Bay

Affordable Housing Social Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£55,005	£50,365	£49,115	£47,553	£45,418	£38,402	£29,181
10% affordable housing (70:30)	£44,864	£40,397	£39,148	£37,586	£35,450	£28,433	£19,312
15% affordable housing (70:30)	£39,792	£35,413	£34,164	£32,602	£30,466	£23,450	£14,377
20% affordable housing (70:30)	£34,721	£30,429	£29,179	£27,618	£25,482	£18,466	£9,443
25% affordable housing (70:30)	£29,650	£25,445	£24,195	£22,633	£20,498	£13,482	£4,508
30% affordable housing (70:30)	£24,579	£20,481	£19,212	£17,650	£15,515	£8,498	£3,573
30% affordable housing (60:40)	£31,592	£27,353	£26,104	£24,542	£22,406	£15,390	£5,568

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£68,085	£72,725	£73,975	£75,537	£77,672	£84,688	£152,271
10% affordable housing (70:30)	£78,226	£82,693	£83,942	£85,504	£87,640	£94,657	£162,402
15% affordable housing (70:30)	£83,298	£87,677	£88,926	£90,488	£92,624	£99,640	£167,467
20% affordable housing (70:30)	£88,369	£92,661	£93,911	£95,472	£97,608	£104,624	£172,533
25% affordable housing (70:30)	£93,440	£97,645	£98,895	£100,457	£102,592	£109,608	£177,598
30% affordable housing (70:30)	£98,511	£102,629	£103,878	£105,440	£107,575	£114,592	£182,663
30% affordable housing (60:40)	£91,498	£95,737	£96,986	£98,548	£100,684	£107,700	£175,658

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,245	£3,395	£4,645	£6,207	£8,342	£15,358	£82,941
10% affordable housing (70:30)	£8,896	£13,363	£14,612	£16,174	£18,310	£25,327	£93,072
15% affordable housing (70:30)	£13,968	£18,347	£19,596	£21,158	£23,294	£30,310	£98,137
20% affordable housing (70:30)	£19,039	£23,331	£24,581	£26,142	£28,278	£35,294	£103,203
25% affordable housing (70:30)	£24,110	£28,315	£29,565	£31,127	£33,262	£40,278	£108,268
30% affordable housing (70:30)	£29,181	£33,299	£34,548	£36,110	£38,245	£45,262	£113,333
30% affordable housing (60:40)	£22,168	£26,407	£27,656	£29,218	£31,354	£38,370	£106,328

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£24,645	£20,005	£18,755	£17,193	£15,058	£8,042	£59,541
10% affordable housing (70:30)	£14,504	£10,037	£8,788	£7,226	£5,090	£1,927	£69,672
15% affordable housing (70:30)	£9,432	£5,053	£3,804	£2,242	£1,06	£6,910	£74,737
20% affordable housing (70:30)	£4,361	£69	£1,181	£2,742	£4,678	£11,894	£79,803
25% affordable housing (70:30)	£1710	£4,915	£6,165	£7,727	£9,862	£16,878	£84,868
30% affordable housing (70:30)	£5,781	£9,899	£11,148	£12,710	£14,845	£21,862	£89,933
30% affordable housing (60:40)	£1,232	£3,007	£4,256	£5,818	£7,954	£14,970	£82,928

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£45,825	£41,185	£39,935	£38,373	£36,238	£29,222	£38,361
10% affordable housing (70:30)	£35,684	£31,217	£29,968	£28,406	£26,270	£19,253	£48,492
15% affordable housing (70:30)	£30,612	£26,233	£24,984	£23,422	£21,286	£14,270	£53,557
20% affordable housing (70:30)	£25,541	£21,249	£19,999	£18,438	£16,302	£9,286	£58,623
25% affordable housing (70:30)	£20,470	£16,265	£15,015	£13,453	£11,318	£4,302	£63,688
30% affordable housing (70:30)	£15,399	£11,281	£10,032	£8,470	£6,335	£682	£68,753
30% affordable housing (60:40)	£22,412	£18,173	£16,924	£15,362	£13,226	£6,210	£61,748

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 9

Sales value inflation 0%
Build cost inflation 0%

Site location

Leigh-on-Sea, etc

Affordable Housing Social Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£76,546	£71,535	£70,285	£68,724	£66,588	£59,571	-£7,665
10% affordable housing (70:30)	£64,779	£59,970	£58,721	£57,158	£55,023	£48,006	-£19,418
15% affordable housing (70:30)	£58,895	£54,187	£52,938	£51,376	£49,240	£42,224	-£25,296
20% affordable housing (70:30)	£53,011	£48,405	£47,155	£45,593	£43,458	£36,441	-£31,173
25% affordable housing (70:30)	£47,127	£42,622	£41,373	£39,811	£37,675	£30,659	-£37,050
30% affordable housing (70:30)	£41,244	£36,840	£35,590	£34,028	£31,892	£24,876	-£42,927
30% affordable housing (60:40)	£49,843	£45,290	£44,041	£42,479	£40,344	£33,328	-£34,338

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£46,544	-£51,555	-£52,805	-£54,368	-£56,502	-£63,519	-£130,755
10% affordable housing (70:30)	-£58,311	-£63,120	-£64,369	-£65,932	-£68,067	-£75,084	-£142,508
15% affordable housing (70:30)	-£64,195	-£69,903	-£70,152	-£71,714	-£73,850	-£80,866	-£148,386
20% affordable housing (70:30)	-£70,079	-£74,685	-£75,935	-£77,497	-£79,632	-£86,649	-£154,263
25% affordable housing (70:30)	-£76,963	-£80,468	-£81,717	-£83,279	-£85,415	-£92,431	-£160,140
30% affordable housing (70:30)	-£81,846	-£86,250	-£87,500	-£89,062	-£91,198	-£98,214	-£166,017
30% affordable housing (60:40)	-£73,247	-£77,800	-£79,049	-£80,611	-£82,746	-£89,762	-£157,428

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£22,786	£17,775	£16,525	£14,964	£12,828	£5,811	-£61,425
10% affordable housing (70:30)	£11,019	£6,210	£4,961	£3,398	£1,263	-£5,754	-£73,178
15% affordable housing (70:30)	£5,135	£427	-£822	-£2,384	-£4,520	-£11,536	-£79,056
20% affordable housing (70:30)	-£749	-£5,355	-£6,605	-£8,167	-£10,302	-£17,319	-£84,933
25% affordable housing (70:30)	-£6,633	-£11,138	-£12,387	-£13,949	-£16,085	-£23,101	-£90,810
30% affordable housing (70:30)	-£12,516	-£16,920	-£18,170	-£19,732	-£21,868	-£28,884	-£96,687
30% affordable housing (60:40)	-£3,917	-£8,470	-£9,719	-£11,281	-£13,416	-£20,432	-£88,098

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£46,186	£41,175	£39,925	£38,364	£36,228	£29,211	-£38,025
10% affordable housing (70:30)	£34,419	£29,610	£28,361	£26,798	£24,663	£17,646	-£49,778
15% affordable housing (70:30)	£28,535	£23,827	£22,578	£21,016	£18,880	£11,864	-£55,656
20% affordable housing (70:30)	£22,651	£18,045	£16,795	£15,233	£13,098	£6,081	-£61,533
25% affordable housing (70:30)	£16,767	£12,262	£11,013	£9,451	£7,315	£299	-£67,410
30% affordable housing (70:30)	£10,884	£6,480	£5,230	£3,668	£1,532	-£5,484	-£73,287
30% affordable housing (60:40)	£19,483	£14,930	£13,681	£12,119	£9,984	£2,968	-£64,698

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£67,366	£62,355	£61,105	£59,544	£57,408	£50,391	-£16,845
10% affordable housing (70:30)	£55,599	£50,790	£49,541	£47,978	£45,843	£38,826	-£28,598
15% affordable housing (70:30)	£49,715	£45,007	£43,758	£42,196	£40,060	£33,044	-£34,476
20% affordable housing (70:30)	£43,831	£39,225	£37,975	£36,413	£34,278	£27,261	-£40,353
25% affordable housing (70:30)	£37,947	£33,442	£32,193	£30,631	£28,495	£21,479	-£46,230
30% affordable housing (70:30)	£32,064	£27,660	£26,410	£24,848	£22,712	£15,696	-£52,107
30% affordable housing (60:40)	£40,663	£36,110	£34,861	£33,299	£31,164	£24,148	-£43,518

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Social Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£83,287	£74,591	£72,142	£69,081	£64,933	£51,306	-£80,330
10% affordable housing (70:30)	£72,935	£64,418	£61,969	£58,907	£54,759	£41,132	-£90,670
15% affordable housing (70:30)	£67,759	£59,331	£56,882	£53,819	£49,673	£36,046	-£95,841
20% affordable housing (70:30)	£62,583	£54,244	£51,795	£48,732	£44,586	£30,959	-£101,011
25% affordable housing (70:30)	£57,407	£49,157	£46,707	£43,646	£39,498	£25,872	-£106,180
30% affordable housing (70:30)	£52,231	£44,071	£41,620	£38,559	£34,411	£20,784	-£111,351
30% affordable housing (60:40)	£55,042	£46,833	£44,383	£41,322	£37,174	£23,547	-£108,543

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£409,073	-£417,789	-£420,218	-£423,279	-£427,427	-£441,054	-£572,690
10% affordable housing (70:30)	-£419,425	-£427,942	-£430,391	-£433,453	-£437,601	-£451,228	-£583,030
15% affordable housing (70:30)	-£424,601	-£433,029	-£435,478	-£438,541	-£442,697	-£456,314	-£588,201
20% affordable housing (70:30)	-£429,777	-£438,116	-£440,565	-£443,628	-£447,774	-£461,401	-£593,371
25% affordable housing (70:30)	-£434,953	-£443,293	-£445,653	-£448,714	-£452,862	-£466,488	-£598,540
30% affordable housing (70:30)	-£440,129	-£448,289	-£450,740	-£453,801	-£457,949	-£471,576	-£603,711
30% affordable housing (60:40)	-£437,318	-£445,527	-£447,977	-£451,038	-£455,186	-£468,813	-£600,903

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£131,753	-£140,449	-£142,898	-£145,959	-£150,107	-£163,734	-£295,370
10% affordable housing (70:30)	-£142,105	-£150,622	-£153,071	-£156,133	-£160,281	-£173,908	-£305,710
15% affordable housing (70:30)	-£147,281	-£155,709	-£158,158	-£161,221	-£165,367	-£178,994	-£310,881
20% affordable housing (70:30)	-£152,457	-£160,796	-£163,245	-£166,308	-£170,454	-£184,081	-£316,051
25% affordable housing (70:30)	-£157,633	-£165,893	-£168,333	-£171,394	-£175,542	-£189,168	-£321,220
30% affordable housing (70:30)	-£162,809	-£170,969	-£173,420	-£176,481	-£180,629	-£194,256	-£326,391
30% affordable housing (60:40)	-£159,998	-£168,207	-£170,657	-£173,718	-£177,866	-£191,493	-£323,583

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£38,153	-£46,849	-£49,298	-£52,359	-£56,507	-£70,134	-£201,770
10% affordable housing (70:30)	-£48,505	-£57,022	-£59,471	-£62,533	-£66,681	-£80,308	-£212,110
15% affordable housing (70:30)	-£53,681	-£62,109	-£64,558	-£67,621	-£71,767	-£85,394	-£217,281
20% affordable housing (70:30)	-£58,857	-£67,196	-£69,645	-£72,708	-£76,854	-£90,481	-£222,451
25% affordable housing (70:30)	-£64,033	-£72,283	-£74,733	-£77,794	-£81,942	-£95,568	-£227,620
30% affordable housing (70:30)	-£69,209	-£77,369	-£79,820	-£82,881	-£87,029	-£100,656	-£232,791
30% affordable housing (60:40)	-£66,398	-£74,607	-£77,057	-£80,118	-£84,266	-£97,893	-£229,983

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£46,567	£37,871	£35,422	£32,361	£28,213	£14,586	-£117,050
10% affordable housing (70:30)	£36,215	£27,698	£25,249	£22,187	£18,039	£4,412	-£127,390
15% affordable housing (70:30)	£31,039	£22,611	£20,162	£17,099	£12,953	-£674	-£132,561
20% affordable housing (70:30)	£25,863	£17,524	£15,075	£12,012	£7,866	-£5,761	-£137,731
25% affordable housing (70:30)	£20,687	£12,437	£9,987	£6,926	£2,778	-£10,848	-£142,900
30% affordable housing (70:30)	£15,511	£7,351	£4,900	£1,839	-£2,309	-£15,936	-£148,071
30% affordable housing (60:40)	£18,322	£10,113	£7,663	£4,602	£454	-£13,173	-£145,263

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£132,564	£123,020	£120,571	£117,510	£113,362	£99,735	-£31,109
10% affordable housing (70:30)	£118,490	£109,190	£106,741	£103,678	£99,532	£85,905	-£45,166
15% affordable housing (70:30)	£111,454	£102,275	£99,825	£96,763	£92,616	£78,989	-£52,194
20% affordable housing (70:30)	£104,417	£95,359	£92,909	£89,848	£85,700	£72,073	-£59,224
25% affordable housing (70:30)	£97,381	£88,443	£85,994	£82,932	£78,785	£65,158	-£66,252
30% affordable housing (70:30)	£90,344	£81,528	£79,078	£76,017	£71,869	£58,243	-£73,280
30% affordable housing (60:40)	£96,775	£87,848	£85,399	£82,337	£78,190	£64,563	-£66,857

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£359,796	-£369,340	-£371,789	-£374,850	-£378,998	-£392,625	-£523,469
10% affordable housing (70:30)	-£373,870	-£383,170	-£385,619	-£388,682	-£392,828	-£406,455	-£537,526
15% affordable housing (70:30)	-£380,906	-£390,085	-£392,535	-£395,597	-£399,744	-£413,371	-£544,554
20% affordable housing (70:30)	-£397,943	-£397,001	-£399,451	-£402,512	-£406,660	-£420,287	-£551,584
25% affordable housing (70:30)	-£394,979	-£403,917	-£406,368	-£409,428	-£413,575	-£427,202	-£558,612
30% affordable housing (70:30)	-£402,016	-£410,832	-£413,282	-£416,343	-£420,491	-£434,117	-£565,640
30% affordable housing (60:40)	-£395,585	-£404,512	-£406,961	-£410,023	-£414,170	-£427,797	-£559,217

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£82,476	-£92,020	-£94,469	-£97,530	-£101,678	-£115,305	-£246,149
10% affordable housing (70:30)	-£96,550	-£105,890	-£108,299	-£111,362	-£115,508	-£129,135	-£260,206
15% affordable housing (70:30)	-£103,586	-£112,705	-£115,215	-£118,277	-£122,424	-£136,051	-£267,234
20% affordable housing (70:30)	-£110,623	-£119,681	-£122,131	-£125,192	-£129,340	-£142,967	-£274,264
25% affordable housing (70:30)	-£117,659	-£126,597	-£129,046	-£132,108	-£136,255	-£149,882	-£281,292
30% affordable housing (70:30)	-£124,696	-£133,512	-£135,962	-£139,023	-£143,171	-£156,797	-£288,320
30% affordable housing (60:40)	-£118,265	-£127,192	-£129,641	-£132,703	-£136,850	-£150,477	-£281,897

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£11,124	£1,580	-£869	-£3,930	-£8,078	-£21,705	-£152,549
10% affordable housing (70:30)	-£2,950	-£12,250	-£14,699	-£17,762	-£21,908	-£35,535	-£166,606
15% affordable housing (70:30)	-£9,986	-£19,165	-£21,615	-£24,677	-£28,824	-£42,451	-£173,634
20% affordable housing (70:30)	-£17,023	-£26,081	-£28,531	-£31,582	-£35,740	-£49,367	-£180,664
25% affordable housing (70:30)	-£24,059	-£32,997	-£35,446	-£38,508	-£42,655	-£56,282	-£187,692
30% affordable housing (70:30)	-£31,096	-£39,912	-£42,362	-£45,423	-£49,571	-£63,197	-£194,720
30% affordable housing (60:40)	-£24,665	-£33,592	-£36,041	-£39,103	-£43,250	-£56,877	-£188,297

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£95,844	£86,300	£83,851	£80,790	£76,642	£63,015	-£67,829
10% affordable housing (70:30)	£81,770	£72,470	£70,021	£66,958	£62,812	£49,185	-£81,886
15% affordable housing (70:30)	£74,734	£65,555	£63,105	£60,043	£55,896	£42,269	-£88,914
20% affordable housing (70:30)	£67,697	£58,639	£56,189	£53,128	£48,980	£35,353	-£95,944
25% affordable housing (70:30)	£60,661	£51,723	£49,274	£46,212	£42,065	£28,438	-£102,972
30% affordable housing (70:30)	£53,624	£44,808	£42,358	£39,297	£35,149	£21,523	-£110,000
30% affordable housing (60:40)	£60,055	£51,128	£48,679	£45,617	£41,470	£27,843	-£103,577

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Sales value inflation 0%
Build cost inflation 0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Social Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£218,970	£207,941	£205,492	£202,429	£198,283	£184,656	£54,312
10% affordable housing (70:30)	£198,372	£187,697	£185,248	£182,186	£178,039	£164,412	£34,068
15% affordable housing (70:30)	£188,072	£177,575	£175,126	£172,064	£167,917	£154,290	£23,946
20% affordable housing (70:30)	£177,773	£167,454	£165,004	£161,942	£157,794	£144,168	£13,824
25% affordable housing (70:30)	£167,474	£157,332	£154,882	£151,820	£147,673	£134,047	£3,702
30% affordable housing (70:30)	£157,176	£147,210	£144,760	£141,698	£137,551	£123,924	£-6,524
30% affordable housing (60:40)	£169,954	£159,768	£157,319	£154,256	£150,110	£136,483	£8,139

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£273,390	-£284,419	-£286,888	-£289,931	-£294,077	-£307,704	-£438,048
10% affordable housing (70:30)	-£293,988	-£304,063	-£307,112	-£310,174	-£314,321	-£327,948	-£458,292
15% affordable housing (70:30)	-£304,288	-£314,785	-£317,234	-£320,296	-£324,443	-£338,070	-£468,414
20% affordable housing (70:30)	-£314,587	-£324,906	-£327,356	-£330,418	-£334,566	-£348,192	-£478,536
25% affordable housing (70:30)	-£324,886	-£335,028	-£337,478	-£340,540	-£344,687	-£358,313	-£488,658
30% affordable housing (70:30)	-£335,184	-£345,150	-£347,600	-£350,662	-£354,809	-£368,436	-£498,884
30% affordable housing (60:40)	-£322,406	-£332,592	-£335,041	-£338,104	-£342,250	-£355,877	-£488,221

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,930	-£7,099	-£9,548	-£12,611	-£16,757	-£30,384	-£160,728
10% affordable housing (70:30)	-£16,668	-£27,343	-£29,792	-£32,854	-£37,001	-£50,628	-£180,972
15% affordable housing (70:30)	-£26,968	-£37,465	-£39,914	-£42,976	-£47,123	-£60,750	-£191,094
20% affordable housing (70:30)	-£37,267	-£47,586	-£50,036	-£53,098	-£57,246	-£70,872	-£201,216
25% affordable housing (70:30)	-£47,566	-£57,708	-£60,158	-£63,220	-£67,367	-£80,993	-£211,338
30% affordable housing (70:30)	-£57,864	-£67,830	-£70,280	-£73,342	-£77,489	-£91,116	-£221,564
30% affordable housing (60:40)	-£45,086	-£55,272	-£57,721	-£60,784	-£64,930	-£78,557	-£208,901

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£97,530	£86,501	£84,052	£80,989	£76,843	£63,216	-£87,128
10% affordable housing (70:30)	£76,932	£66,257	£63,808	£60,746	£56,599	£42,972	-£87,372
15% affordable housing (70:30)	£66,632	£56,135	£53,686	£50,624	£46,477	£32,850	-£97,494
20% affordable housing (70:30)	£56,333	£46,014	£43,564	£40,502	£36,354	£22,728	-£107,616
25% affordable housing (70:30)	£46,034	£35,892	£33,442	£30,380	£26,233	£12,607	-£117,738
30% affordable housing (70:30)	£35,736	£25,770	£23,320	£20,258	£16,111	£2,484	-£127,964
30% affordable housing (60:40)	£48,514	£38,328	£35,879	£32,816	£28,670	£15,043	-£115,301

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£182,250	£171,221	£168,772	£165,708	£161,563	£147,936	£17,592
10% affordable housing (70:30)	£161,652	£150,977	£148,528	£145,466	£141,319	£127,692	-£2,652
15% affordable housing (70:30)	£151,352	£140,855	£138,406	£135,344	£131,197	£117,570	-£12,774
20% affordable housing (70:30)	£141,053	£130,734	£128,284	£125,222	£121,074	£107,448	-£22,896
25% affordable housing (70:30)	£130,754	£120,612	£118,162	£115,100	£110,953	£97,327	-£33,018
30% affordable housing (70:30)	£120,456	£110,490	£108,040	£104,978	£100,831	£87,204	-£43,244
30% affordable housing (60:40)	£133,234	£123,048	£120,599	£117,536	£113,390	£99,763	-£30,581

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Site location

Shoeburyness

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£206,593	£195,777	£193,328	£190,266	£186,118	£172,491	£42,148
10% affordable housing (70:30)	£186,930	£176,452	£174,002	£170,941	£166,793	£153,166	£22,823
15% affordable housing (70:30)	£177,098	£166,790	£164,340	£161,278	£157,131	£143,504	£13,161
20% affordable housing (70:30)	£167,266	£157,127	£154,677	£151,616	£147,468	£133,841	£3,498
25% affordable housing (70:30)	£157,435	£147,464	£145,015	£141,953	£137,806	£124,179	-£8,286
30% affordable housing (70:30)	£147,603	£137,801	£135,352	£132,291	£128,143	£114,516	-£16,087
30% affordable housing (60:40)	£159,472	£149,466	£147,017	£143,956	£139,808	£126,181	-£4,230

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£285,767	-£296,583	-£299,032	-£302,094	-£308,242	-£319,869	-£450,212
10% affordable housing (70:30)	-£305,430	-£315,908	-£318,358	-£321,419	-£325,567	-£338,194	-£469,537
15% affordable housing (70:30)	-£315,262	-£325,570	-£328,020	-£331,082	-£335,229	-£348,856	-£479,199
20% affordable housing (70:30)	-£325,094	-£335,233	-£337,683	-£340,744	-£344,892	-£358,519	-£488,862
25% affordable housing (70:30)	-£334,925	-£344,896	-£347,345	-£350,407	-£354,554	-£368,181	-£498,626
30% affordable housing (70:30)	-£344,757	-£354,559	-£357,008	-£360,069	-£364,217	-£377,844	-£508,447
30% affordable housing (60:40)	-£332,888	-£342,894	-£345,343	-£348,404	-£352,552	-£366,179	-£496,590

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£8,447	-£19,263	-£21,712	-£24,774	-£28,922	-£42,549	-£172,892
10% affordable housing (70:30)	-£28,110	-£38,588	-£41,038	-£44,099	-£48,247	-£61,874	-£192,217
15% affordable housing (70:30)	-£37,942	-£48,250	-£50,700	-£53,762	-£57,909	-£71,536	-£201,879
20% affordable housing (70:30)	-£47,774	-£57,913	-£60,363	-£63,424	-£67,572	-£81,199	-£211,542
25% affordable housing (70:30)	-£57,605	-£67,576	-£70,025	-£73,087	-£77,234	-£90,861	-£221,306
30% affordable housing (70:30)	-£67,437	-£77,239	-£79,688	-£82,749	-£86,897	-£100,524	-£231,127
30% affordable housing (60:40)	-£55,568	-£65,574	-£68,023	-£71,084	-£75,232	-£88,859	-£219,270

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£85,153	£74,337	£71,888	£68,826	£64,678	£51,051	-£79,292
10% affordable housing (70:30)	£65,490	£55,012	£52,562	£49,501	£45,353	£31,726	-£98,617
15% affordable housing (70:30)	£55,658	£45,350	£42,900	£39,838	£35,691	£22,064	-£108,279
20% affordable housing (70:30)	£45,826	£35,687	£33,237	£30,176	£26,028	£12,401	-£117,942
25% affordable housing (70:30)	£35,995	£25,024	£23,575	£20,513	£16,366	£2,739	-£127,706
30% affordable housing (70:30)	£26,163	£16,361	£13,912	£10,851	£6,703	-£6,924	-£137,527
30% affordable housing (60:40)	£38,032	£28,026	£25,577	£22,516	£18,368	£4,741	-£125,670

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£169,873	£159,057	£156,608	£153,546	£149,398	£135,771	£5,428
10% affordable housing (70:30)	£150,210	£139,732	£137,282	£134,221	£130,073	£116,446	-£13,897
15% affordable housing (70:30)	£140,378	£130,070	£127,620	£124,558	£120,411	£106,784	-£23,559
20% affordable housing (70:30)	£130,546	£120,407	£117,957	£114,896	£110,748	£97,121	-£33,222
25% affordable housing (70:30)	£120,715	£110,744	£108,295	£105,233	£101,086	£87,459	-£42,986
30% affordable housing (70:30)	£110,883	£101,081	£98,632	£95,571	£91,423	£77,796	-£52,807
30% affordable housing (60:40)	£122,752	£112,746	£110,297	£107,236	£103,088	£89,461	-£40,950

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£317,523	£304,799	£302,350	£299,288	£295,141	£281,514	£151,170
10% affordable housing (70:30)	£289,482	£277,241	£274,792	£271,730	£267,583	£253,956	£123,612
15% affordable housing (70:30)	£275,462	£263,462	£261,013	£257,951	£253,804	£240,177	£109,833
20% affordable housing (70:30)	£261,443	£249,684	£247,234	£244,172	£240,024	£226,397	£96,054
25% affordable housing (70:30)	£247,422	£235,904	£233,455	£230,393	£226,246	£212,619	£82,275
30% affordable housing (70:30)	£233,402	£222,125	£219,676	£216,614	£212,467	£198,840	£68,497
30% affordable housing (60:40)	£253,420	£241,798	£239,349	£236,287	£232,140	£218,513	£88,169

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£174,837	-£187,561	-£190,010	-£193,072	-£197,219	-£210,846	-£341,190
10% affordable housing (70:30)	-£202,878	-£215,119	-£217,568	-£220,630	-£224,777	-£238,404	-£368,748
15% affordable housing (70:30)	-£216,898	-£228,898	-£231,347	-£234,409	-£238,556	-£252,183	-£382,527
20% affordable housing (70:30)	-£230,917	-£242,876	-£245,128	-£248,198	-£252,336	-£266,963	-£396,306
25% affordable housing (70:30)	-£244,938	-£256,458	-£258,905	-£261,967	-£266,114	-£279,741	-£410,085
30% affordable housing (70:30)	-£258,958	-£270,235	-£272,684	-£275,746	-£279,893	-£293,520	-£423,863
30% affordable housing (60:40)	-£238,940	-£250,562	-£253,011	-£256,073	-£260,220	-£273,847	-£404,191

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£102,483	£89,759	£87,310	£84,248	£80,101	£66,474	-£63,870
10% affordable housing (70:30)	£74,442	£62,201	£59,752	£56,690	£52,543	£38,916	-£91,428
15% affordable housing (70:30)	£60,422	£48,422	£45,973	£42,911	£38,764	£25,137	-£105,207
20% affordable housing (70:30)	£46,403	£34,644	£32,194	£29,132	£24,984	£11,357	-£118,986
25% affordable housing (70:30)	£32,382	£20,864	£18,415	£15,353	£11,206	-£2,421	-£132,765
30% affordable housing (70:30)	£18,362	£7,085	£4,636	£1,574	-£2,573	-£16,200	-£146,543
30% affordable housing (60:40)	£38,380	£26,758	£24,309	£21,247	£17,100	£3,473	-£126,871

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£196,083	£183,359	£180,910	£177,848	£173,701	£160,074	£29,730
10% affordable housing (70:30)	£168,042	£155,801	£153,352	£150,290	£146,143	£132,516	£2,172
15% affordable housing (70:30)	£154,022	£142,022	£139,573	£136,511	£132,364	£118,737	-£11,607
20% affordable housing (70:30)	£140,003	£128,244	£125,794	£122,732	£118,584	£104,957	-£25,386
25% affordable housing (70:30)	£125,982	£114,464	£112,015	£108,953	£104,806	£91,179	-£39,165
30% affordable housing (70:30)	£111,962	£100,685	£98,236	£95,174	£91,027	£77,400	-£52,943
30% affordable housing (60:40)	£131,980	£120,358	£117,909	£114,847	£110,700	£97,073	-£33,271

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£280,803	£268,079	£265,630	£262,568	£258,421	£244,794	£114,450
10% affordable housing (70:30)	£252,762	£240,521	£238,072	£235,010	£230,863	£217,236	£86,892
15% affordable housing (70:30)	£238,742	£226,742	£224,293	£221,231	£217,084	£203,457	£73,113
20% affordable housing (70:30)	£224,723	£212,964	£210,514	£207,452	£203,304	£189,677	£59,334
25% affordable housing (70:30)	£210,702	£199,184	£196,735	£193,673	£189,526	£175,899	£45,555
30% affordable housing (70:30)	£196,682	£185,405	£182,956	£179,894	£175,747	£162,120	£31,777
30% affordable housing (60:40)	£216,700	£205,078	£202,629	£199,567	£195,420	£181,793	£51,449

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£379,176	£365,392	£362,942	£359,881	£355,733	£342,106	£211,763
10% affordable housing (70:30)	£346,480	£333,258	£330,809	£327,747	£323,600	£309,973	£179,629
15% affordable housing (70:30)	£330,132	£317,191	£314,742	£311,680	£307,533	£293,906	£163,562
20% affordable housing (70:30)	£313,784	£301,124	£298,675	£295,614	£291,466	£277,839	£147,496
25% affordable housing (70:30)	£297,437	£285,058	£282,608	£279,547	£275,399	£261,772	£131,429
30% affordable housing (70:30)	£281,088	£268,991	£266,542	£263,480	£259,333	£245,706	£115,362
30% affordable housing (60:40)	£305,634	£293,115	£290,665	£287,604	£283,456	£269,829	£139,486

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£113,184	-£126,968	-£129,418	-£132,479	-£136,627	-£150,254	-£280,597
10% affordable housing (70:30)	-£145,880	-£159,102	-£161,551	-£164,613	-£168,760	-£182,387	-£312,731
15% affordable housing (70:30)	-£162,228	-£175,169	-£177,618	-£180,680	-£184,827	-£198,454	-£328,798
20% affordable housing (70:30)	-£176,576	-£191,236	-£193,685	-£196,746	-£200,894	-£214,521	-£344,864
25% affordable housing (70:30)	-£194,923	-£207,302	-£209,752	-£212,813	-£216,961	-£230,588	-£360,931
30% affordable housing (70:30)	-£211,272	-£223,369	-£225,818	-£228,880	-£233,027	-£246,654	-£376,998
30% affordable housing (60:40)	-£186,726	-£199,245	-£201,695	-£204,756	-£208,904	-£222,531	-£352,874

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£164,136	£150,352	£147,902	£144,841	£140,693	£127,066	-£3,277
10% affordable housing (70:30)	£131,440	£118,218	£115,769	£112,707	£108,560	£94,933	-£35,411
15% affordable housing (70:30)	£115,092	£102,151	£99,702	£96,640	£92,493	£78,866	-£51,478
20% affordable housing (70:30)	£98,744	£86,084	£83,635	£80,574	£76,426	£62,799	-£67,544
25% affordable housing (70:30)	£82,397	£70,018	£67,568	£64,507	£60,359	£46,732	-£83,611
30% affordable housing (70:30)	£66,048	£53,951	£51,502	£48,440	£44,293	£30,666	-£99,678
30% affordable housing (60:40)	£90,594	£78,075	£75,625	£72,564	£68,416	£54,789	-£75,564

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£257,736	£243,952	£241,502	£238,441	£234,293	£220,666	£90,323
10% affordable housing (70:30)	£225,040	£211,818	£209,369	£206,307	£202,160	£188,533	£58,189
15% affordable housing (70:30)	£208,692	£195,751	£193,302	£190,240	£186,093	£172,466	£42,122
20% affordable housing (70:30)	£192,344	£179,684	£177,235	£174,174	£170,026	£156,399	£26,056
25% affordable housing (70:30)	£175,997	£163,618	£161,168	£158,107	£153,959	£140,332	£9,989
30% affordable housing (70:30)	£159,648	£147,551	£145,102	£142,040	£137,893	£124,266	-£6,078
30% affordable housing (60:40)	£184,194	£171,675	£169,225	£166,164	£162,016	£148,389	£18,046

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£342,456	£328,672	£326,222	£323,161	£319,013	£305,386	£175,043
10% affordable housing (70:30)	£309,760	£296,538	£294,089	£291,027	£286,880	£273,253	£142,909
15% affordable housing (70:30)	£293,412	£280,471	£278,022	£274,960	£270,813	£257,186	£126,842
20% affordable housing (70:30)	£277,064	£264,404	£261,955	£258,894	£254,746	£241,119	£110,776
25% affordable housing (70:30)	£260,717	£248,338	£245,888	£242,827	£238,679	£225,052	£94,709
30% affordable housing (70:30)	£244,368	£232,271	£229,822	£226,760	£222,613	£208,986	£78,642
30% affordable housing (60:40)	£268,914	£256,395	£253,945	£250,884	£246,736	£233,109	£102,766

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 11

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Social Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£105,311	-£118,487	-£123,475	-£129,709	-£137,374	-£162,558	-£403,454
10% affordable housing (70:30)	-£118,603	-£131,549	-£136,537	-£142,771	-£150,436	-£175,621	-£416,518
15% affordable housing (70:30)	-£125,248	-£138,081	-£143,069	-£149,303	-£156,968	-£182,153	-£423,048
20% affordable housing (70:30)	-£131,894	-£144,613	-£149,600	-£155,835	-£163,499	-£188,685	-£429,580
25% affordable housing (70:30)	-£138,540	-£151,144	-£156,132	-£162,366	-£170,031	-£195,215	-£436,112
30% affordable housing (70:30)	-£145,186	-£157,676	-£162,664	-£168,898	-£176,563	-£201,747	-£442,643
30% affordable housing (60:40)	-£141,658	-£154,209	-£159,196	-£165,430	-£173,095	-£198,280	-£439,176

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£310,461	-£323,637	-£328,625	-£334,859	-£342,524	-£367,708	-£608,604
10% affordable housing (70:30)	-£323,753	-£336,699	-£341,687	-£347,921	-£355,586	-£380,771	-£621,668
15% affordable housing (70:30)	-£330,398	-£343,231	-£348,219	-£354,453	-£362,118	-£387,303	-£628,198
20% affordable housing (70:30)	-£337,044	-£349,763	-£354,750	-£360,985	-£368,649	-£393,835	-£634,730
25% affordable housing (70:30)	-£343,690	-£356,294	-£361,282	-£367,518	-£375,181	-£400,365	-£641,262
30% affordable housing (70:30)	-£350,336	-£362,826	-£367,814	-£374,048	-£381,713	-£406,897	-£647,793
30% affordable housing (60:40)	-£346,808	-£359,359	-£364,346	-£370,580	-£378,245	-£403,430	-£644,326

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£194,911	-£208,087	-£213,075	-£219,309	-£226,974	-£252,158	-£493,054
10% affordable housing (70:30)	-£208,203	-£221,149	-£226,137	-£232,371	-£240,036	-£265,221	-£506,118
15% affordable housing (70:30)	-£214,848	-£227,681	-£232,669	-£238,903	-£246,568	-£271,753	-£512,648
20% affordable housing (70:30)	-£221,494	-£234,213	-£239,200	-£245,435	-£253,099	-£278,285	-£519,180
25% affordable housing (70:30)	-£228,140	-£240,744	-£245,732	-£251,966	-£259,631	-£284,815	-£525,712
30% affordable housing (70:30)	-£234,786	-£247,276	-£252,264	-£258,498	-£266,163	-£291,347	-£532,243
30% affordable housing (60:40)	-£231,258	-£243,809	-£248,796	-£255,030	-£262,695	-£287,880	-£528,776

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£155,911	-£169,087	-£174,075	-£180,309	-£187,974	-£213,158	-£454,054
10% affordable housing (70:30)	-£169,203	-£182,149	-£187,137	-£193,371	-£201,036	-£226,221	-£467,118
15% affordable housing (70:30)	-£175,848	-£188,681	-£193,669	-£199,903	-£207,568	-£232,753	-£473,648
20% affordable housing (70:30)	-£182,494	-£195,213	-£200,200	-£206,435	-£214,099	-£239,285	-£480,180
25% affordable housing (70:30)	-£189,140	-£201,744	-£206,732	-£212,966	-£220,631	-£245,815	-£486,712
30% affordable housing (70:30)	-£195,786	-£208,276	-£213,264	-£219,498	-£227,163	-£252,347	-£493,243
30% affordable housing (60:40)	-£192,258	-£204,809	-£209,796	-£216,030	-£223,695	-£248,880	-£489,776

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£120,611	-£133,787	-£138,775	-£145,009	-£152,674	-£177,858	-£418,754
10% affordable housing (70:30)	-£133,903	-£146,849	-£151,837	-£158,071	-£165,736	-£190,921	-£431,818
15% affordable housing (70:30)	-£140,548	-£153,381	-£158,369	-£164,603	-£172,268	-£197,453	-£438,348
20% affordable housing (70:30)	-£147,194	-£159,913	-£164,900	-£171,135	-£178,799	-£203,985	-£444,880
25% affordable housing (70:30)	-£153,840	-£166,444	-£171,432	-£177,666	-£185,331	-£210,515	-£451,412
30% affordable housing (70:30)	-£160,486	-£172,976	-£177,964	-£184,198	-£191,863	-£217,047	-£457,943
30% affordable housing (60:40)	-£156,958	-£169,509	-£174,496	-£180,730	-£188,395	-£213,580	-£454,476

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 11

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£44,644	-£58,864	-£63,851	-£70,086	-£77,751	-£102,935	-£343,831
10% affordable housing (70:30)	-£62,489	-£76,401	-£81,389	-£87,623	-£95,288	-£120,472	-£361,368
15% affordable housing (70:30)	-£71,410	-£85,169	-£90,157	-£96,391	-£104,056	-£129,240	-£370,137
20% affordable housing (70:30)	-£80,333	-£93,938	-£98,926	-£105,160	-£112,825	-£138,010	-£379,905
25% affordable housing (70:30)	-£89,254	-£102,707	-£107,694	-£113,929	-£121,593	-£146,779	-£387,674
30% affordable housing (70:30)	-£98,177	-£111,475	-£116,463	-£122,697	-£130,362	-£155,547	-£396,444
30% affordable housing (60:40)	-£90,107	-£103,545	-£108,533	-£114,767	-£122,432	-£147,616	-£388,512

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£249,794	-£264,014	-£269,001	-£275,238	-£282,901	-£308,085	-£548,981
10% affordable housing (70:30)	-£267,639	-£281,551	-£286,539	-£292,773	-£300,438	-£325,622	-£566,518
15% affordable housing (70:30)	-£276,560	-£290,319	-£295,307	-£301,541	-£309,206	-£334,390	-£575,287
20% affordable housing (70:30)	-£285,483	-£299,088	-£304,076	-£310,310	-£317,975	-£343,160	-£584,055
25% affordable housing (70:30)	-£294,404	-£307,857	-£312,844	-£319,079	-£326,743	-£351,929	-£592,824
30% affordable housing (70:30)	-£303,327	-£316,625	-£321,613	-£327,847	-£335,512	-£360,697	-£601,594
30% affordable housing (60:40)	-£295,257	-£308,695	-£313,683	-£319,917	-£327,582	-£352,766	-£593,662

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£134,244	-£148,464	-£153,451	-£159,688	-£167,351	-£192,535	-£433,431
10% affordable housing (70:30)	-£152,089	-£166,001	-£170,989	-£177,223	-£184,888	-£210,072	-£450,968
15% affordable housing (70:30)	-£161,010	-£174,789	-£179,757	-£185,991	-£193,656	-£218,840	-£459,737
20% affordable housing (70:30)	-£169,933	-£183,538	-£188,526	-£194,760	-£202,425	-£227,610	-£468,505
25% affordable housing (70:30)	-£178,854	-£192,307	-£197,294	-£203,529	-£211,193	-£236,379	-£477,274
30% affordable housing (70:30)	-£187,777	-£201,075	-£206,063	-£212,297	-£219,962	-£245,147	-£486,044
30% affordable housing (60:40)	-£179,707	-£193,145	-£198,133	-£204,367	-£212,032	-£237,216	-£478,112

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£95,244	-£109,464	-£114,451	-£120,688	-£128,351	-£153,535	-£394,431
10% affordable housing (70:30)	-£113,089	-£127,001	-£131,989	-£138,223	-£145,888	-£171,072	-£411,968
15% affordable housing (70:30)	-£122,010	-£135,789	-£140,757	-£146,991	-£154,656	-£179,840	-£420,737
20% affordable housing (70:30)	-£130,933	-£144,538	-£149,526	-£155,760	-£163,425	-£188,610	-£429,505
25% affordable housing (70:30)	-£139,854	-£153,307	-£158,294	-£164,529	-£172,193	-£197,379	-£438,274
30% affordable housing (70:30)	-£148,777	-£162,075	-£167,063	-£173,297	-£180,962	-£206,147	-£447,044
30% affordable housing (60:40)	-£140,707	-£154,145	-£159,133	-£165,367	-£173,032	-£198,216	-£439,112

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£59,944	-£74,164	-£79,151	-£85,386	-£93,051	-£118,235	-£359,131
10% affordable housing (70:30)	-£77,789	-£91,701	-£96,689	-£102,923	-£110,588	-£135,772	-£376,668
15% affordable housing (70:30)	-£86,710	-£100,469	-£105,457	-£111,691	-£119,356	-£144,540	-£385,437
20% affordable housing (70:30)	-£95,633	-£109,238	-£114,226	-£120,460	-£128,125	-£153,310	-£394,205
25% affordable housing (70:30)	-£104,554	-£118,007	-£122,994	-£129,229	-£136,893	-£162,079	-£402,974
30% affordable housing (70:30)	-£113,477	-£126,775	-£131,763	-£137,997	-£145,662	-£170,847	-£411,744
30% affordable housing (60:40)	-£105,407	-£118,845	-£123,833	-£130,067	-£137,732	-£162,916	-£403,812

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 11

Sales value inflation 0%
Build cost inflation 0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Social Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£60,741	£44,950	£40,043	£33,908	£26,368	£1,588	-£239,282
10% affordable housing (70:30)	£35,330	£19,975	£15,068	£8,934	£1,392	-£23,769	-£264,665
15% affordable housing (70:30)	£22,623	£7,488	£2,581	-£3,612	-£11,277	-£36,461	-£277,357
20% affordable housing (70:30)	£9,917	-£5,081	-£10,068	-£16,303	-£23,968	-£49,153	-£290,048
25% affordable housing (70:30)	-£2,834	-£17,773	-£22,760	-£28,995	-£36,660	-£61,844	-£302,740
30% affordable housing (70:30)	-£15,747	-£30,464	-£35,451	-£41,686	-£49,350	-£74,536	-£315,432
30% affordable housing (60:40)	£282	-£14,706	-£19,693	-£25,928	-£33,593	-£58,777	-£299,673

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£144,409	-£160,200	-£165,107	-£171,242	-£178,782	-£203,562	-£444,432
10% affordable housing (70:30)	-£169,820	-£185,175	-£190,082	-£196,216	-£203,758	-£228,919	-£469,815
15% affordable housing (70:30)	-£182,527	-£197,562	-£202,569	-£208,762	-£216,427	-£241,511	-£482,507
20% affordable housing (70:30)	-£195,233	-£210,251	-£215,218	-£221,453	-£229,118	-£254,303	-£495,198
25% affordable housing (70:30)	-£207,984	-£222,923	-£227,910	-£234,145	-£241,810	-£266,994	-£507,890
30% affordable housing (70:30)	-£220,897	-£235,614	-£240,601	-£246,836	-£254,500	-£279,686	-£520,582
30% affordable housing (60:40)	-£204,868	-£219,856	-£224,843	-£231,078	-£238,743	-£263,927	-£504,823

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£28,859	-£44,650	-£49,557	-£55,692	-£63,232	-£88,012	-£328,882
10% affordable housing (70:30)	-£54,270	-£69,625	-£74,532	-£80,666	-£88,208	-£113,369	-£354,265
15% affordable housing (70:30)	-£66,977	-£82,112	-£87,019	-£93,212	-£100,877	-£126,061	-£366,957
20% affordable housing (70:30)	-£79,683	-£94,681	-£99,668	-£105,903	-£113,568	-£138,753	-£379,648
25% affordable housing (70:30)	-£92,434	-£107,373	-£112,360	-£118,595	-£126,260	-£151,444	-£392,340
30% affordable housing (70:30)	-£105,347	-£120,064	-£125,051	-£131,286	-£138,950	-£164,136	-£405,032
30% affordable housing (60:40)	-£89,318	-£104,306	-£109,293	-£115,528	-£123,193	-£148,377	-£389,273

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£10,141	-£5,650	-£10,557	-£16,692	-£24,232	-£49,012	-£289,882
10% affordable housing (70:30)	-£15,270	-£30,625	-£35,532	-£41,666	-£49,208	-£74,369	-£315,265
15% affordable housing (70:30)	-£27,977	-£43,112	-£48,019	-£54,212	-£61,877	-£87,061	-£327,957
20% affordable housing (70:30)	-£40,683	-£55,681	-£60,668	-£66,903	-£74,568	-£99,753	-£340,648
25% affordable housing (70:30)	-£53,434	-£68,373	-£73,360	-£79,595	-£87,260	-£112,444	-£353,340
30% affordable housing (70:30)	-£66,347	-£81,064	-£86,051	-£92,286	-£99,950	-£125,136	-£366,032
30% affordable housing (60:40)	-£50,318	-£65,306	-£70,293	-£76,528	-£84,193	-£109,377	-£350,273

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£45,441	£29,650	£24,743	£18,608	£11,068	-£13,712	-£254,582
10% affordable housing (70:30)	£20,030	£4,675	-£232	-£6,366	-£13,908	-£39,069	-£279,965
15% affordable housing (70:30)	£7,323	-£7,812	-£12,719	-£18,912	-£26,577	-£51,761	-£292,657
20% affordable housing (70:30)	-£5,383	-£20,381	-£25,368	-£31,603	-£39,268	-£64,453	-£305,348
25% affordable housing (70:30)	-£18,134	-£33,073	-£38,060	-£44,295	-£51,960	-£77,144	-£318,040
30% affordable housing (70:30)	-£31,047	-£45,764	-£50,751	-£56,986	-£64,650	-£89,836	-£330,732
30% affordable housing (60:40)	-£15,018	-£30,006	-£34,993	-£41,228	-£48,893	-£74,077	-£314,973

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 11

Site location

Shoeburyness

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£45,749	£30,216	£25,309	£19,174	£11,633	-£13,361	-£254,257
10% affordable housing (70:30)	£21,463	£6,347	£1,439	-£4,771	-£12,436	-£37,621	-£278,516
15% affordable housing (70:30)	£9,319	-£5,679	-£10,666	-£16,900	-£24,565	-£49,750	-£290,647
20% affordable housing (70:30)	£2,870	-£17,809	-£22,796	-£29,031	-£36,696	-£61,880	-£302,776
25% affordable housing (70:30)	-£15,212	-£29,938	-£34,926	-£41,160	-£48,825	-£74,009	-£314,906
30% affordable housing (70:30)	-£27,554	-£42,068	-£47,056	-£53,290	-£60,955	-£86,139	-£327,035
30% affordable housing (60:40)	-£12,660	-£27,430	-£32,418	-£38,652	-£46,317	-£71,502	-£312,398

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£159,401	-£174,934	-£179,841	-£185,976	-£193,517	-£218,511	-£459,407
10% affordable housing (70:30)	-£183,687	-£198,803	-£203,711	-£209,921	-£217,586	-£242,771	-£483,666
15% affordable housing (70:30)	-£195,831	-£210,829	-£215,816	-£222,050	-£229,715	-£254,900	-£496,797
20% affordable housing (70:30)	-£208,020	-£222,859	-£227,946	-£234,181	-£241,846	-£267,030	-£507,926
25% affordable housing (70:30)	-£220,362	-£235,088	-£240,076	-£246,310	-£253,975	-£279,159	-£520,056
30% affordable housing (70:30)	-£232,704	-£247,218	-£252,206	-£258,440	-£266,105	-£291,289	-£532,185
30% affordable housing (60:40)	-£217,810	-£232,580	-£237,568	-£243,802	-£251,467	-£276,652	-£517,548

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£43,851	-£59,384	-£64,291	-£70,426	-£77,967	-£102,961	-£343,857
10% affordable housing (70:30)	-£68,137	-£83,253	-£88,161	-£94,371	-£102,036	-£127,221	-£388,116
15% affordable housing (70:30)	-£80,281	-£95,279	-£100,268	-£106,500	-£114,165	-£139,350	-£380,247
20% affordable housing (70:30)	-£92,470	-£107,409	-£112,398	-£118,631	-£126,296	-£151,480	-£392,376
25% affordable housing (70:30)	-£104,812	-£119,538	-£124,526	-£130,760	-£138,425	-£163,609	-£404,506
30% affordable housing (70:30)	-£117,154	-£131,668	-£136,656	-£142,890	-£150,555	-£175,739	-£416,635
30% affordable housing (60:40)	-£102,260	-£117,030	-£122,018	-£128,252	-£135,917	-£161,102	-£401,898

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£4,851	-£20,384	-£25,291	-£31,426	-£38,967	-£63,961	-£304,857
10% affordable housing (70:30)	-£29,137	-£44,253	-£49,161	-£55,371	-£63,036	-£88,221	-£329,116
15% affordable housing (70:30)	-£41,281	-£56,279	-£61,266	-£67,500	-£75,165	-£100,350	-£341,247
20% affordable housing (70:30)	-£53,470	-£68,409	-£73,396	-£79,631	-£87,296	-£112,480	-£353,376
25% affordable housing (70:30)	-£65,812	-£80,538	-£85,526	-£91,760	-£99,425	-£124,609	-£365,506
30% affordable housing (70:30)	-£78,154	-£92,668	-£97,656	-£103,890	-£111,555	-£136,739	-£377,635
30% affordable housing (60:40)	-£63,260	-£78,030	-£83,018	-£89,252	-£96,917	-£122,102	-£362,998

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£30,449	£14,916	£10,009	£3,874	-£3,667	-£28,661	-£269,557
10% affordable housing (70:30)	£6,163	-£8,953	-£13,861	-£20,071	-£27,736	-£52,921	-£293,816
15% affordable housing (70:30)	-£5,981	-£20,979	-£25,966	-£32,200	-£39,865	-£65,050	-£305,947
20% affordable housing (70:30)	-£18,170	-£33,109	-£38,096	-£44,331	-£51,996	-£77,180	-£318,076
25% affordable housing (70:30)	-£30,512	-£45,238	-£50,226	-£56,460	-£64,125	-£89,309	-£330,206
30% affordable housing (70:30)	-£42,854	-£57,368	-£62,356	-£68,590	-£76,255	-£101,439	-£342,335
30% affordable housing (60:40)	-£27,960	-£42,730	-£47,718	-£53,952	-£61,617	-£86,802	-£327,698

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 11

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£180,122	£162,277	£157,371	£151,236	£143,695	£118,915	-£120,036
10% affordable housing (70:30)	£145,751	£128,498	£123,591	£117,457	£109,915	£85,136	-£154,367
15% affordable housing (70:30)	£128,566	£111,609	£106,701	£100,567	£93,025	£68,246	-£171,533
20% affordable housing (70:30)	£111,381	£94,719	£89,812	£83,678	£76,136	£51,357	-£188,700
25% affordable housing (70:30)	£94,195	£77,829	£72,922	£66,788	£59,246	£34,467	-£205,866
30% affordable housing (70:30)	£77,010	£60,940	£56,032	£49,899	£42,357	£17,578	-£223,031
30% affordable housing (60:40)	£101,725	£85,228	£80,322	£74,187	£66,646	£41,866	-£198,345

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£25,028	-£42,873	-£47,779	-£53,914	-£61,455	-£86,235	-£325,188
10% affordable housing (70:30)	-£59,399	-£76,652	-£81,559	-£87,693	-£95,235	-£120,014	-£359,517
15% affordable housing (70:30)	-£76,584	-£93,541	-£98,449	-£104,583	-£112,125	-£136,904	-£376,883
20% affordable housing (70:30)	-£93,769	-£110,431	-£115,338	-£121,472	-£129,014	-£153,793	-£393,950
25% affordable housing (70:30)	-£110,955	-£127,321	-£132,228	-£138,362	-£145,904	-£170,683	-£411,016
30% affordable housing (70:30)	-£128,140	-£144,210	-£149,118	-£155,251	-£162,793	-£187,572	-£428,181
30% affordable housing (60:40)	-£103,425	-£119,922	-£124,828	-£130,963	-£138,504	-£163,284	-£403,495

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£90,522	£72,677	£67,771	£61,636	£54,095	£29,315	-£209,636
10% affordable housing (70:30)	£56,151	£38,898	£33,991	£27,857	£20,315	-£4,464	-£243,967
15% affordable housing (70:30)	£38,966	£22,009	£17,101	£10,967	£3,425	-£21,354	-£281,133
20% affordable housing (70:30)	£21,781	£5,119	£212	-£5,922	-£13,464	-£38,243	-£278,300
25% affordable housing (70:30)	£4,595	-£11,771	-£16,678	-£22,812	-£30,354	-£55,133	-£295,466
30% affordable housing (70:30)	-£12,590	-£28,660	-£33,568	-£39,701	-£47,243	-£72,022	-£312,631
30% affordable housing (60:40)	£12,125	-£4,372	-£9,278	-£15,413	-£22,954	-£47,734	-£287,945

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£129,522	£111,677	£106,771	£100,636	£93,095	£68,315	-£170,636
10% affordable housing (70:30)	£95,151	£77,898	£72,991	£66,857	£59,315	£34,536	-£204,967
15% affordable housing (70:30)	£77,966	£61,009	£56,101	£49,967	£42,425	£17,646	-£222,133
20% affordable housing (70:30)	£60,781	£44,119	£39,212	£33,078	£25,536	£757	-£239,300
25% affordable housing (70:30)	£43,595	£27,229	£22,322	£16,188	£8,646	-£16,133	-£256,466
30% affordable housing (70:30)	£26,410	£10,340	£5,432	-£701	-£8,243	-£33,022	-£273,631
30% affordable housing (60:40)	£51,125	£34,628	£29,722	£23,587	£16,046	-£8,734	-£248,945

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£164,822	£146,977	£142,071	£135,936	£128,395	£103,615	-£135,336
10% affordable housing (70:30)	£130,451	£113,198	£108,291	£102,157	£94,615	£69,836	-£169,667
15% affordable housing (70:30)	£113,266	£96,309	£91,401	£85,267	£77,725	£52,946	-£186,833
20% affordable housing (70:30)	£96,081	£79,419	£74,512	£68,378	£60,836	£36,057	-£204,000
25% affordable housing (70:30)	£78,895	£62,529	£57,622	£51,488	£43,946	£19,167	-£221,166
30% affordable housing (70:30)	£61,710	£45,640	£40,732	£34,599	£27,057	£2,278	-£238,331
30% affordable housing (60:40)	£86,425	£69,928	£65,022	£58,887	£51,346	£26,566	-£213,645

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 11

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£254,804	£235,675	£230,768	£224,634	£217,092	£192,313	-£45,437
10% affordable housing (70:30)	£214,830	£196,388	£191,481	£185,347	£177,805	£153,026	-£85,367
15% affordable housing (70:30)	£194,842	£176,745	£171,837	£165,703	£158,162	£133,383	-£105,333
20% affordable housing (70:30)	£174,854	£157,101	£152,193	£146,060	£138,518	£113,739	-£125,297
25% affordable housing (70:30)	£154,867	£137,458	£132,550	£126,415	£118,874	£94,094	-£145,262
30% affordable housing (70:30)	£134,879	£117,813	£112,906	£106,772	£99,230	£74,451	-£165,227
30% affordable housing (60:40)	£165,185	£147,598	£142,690	£136,556	£129,014	£104,235	-£134,956

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£49,654	£30,525	£25,618	£19,484	£11,942	-£12,837	-£250,587
10% affordable housing (70:30)	£9,680	-£8,762	-£13,669	-£19,803	-£27,345	-£52,124	-£290,517
15% affordable housing (70:30)	-£10,308	-£28,405	-£33,313	-£39,447	-£46,988	-£71,767	-£310,483
20% affordable housing (70:30)	-£30,296	-£48,049	-£52,957	-£59,090	-£66,632	-£91,411	-£330,447
25% affordable housing (70:30)	-£50,283	-£67,692	-£72,600	-£78,735	-£86,276	-£111,056	-£350,412
30% affordable housing (70:30)	-£70,271	-£87,337	-£92,244	-£98,378	-£105,920	-£130,699	-£370,377
30% affordable housing (60:40)	-£39,965	-£57,552	-£62,460	-£68,594	-£76,136	-£100,915	-£340,106

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£165,204	£146,075	£141,168	£135,034	£127,492	£102,713	-£135,037
10% affordable housing (70:30)	£125,230	£106,788	£101,881	£95,747	£88,205	£63,426	-£174,967
15% affordable housing (70:30)	£105,242	£87,145	£82,237	£76,103	£68,562	£43,783	-£194,933
20% affordable housing (70:30)	£85,254	£67,501	£62,593	£56,460	£48,918	£24,139	-£214,897
25% affordable housing (70:30)	£65,267	£47,858	£42,950	£36,815	£29,274	£4,494	-£234,862
30% affordable housing (70:30)	£45,279	£28,213	£23,306	£17,172	£9,630	-£15,149	-£254,827
30% affordable housing (60:40)	£75,585	£57,998	£53,090	£46,956	£39,414	£14,635	-£224,656

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£204,204	£185,075	£180,168	£174,034	£166,492	£141,713	-£96,037
10% affordable housing (70:30)	£164,230	£145,788	£140,881	£134,747	£127,205	£102,426	-£135,967
15% affordable housing (70:30)	£144,242	£126,145	£121,237	£115,103	£107,562	£82,783	-£155,933
20% affordable housing (70:30)	£124,254	£106,501	£101,593	£95,460	£87,918	£63,139	-£175,897
25% affordable housing (70:30)	£104,267	£86,858	£81,950	£75,815	£68,274	£43,494	-£195,862
30% affordable housing (70:30)	£84,279	£67,213	£62,306	£56,172	£48,630	£23,851	-£215,827
30% affordable housing (60:40)	£114,585	£96,998	£92,090	£85,956	£78,414	£53,635	-£185,556

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£239,504	£220,375	£215,468	£209,334	£201,792	£177,013	-£80,737
10% affordable housing (70:30)	£199,530	£181,088	£176,181	£170,047	£162,505	£137,726	-£100,667
15% affordable housing (70:30)	£179,542	£161,445	£156,537	£150,403	£142,862	£118,083	-£120,633
20% affordable housing (70:30)	£159,554	£141,801	£136,893	£130,760	£123,218	£98,439	-£140,597
25% affordable housing (70:30)	£139,567	£122,158	£117,250	£111,115	£103,574	£78,794	-£160,562
30% affordable housing (70:30)	£119,579	£102,513	£97,606	£91,472	£83,930	£59,151	-£180,527
30% affordable housing (60:40)	£149,885	£132,298	£127,390	£121,256	£113,714	£88,935	-£160,256

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Social Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£252,650	£226,210	£218,858	£209,667	£195,032	£146,944	£318,136
10% affordable housing (70:30)	£220,225	£194,343	£186,991	£177,800	£163,165	£115,078	£350,525
15% affordable housing (70:30)	£204,013	£178,409	£171,057	£161,866	£147,231	£99,144	£366,719
20% affordable housing (70:30)	£187,800	£162,476	£155,123	£145,933	£131,297	£83,211	£382,913
25% affordable housing (70:30)	£171,588	£146,542	£139,190	£129,999	£115,364	£67,277	£399,108
30% affordable housing (70:30)	£155,375	£130,608	£123,256	£114,065	£99,430	£51,343	£415,301
30% affordable housing (60:40)	£165,324	£140,386	£133,034	£123,843	£109,208	£61,121	£405,363

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,183,400	£1,209,840	£1,217,192	£1,226,383	£1,241,018	£1,289,106	£1,754,186
10% affordable housing (70:30)	£1,215,825	£1,241,707	£1,249,059	£1,258,250	£1,272,885	£1,320,972	£1,786,575
15% affordable housing (70:30)	£1,232,037	£1,257,541	£1,264,993	£1,274,184	£1,288,819	£1,336,906	£1,802,769
20% affordable housing (70:30)	£1,248,250	£1,273,574	£1,280,927	£1,290,117	£1,304,753	£1,352,939	£1,818,963
25% affordable housing (70:30)	£1,264,462	£1,289,508	£1,296,860	£1,306,051	£1,320,686	£1,368,773	£1,835,158
30% affordable housing (70:30)	£1,280,675	£1,305,442	£1,312,794	£1,321,985	£1,336,620	£1,384,707	£1,851,351
30% affordable housing (60:40)	£1,270,728	£1,295,664	£1,303,016	£1,312,207	£1,326,842	£1,374,929	£1,841,413

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£374,550	£400,990	£408,342	£417,533	£432,168	£480,256	£945,336
10% affordable housing (70:30)	£406,975	£432,857	£440,209	£449,400	£464,035	£512,122	£977,725
15% affordable housing (70:30)	£423,187	£448,791	£456,143	£465,334	£479,969	£528,056	£993,919
20% affordable housing (70:30)	£439,400	£464,724	£472,077	£481,267	£495,903	£543,989	£1,010,113
25% affordable housing (70:30)	£455,612	£480,658	£488,010	£497,201	£511,836	£559,923	£1,026,308
30% affordable housing (70:30)	£471,825	£496,592	£503,944	£513,135	£527,770	£575,857	£1,042,501
30% affordable housing (60:40)	£461,878	£486,814	£494,166	£503,357	£517,992	£566,079	£1,032,563

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£101,550	£127,990	£135,342	£144,533	£159,168	£207,256	£672,336
10% affordable housing (70:30)	£133,975	£159,857	£167,209	£176,400	£191,035	£239,122	£704,725
15% affordable housing (70:30)	£150,187	£175,791	£183,143	£192,334	£206,969	£255,056	£720,919
20% affordable housing (70:30)	£166,400	£191,724	£199,077	£208,267	£222,903	£270,989	£737,113
25% affordable housing (70:30)	£182,612	£207,658	£215,010	£224,201	£238,836	£286,923	£753,308
30% affordable housing (70:30)	£198,825	£223,592	£230,944	£240,135	£254,770	£302,857	£769,501
30% affordable housing (60:40)	£188,878	£213,814	£221,166	£230,357	£244,992	£293,079	£759,563

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£145,550	£119,110	£111,758	£102,567	£87,932	£39,844	£425,236
10% affordable housing (70:30)	£113,125	£87,243	£79,891	£70,700	£56,065	£7,978	£457,625
15% affordable housing (70:30)	£96,913	£71,309	£63,957	£54,766	£40,131	£7,956	£473,819
20% affordable housing (70:30)	£80,700	£55,376	£48,023	£38,833	£24,197	£23,889	£490,013
25% affordable housing (70:30)	£64,488	£39,442	£32,090	£22,899	£8,264	£39,823	£506,208
30% affordable housing (70:30)	£48,275	£23,508	£16,156	£6,965	£7,670	£55,757	£522,401
30% affordable housing (60:40)	£58,224	£33,286	£25,934	£16,743	£2,108	£45,978	£512,463

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£422,363	£393,003	£385,651	£376,460	£361,825	£313,738	-£148,615
10% affordable housing (70:30)	£377,236	£348,653	£341,301	£332,110	£317,475	£269,388	-£193,690
15% affordable housing (70:30)	£354,672	£326,478	£319,126	£309,935	£295,300	£247,213	-£216,229
20% affordable housing (70:30)	£332,110	£304,304	£296,950	£287,760	£273,124	£225,038	-£238,766
25% affordable housing (70:30)	£309,547	£282,128	£274,776	£265,585	£250,950	£202,863	-£261,303
30% affordable housing (70:30)	£286,983	£259,953	£252,600	£243,410	£228,774	£180,688	-£283,842
30% affordable housing (60:40)	£309,741	£282,319	£274,967	£265,776	£251,141	£203,054	-£261,109

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,013,687	-£1,043,047	-£1,050,399	-£1,069,590	-£1,074,225	-£1,122,312	-£1,584,665
10% affordable housing (70:30)	-£1,058,814	-£1,087,397	-£1,094,749	-£1,103,940	-£1,118,575	-£1,166,662	-£1,629,740
15% affordable housing (70:30)	-£1,081,378	-£1,109,572	-£1,116,924	-£1,126,115	-£1,140,750	-£1,188,837	-£1,652,279
20% affordable housing (70:30)	-£1,103,940	-£1,131,746	-£1,139,100	-£1,148,290	-£1,162,926	-£1,211,012	-£1,674,816
25% affordable housing (70:30)	-£1,126,503	-£1,153,922	-£1,161,274	-£1,170,465	-£1,185,100	-£1,233,187	-£1,697,353
30% affordable housing (70:30)	-£1,149,067	-£1,176,097	-£1,183,450	-£1,192,640	-£1,207,276	-£1,255,362	-£1,719,892
30% affordable housing (60:40)	-£1,126,309	-£1,153,731	-£1,161,083	-£1,170,274	-£1,184,909	-£1,232,996	-£1,697,159

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£204,837	-£234,197	-£241,549	-£250,740	-£265,375	-£313,462	-£775,815
10% affordable housing (70:30)	-£249,964	-£278,547	-£285,899	-£295,090	-£309,725	-£357,812	-£820,890
15% affordable housing (70:30)	-£272,528	-£300,722	-£308,074	-£317,265	-£331,900	-£379,987	-£843,429
20% affordable housing (70:30)	-£295,090	-£322,896	-£330,250	-£339,440	-£354,076	-£402,162	-£865,966
25% affordable housing (70:30)	-£317,653	-£345,072	-£352,424	-£361,615	-£376,250	-£424,337	-£888,503
30% affordable housing (70:30)	-£340,217	-£367,247	-£374,600	-£383,790	-£398,426	-£446,512	-£911,042
30% affordable housing (60:40)	-£317,459	-£344,881	-£352,233	-£361,424	-£376,059	-£424,146	-£888,309

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£68,163	£38,803	£31,451	£22,260	£7,625	-£40,462	-£502,815
10% affordable housing (70:30)	£23,036	-£5,547	-£12,899	-£22,090	-£36,725	-£84,812	-£547,890
15% affordable housing (70:30)	£472	-£27,722	-£35,074	-£44,265	-£58,900	-£106,987	-£570,429
20% affordable housing (70:30)	-£22,090	-£49,896	-£57,250	-£66,440	-£81,076	-£129,162	-£592,966
25% affordable housing (70:30)	-£44,653	-£72,072	-£79,424	-£88,615	-£103,250	-£151,337	-£615,503
30% affordable housing (70:30)	-£67,217	-£94,247	-£101,600	-£110,790	-£125,426	-£173,512	-£638,042
30% affordable housing (60:40)	-£44,459	-£71,881	-£79,233	-£88,424	-£103,059	-£151,146	-£615,309

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£315,263	£285,903	£278,551	£269,360	£254,725	£206,638	-£255,715
10% affordable housing (70:30)	£270,136	£241,553	£234,201	£225,010	£210,375	£162,288	-£300,790
15% affordable housing (70:30)	£247,572	£219,378	£212,026	£202,835	£188,200	£140,113	-£323,329
20% affordable housing (70:30)	£225,010	£197,204	£189,850	£180,660	£166,024	£117,938	-£345,866
25% affordable housing (70:30)	£202,447	£175,028	£167,676	£158,485	£143,850	£95,763	-£368,403
30% affordable housing (70:30)	£179,883	£152,853	£145,500	£136,310	£121,674	£73,588	-£390,942
30% affordable housing (60:40)	£202,641	£175,219	£167,867	£158,676	£144,041	£95,954	-£368,209

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Sales value inflation 0%
Build cost inflation 0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Social Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£719,951	£685,475	£678,121	£668,931	£654,295	£606,209	£146,247
10% affordable housing (70:30)	£652,553	£619,235	£611,883	£602,692	£588,057	£539,969	£80,008
15% affordable housing (70:30)	£618,853	£586,115	£578,763	£569,572	£554,937	£506,851	£46,889
20% affordable housing (70:30)	£585,154	£552,996	£545,643	£536,453	£521,817	£473,731	£13,769
25% affordable housing (70:30)	£551,455	£519,877	£512,524	£503,333	£488,698	£440,611	£-19,867
30% affordable housing (70:30)	£517,756	£486,757	£479,405	£470,213	£455,579	£407,491	£-53,329
30% affordable housing (60:40)	£562,975	£531,199	£523,845	£514,655	£500,019	£451,933	£-8,161

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£-716,099	£-750,575	£-757,929	£-767,119	£-781,755	£-829,841	£-1,289,803
10% affordable housing (70:30)	£-783,497	£-816,815	£-824,167	£-833,358	£-847,993	£-896,081	£-1,356,042
15% affordable housing (70:30)	£-817,197	£-849,935	£-857,287	£-866,478	£-881,113	£-929,199	£-1,389,161
20% affordable housing (70:30)	£-850,896	£-883,954	£-890,407	£-899,597	£-914,233	£-962,319	£-1,422,281
25% affordable housing (70:30)	£-884,595	£-916,173	£-923,526	£-932,717	£-947,352	£-995,439	£-1,455,717
30% affordable housing (70:30)	£-918,294	£-949,293	£-956,645	£-965,837	£-980,471	£-1,028,559	£-1,489,379
30% affordable housing (60:40)	£-873,075	£-904,851	£-912,205	£-921,395	£-936,031	£-984,117	£-1,444,211

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£92,751	£58,275	£50,921	£41,731	£27,095	£-20,991	£-480,953
10% affordable housing (70:30)	£25,353	£-7,965	£-15,317	£-24,508	£-39,143	£-87,231	£-547,192
15% affordable housing (70:30)	£8,347	£-41,085	£-48,437	£-57,628	£-72,263	£-120,349	£-580,311
20% affordable housing (70:30)	£-42,046	£-74,204	£-81,557	£-90,747	£-105,383	£-153,469	£-613,431
25% affordable housing (70:30)	£-75,745	£-107,323	£-114,676	£-123,867	£-138,502	£-186,589	£-646,867
30% affordable housing (70:30)	£-109,444	£-140,443	£-147,795	£-156,987	£-171,621	£-219,709	£-680,529
30% affordable housing (60:40)	£-64,225	£-96,001	£-103,355	£-112,545	£-127,181	£-175,267	£-635,361

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£365,751	£331,275	£323,921	£314,731	£300,095	£252,009	£-207,953
10% affordable housing (70:30)	£298,353	£265,035	£257,683	£248,492	£233,857	£185,769	£-274,192
15% affordable housing (70:30)	£264,653	£231,915	£224,563	£215,372	£200,737	£152,651	£-307,311
20% affordable housing (70:30)	£230,954	£198,796	£191,443	£182,253	£167,617	£119,531	£-340,431
25% affordable housing (70:30)	£197,255	£165,677	£158,324	£149,133	£134,498	£86,411	£-373,867
30% affordable housing (70:30)	£163,556	£132,557	£125,205	£116,013	£101,379	£53,291	£-407,529
30% affordable housing (60:40)	£208,775	£176,999	£169,645	£160,455	£145,819	£97,733	£-362,361

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£612,851	£578,375	£571,021	£561,831	£547,195	£499,109	£39,147
10% affordable housing (70:30)	£545,453	£512,135	£504,783	£495,592	£480,957	£432,869	£-27,092
15% affordable housing (70:30)	£511,753	£479,015	£471,663	£462,472	£447,837	£399,751	£-60,211
20% affordable housing (70:30)	£478,054	£445,896	£438,543	£429,353	£414,717	£366,631	£-93,331
25% affordable housing (70:30)	£444,355	£412,777	£405,424	£396,233	£381,598	£333,511	£-126,767
30% affordable housing (70:30)	£410,656	£379,657	£372,305	£363,113	£348,479	£300,391	£-160,429
30% affordable housing (60:40)	£455,875	£424,099	£416,745	£407,555	£392,919	£344,833	£-115,261

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Site location

Shoeburyness

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£677,325	£643,582	£636,230	£627,039	£612,404	£564,316	£104,355
10% affordable housing (70:30)	£613,118	£580,478	£573,125	£563,935	£549,300	£501,213	£41,251
15% affordable housing (70:30)	£581,013	£548,926	£541,574	£532,383	£517,748	£469,660	£9,699
20% affordable housing (70:30)	£548,909	£517,375	£510,021	£500,831	£486,195	£438,109	£22,211
25% affordable housing (70:30)	£516,806	£485,822	£478,470	£469,279	£454,644	£406,557	£54,278
30% affordable housing (70:30)	£484,701	£454,270	£446,918	£437,727	£423,092	£375,006	£86,346
30% affordable housing (60:40)	£526,703	£495,549	£488,197	£479,006	£464,371	£416,284	£44,392

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£758,725	£792,468	£799,820	£809,011	£823,646	£871,734	£1,331,695
10% affordable housing (70:30)	£822,932	£855,572	£862,925	£872,115	£886,750	£934,837	£1,394,799
15% affordable housing (70:30)	£855,037	£887,124	£894,476	£903,667	£918,302	£966,390	£1,426,351
20% affordable housing (70:30)	£887,141	£919,675	£926,028	£935,219	£949,855	£997,941	£1,458,251
25% affordable housing (70:30)	£919,244	£950,228	£957,580	£966,771	£981,406	£1,029,493	£1,490,328
30% affordable housing (70:30)	£951,349	£981,780	£989,132	£998,323	£1,012,958	£1,061,044	£1,522,396
30% affordable housing (60:40)	£909,347	£940,501	£947,853	£957,044	£971,679	£1,019,766	£1,480,442

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£50,125	£16,382	£9,030	£161	£14,796	£62,884	£522,845
10% affordable housing (70:30)	£14,082	£46,722	£54,075	£63,265	£77,900	£125,987	£585,949
15% affordable housing (70:30)	£46,187	£78,274	£85,626	£94,817	£109,452	£157,540	£617,501
20% affordable housing (70:30)	£78,291	£109,825	£117,179	£126,369	£141,005	£189,091	£649,411
25% affordable housing (70:30)	£110,394	£141,378	£148,730	£157,921	£172,556	£220,643	£691,478
30% affordable housing (70:30)	£142,499	£172,930	£180,282	£189,473	£204,108	£252,194	£713,546
30% affordable housing (60:40)	£100,497	£131,651	£139,003	£148,194	£162,829	£210,916	£671,692

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£323,125	£289,382	£282,030	£272,839	£258,204	£210,116	£249,845
10% affordable housing (70:30)	£258,918	£226,278	£218,925	£209,735	£195,100	£147,013	£312,949
15% affordable housing (70:30)	£226,813	£194,726	£187,374	£178,183	£163,548	£115,460	£344,501
20% affordable housing (70:30)	£194,709	£163,175	£155,821	£146,631	£131,995	£83,909	£376,411
25% affordable housing (70:30)	£162,606	£131,622	£124,270	£115,079	£100,444	£52,357	£408,478
30% affordable housing (70:30)	£130,501	£100,070	£92,718	£83,527	£68,892	£20,806	£440,546
30% affordable housing (60:40)	£172,503	£141,349	£133,997	£124,806	£110,171	£62,084	£398,592

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£570,225	£536,482	£529,130	£519,938	£505,304	£457,216	£2,745
10% affordable housing (70:30)	£506,018	£473,378	£466,025	£456,835	£442,200	£394,113	£65,849
15% affordable housing (70:30)	£473,913	£441,826	£434,474	£425,283	£410,648	£362,560	£97,401
20% affordable housing (70:30)	£441,809	£410,275	£402,921	£393,731	£379,095	£331,009	£129,311
25% affordable housing (70:30)	£409,706	£378,722	£371,370	£362,179	£347,544	£299,457	£181,378
30% affordable housing (70:30)	£377,601	£347,170	£339,818	£330,627	£315,992	£267,906	£193,446
30% affordable housing (60:40)	£419,603	£388,449	£381,097	£371,906	£357,271	£309,184	£151,492

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,059,376	£1,019,061	£1,011,709	£1,002,518	£987,883	£939,796	£479,834
10% affordable housing (70:30)	£966,575	£927,856	£920,504	£911,312	£896,678	£848,590	£388,630
15% affordable housing (70:30)	£920,174	£882,254	£874,901	£865,710	£851,075	£802,988	£343,026
20% affordable housing (70:30)	£873,774	£836,651	£829,298	£820,108	£805,472	£757,386	£297,424
25% affordable housing (70:30)	£827,373	£791,048	£783,696	£774,505	£759,870	£711,783	£251,821
30% affordable housing (70:30)	£780,973	£745,446	£738,093	£728,903	£714,268	£666,181	£206,219
30% affordable housing (60:40)	£851,155	£814,777	£807,543	£798,500	£783,886	£735,799	£275,838

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£376,674	£416,989	£424,341	£433,532	£448,167	£496,254	£956,218
10% affordable housing (70:30)	£469,475	£508,194	£515,546	£524,738	£539,372	£587,460	£1,047,420
15% affordable housing (70:30)	£515,876	£553,796	£561,149	£570,340	£584,975	£633,062	£1,093,024
20% affordable housing (70:30)	£562,276	£599,399	£606,752	£615,942	£630,576	£678,664	£1,138,626
25% affordable housing (70:30)	£608,677	£645,002	£652,354	£661,545	£676,180	£724,267	£1,184,229
30% affordable housing (70:30)	£655,077	£690,604	£697,957	£707,147	£721,782	£769,869	£1,229,831
30% affordable housing (60:40)	£584,895	£621,273	£628,507	£637,550	£652,164	£700,251	£1,160,212

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£432,176	£391,861	£384,509	£375,318	£360,683	£312,596	£147,366
10% affordable housing (70:30)	£339,375	£300,656	£293,304	£284,112	£269,478	£221,390	£128,570
15% affordable housing (70:30)	£292,974	£255,054	£247,701	£238,510	£223,875	£175,788	£124,174
20% affordable housing (70:30)	£246,574	£209,451	£202,098	£192,908	£178,272	£130,186	£129,776
25% affordable housing (70:30)	£200,173	£163,848	£156,496	£147,305	£132,670	£84,583	£137,379
30% affordable housing (70:30)	£153,773	£118,246	£110,893	£101,703	£87,068	£38,981	£140,981
30% affordable housing (60:40)	£223,955	£187,577	£180,343	£171,300	£156,686	£108,599	£161,362

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£705,176	£664,861	£657,509	£648,318	£633,683	£585,596	£125,634
10% affordable housing (70:30)	£612,375	£573,656	£566,304	£557,112	£542,478	£494,390	£34,430
15% affordable housing (70:30)	£565,974	£528,054	£520,701	£511,510	£496,875	£448,788	£11,174
20% affordable housing (70:30)	£519,574	£482,451	£475,098	£465,908	£451,272	£403,186	£15,776
25% affordable housing (70:30)	£473,173	£436,848	£429,496	£420,305	£405,670	£357,583	£102,379
30% affordable housing (70:30)	£426,773	£391,246	£383,893	£374,703	£360,068	£311,981	£147,981
30% affordable housing (60:40)	£496,955	£460,577	£453,343	£444,300	£429,686	£381,599	£78,362

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£952,276	£911,961	£904,609	£895,418	£880,783	£832,696	£372,734
10% affordable housing (70:30)	£859,475	£820,756	£813,404	£804,212	£789,578	£741,490	£281,530
15% affordable housing (70:30)	£813,074	£775,154	£767,801	£758,610	£743,975	£695,888	£235,926
20% affordable housing (70:30)	£766,674	£729,551	£722,198	£713,008	£698,372	£650,286	£190,324
25% affordable housing (70:30)	£720,273	£683,948	£676,596	£667,405	£652,770	£604,683	£144,721
30% affordable housing (70:30)	£673,873	£638,346	£630,993	£621,803	£607,168	£559,081	£99,119
30% affordable housing (60:40)	£744,055	£707,677	£700,443	£691,400	£676,786	£628,699	£168,738

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,271,591	£1,227,747	£1,220,395	£1,211,204	£1,196,569	£1,148,482	£688,520
10% affordable housing (70:30)	£1,162,614	£1,120,878	£1,113,571	£1,104,380	£1,089,745	£1,041,658	£581,697
15% affordable housing (70:30)	£1,108,125	£1,067,326	£1,060,092	£1,050,969	£1,036,334	£988,247	£528,285
20% affordable housing (70:30)	£1,053,635	£1,013,775	£1,006,540	£997,498	£982,921	£934,835	£474,874
25% affordable housing (70:30)	£999,146	£960,223	£952,988	£943,946	£929,510	£881,423	£421,461
30% affordable housing (70:30)	£944,657	£906,671	£899,437	£890,394	£875,994	£828,011	£368,050
30% affordable housing (60:40)	£1,030,123	£990,668	£983,433	£974,390	£959,990	£912,677	£453,419

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£164,459	-£208,303	-£215,655	-£224,846	-£239,481	-£287,568	-£747,530
10% affordable housing (70:30)	-£273,436	-£315,172	-£322,479	-£331,670	-£346,305	-£394,382	-£854,353
15% affordable housing (70:30)	-£327,925	-£368,724	-£375,958	-£385,081	-£399,716	-£447,803	-£907,765
20% affordable housing (70:30)	-£382,415	-£422,275	-£429,510	-£438,552	-£453,129	-£501,215	-£961,176
25% affordable housing (70:30)	-£436,904	-£475,827	-£483,062	-£492,104	-£506,540	-£554,627	-£1,014,589
30% affordable housing (70:30)	-£491,393	-£529,379	-£536,613	-£545,656	-£560,056	-£608,039	-£1,068,000
30% affordable housing (60:40)	-£405,927	-£445,382	-£452,617	-£461,660	-£476,060	-£523,373	-£982,631

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£644,391	£600,547	£593,195	£584,004	£569,369	£521,282	£61,320
10% affordable housing (70:30)	£535,414	£493,678	£486,371	£477,180	£462,545	£414,458	-£45,503
15% affordable housing (70:30)	£480,925	£440,126	£432,892	£423,769	£409,134	£361,047	-£98,915
20% affordable housing (70:30)	£426,435	£386,575	£379,340	£370,298	£355,721	£307,635	-£152,326
25% affordable housing (70:30)	£371,946	£333,023	£325,788	£316,746	£302,310	£254,223	-£205,739
30% affordable housing (70:30)	£317,457	£279,471	£272,237	£263,194	£248,794	£200,811	-£259,150
30% affordable housing (60:40)	£402,923	£363,468	£356,233	£347,190	£332,790	£285,477	-£173,781

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£917,391	£873,547	£866,195	£857,004	£842,369	£794,282	£334,320
10% affordable housing (70:30)	£808,414	£766,678	£759,371	£750,180	£735,545	£687,458	£227,497
15% affordable housing (70:30)	£753,925	£713,126	£705,892	£696,769	£682,134	£634,047	£174,085
20% affordable housing (70:30)	£699,435	£659,575	£652,340	£643,298	£628,721	£580,635	£120,674
25% affordable housing (70:30)	£644,946	£606,023	£598,788	£589,746	£575,310	£527,223	£67,261
30% affordable housing (70:30)	£590,457	£552,471	£545,237	£536,194	£521,794	£473,811	£13,850
30% affordable housing (60:40)	£675,923	£636,468	£629,233	£620,190	£605,790	£558,477	£99,219

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,164,491	£1,120,647	£1,113,295	£1,104,104	£1,089,469	£1,041,382	£581,420
10% affordable housing (70:30)	£1,055,514	£1,013,778	£1,006,471	£997,280	£982,645	£934,558	£474,597
15% affordable housing (70:30)	£1,001,025	£960,226	£952,992	£943,869	£929,234	£881,147	£421,185
20% affordable housing (70:30)	£946,535	£906,675	£899,440	£890,398	£875,821	£827,735	£367,774
25% affordable housing (70:30)	£892,046	£853,123	£845,888	£836,846	£822,410	£774,323	£314,361
30% affordable housing (70:30)	£837,557	£799,571	£792,337	£783,294	£768,894	£720,911	£260,950
30% affordable housing (60:40)	£923,023	£883,568	£876,333	£867,290	£852,890	£805,577	£346,319

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 13

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Social Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£245,566	-£271,250	-£281,203	-£293,644	-£309,371	-£361,046	-£855,333
10% affordable housing (70:30)	-£269,724	-£294,992	-£304,944	-£317,385	-£333,113	-£384,788	-£879,074
15% affordable housing (70:30)	-£281,802	-£306,862	-£316,815	-£329,256	-£344,983	-£396,658	-£890,945
20% affordable housing (70:30)	-£293,880	-£318,733	-£328,686	-£341,126	-£356,854	-£408,529	-£902,816
25% affordable housing (70:30)	-£305,959	-£330,604	-£340,557	-£352,998	-£368,725	-£420,400	-£914,687
30% affordable housing (70:30)	-£318,037	-£342,474	-£352,428	-£364,869	-£380,595	-£432,272	-£926,558
30% affordable housing (60:40)	-£310,795	-£335,357	-£345,310	-£357,750	-£373,478	-£425,153	-£919,440

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£737,926	-£763,610	-£773,583	-£786,004	-£801,731	-£853,406	-£1,347,893
10% affordable housing (70:30)	-£762,084	-£787,352	-£797,304	-£809,745	-£825,473	-£877,148	-£1,371,434
15% affordable housing (70:30)	-£774,162	-£799,222	-£809,175	-£821,616	-£837,343	-£889,018	-£1,383,305
20% affordable housing (70:30)	-£786,240	-£811,093	-£821,046	-£833,498	-£849,214	-£900,889	-£1,395,176
25% affordable housing (70:30)	-£798,319	-£822,984	-£832,917	-£845,358	-£861,085	-£912,760	-£1,407,047
30% affordable housing (70:30)	-£810,397	-£834,834	-£844,788	-£857,229	-£872,955	-£924,632	-£1,418,918
30% affordable housing (60:40)	-£803,155	-£827,717	-£837,670	-£850,110	-£865,838	-£917,513	-£1,411,800

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£460,606	-£486,290	-£496,243	-£508,684	-£524,411	-£576,086	-£1,070,373
10% affordable housing (70:30)	-£484,764	-£510,032	-£519,984	-£532,425	-£548,153	-£599,828	-£1,094,114
15% affordable housing (70:30)	-£496,842	-£521,902	-£531,855	-£544,296	-£560,023	-£611,698	-£1,106,985
20% affordable housing (70:30)	-£508,920	-£533,773	-£543,726	-£556,166	-£571,894	-£623,569	-£1,117,856
25% affordable housing (70:30)	-£520,999	-£545,644	-£555,597	-£568,038	-£583,765	-£635,440	-£1,129,727
30% affordable housing (70:30)	-£533,077	-£557,514	-£567,468	-£579,909	-£595,635	-£647,312	-£1,141,598
30% affordable housing (60:40)	-£526,835	-£550,397	-£560,350	-£572,790	-£588,518	-£640,193	-£1,134,480

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£367,006	-£392,690	-£402,643	-£415,084	-£430,811	-£482,486	-£976,773
10% affordable housing (70:30)	-£391,164	-£416,432	-£426,384	-£438,825	-£454,553	-£506,228	-£1,000,514
15% affordable housing (70:30)	-£403,242	-£428,302	-£438,255	-£450,696	-£466,423	-£518,098	-£1,012,385
20% affordable housing (70:30)	-£415,320	-£440,173	-£450,126	-£462,566	-£478,294	-£529,969	-£1,024,256
25% affordable housing (70:30)	-£427,399	-£452,044	-£461,997	-£474,438	-£490,165	-£541,840	-£1,036,127
30% affordable housing (70:30)	-£439,477	-£463,914	-£473,868	-£486,309	-£502,035	-£553,712	-£1,047,998
30% affordable housing (60:40)	-£432,235	-£456,797	-£466,750	-£479,190	-£494,918	-£546,593	-£1,040,880

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£282,286	-£307,970	-£317,923	-£330,364	-£346,091	-£397,766	-£892,053
10% affordable housing (70:30)	-£306,444	-£331,712	-£341,664	-£354,105	-£369,833	-£421,508	-£915,794
15% affordable housing (70:30)	-£318,522	-£343,582	-£353,535	-£365,976	-£381,703	-£433,378	-£927,665
20% affordable housing (70:30)	-£330,600	-£355,453	-£365,406	-£377,846	-£393,574	-£445,249	-£939,536
25% affordable housing (70:30)	-£342,679	-£367,324	-£377,277	-£389,718	-£405,445	-£457,120	-£951,407
30% affordable housing (70:30)	-£354,757	-£379,194	-£389,148	-£401,589	-£417,315	-£468,992	-£963,278
30% affordable housing (60:40)	-£347,515	-£372,077	-£382,030	-£394,470	-£410,198	-£461,873	-£956,160

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 13

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£124,005	-£151,780	-£161,733	-£174,173	-£189,901	-£241,576	-£735,862
10% affordable housing (70:30)	-£157,210	-£184,413	-£194,367	-£206,807	-£222,534	-£274,210	-£768,496
15% affordable housing (70:30)	-£173,812	-£200,731	-£210,683	-£223,124	-£238,852	-£290,527	-£784,813
20% affordable housing (70:30)	-£190,415	-£217,047	-£227,000	-£239,440	-£255,168	-£306,843	-£801,130
25% affordable housing (70:30)	-£207,018	-£233,365	-£243,317	-£255,758	-£271,485	-£323,161	-£817,447
30% affordable housing (70:30)	-£223,619	-£249,681	-£259,634	-£272,074	-£287,802	-£339,477	-£833,763
30% affordable housing (60:40)	-£207,052	-£233,398	-£243,351	-£255,792	-£271,519	-£323,195	-£817,481

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£616,385	-£644,140	-£654,093	-£686,533	-£682,261	-£733,936	-£1,228,222
10% affordable housing (70:30)	-£649,570	-£676,773	-£686,727	-£699,167	-£714,894	-£766,570	-£1,260,856
15% affordable housing (70:30)	-£666,172	-£693,091	-£703,043	-£715,484	-£731,212	-£782,887	-£1,277,173
20% affordable housing (70:30)	-£682,775	-£709,407	-£719,360	-£731,800	-£747,528	-£799,203	-£1,293,490
25% affordable housing (70:30)	-£699,378	-£725,725	-£735,677	-£748,118	-£763,845	-£815,521	-£1,309,807
30% affordable housing (70:30)	-£715,979	-£742,041	-£751,994	-£764,434	-£780,162	-£831,837	-£1,326,123
30% affordable housing (60:40)	-£699,412	-£725,758	-£735,711	-£748,152	-£763,879	-£815,555	-£1,309,841

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£339,045	-£366,820	-£376,773	-£389,213	-£404,941	-£456,616	-£950,902
10% affordable housing (70:30)	-£372,250	-£399,453	-£409,407	-£421,847	-£437,574	-£489,250	-£983,536
15% affordable housing (70:30)	-£388,852	-£415,771	-£425,723	-£438,164	-£453,892	-£505,567	-£999,853
20% affordable housing (70:30)	-£405,455	-£432,087	-£442,040	-£454,480	-£470,208	-£521,883	-£1,016,170
25% affordable housing (70:30)	-£422,058	-£448,405	-£458,357	-£470,798	-£486,525	-£538,201	-£1,032,487
30% affordable housing (70:30)	-£438,659	-£464,721	-£474,674	-£487,114	-£502,842	-£554,517	-£1,048,803
30% affordable housing (60:40)	-£422,092	-£448,438	-£458,391	-£470,832	-£486,559	-£538,235	-£1,032,521

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£245,445	-£273,220	-£283,173	-£295,613	-£311,341	-£363,016	-£857,302
10% affordable housing (70:30)	-£278,650	-£305,853	-£315,807	-£328,247	-£343,974	-£395,650	-£889,936
15% affordable housing (70:30)	-£295,252	-£322,171	-£332,123	-£344,564	-£360,292	-£411,967	-£906,253
20% affordable housing (70:30)	-£311,855	-£338,487	-£348,440	-£360,880	-£376,608	-£428,283	-£922,570
25% affordable housing (70:30)	-£328,458	-£354,805	-£364,757	-£377,198	-£392,925	-£444,601	-£938,887
30% affordable housing (70:30)	-£345,059	-£371,121	-£381,074	-£393,514	-£409,242	-£460,917	-£955,203
30% affordable housing (60:40)	-£328,492	-£354,838	-£364,791	-£377,232	-£392,959	-£444,635	-£938,921

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£160,725	-£188,500	-£198,453	-£210,893	-£226,621	-£278,296	-£772,582
10% affordable housing (70:30)	-£193,930	-£221,133	-£231,087	-£243,527	-£259,254	-£310,930	-£805,216
15% affordable housing (70:30)	-£210,532	-£237,451	-£247,403	-£259,844	-£275,572	-£327,247	-£821,533
20% affordable housing (70:30)	-£227,135	-£253,767	-£263,720	-£276,160	-£291,888	-£343,563	-£837,850
25% affordable housing (70:30)	-£243,738	-£270,085	-£280,037	-£292,478	-£308,205	-£359,881	-£854,167
30% affordable housing (70:30)	-£260,339	-£286,401	-£296,354	-£308,794	-£324,522	-£376,197	-£870,483
30% affordable housing (60:40)	-£243,772	-£270,118	-£280,071	-£292,512	-£308,239	-£359,915	-£854,201

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 13

Sales value inflation 0%
Build cost inflation 0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Social Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£87,716	£56,782	£46,989	£34,749	£19,274	£32,086	£526,373
10% affordable housing (70:30)	£39,436	£9,331	£468	£12,909	£28,637	£80,312	£574,598
15% affordable housing (70:30)	£15,295	£14,629	£24,581	£37,022	£52,750	£104,425	£598,712
20% affordable housing (70:30)	£8,990	£38,742	£48,895	£61,136	£76,862	£128,538	£622,825
25% affordable housing (70:30)	£33,524	£62,855	£72,807	£85,248	£100,976	£152,851	£646,337
30% affordable housing (70:30)	£58,059	£86,988	£96,320	£109,361	£125,089	£176,784	£671,051
30% affordable housing (60:40)	£25,140	£54,615	£64,567	£77,008	£92,736	£144,411	£638,698

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£404,644	£435,578	£445,371	£457,611	£473,086	£524,446	£1,018,733
10% affordable housing (70:30)	£452,924	£483,029	£492,828	£505,269	£520,997	£572,672	£1,066,958
15% affordable housing (70:30)	£477,065	£506,989	£516,941	£529,382	£545,110	£596,785	£1,091,072
20% affordable housing (70:30)	£501,360	£531,102	£541,055	£553,496	£569,222	£620,898	£1,115,195
25% affordable housing (70:30)	£525,884	£555,215	£565,167	£577,608	£593,336	£645,011	£1,139,287
30% affordable housing (70:30)	£550,419	£579,328	£589,280	£601,721	£617,449	£668,124	£1,163,411
30% affordable housing (60:40)	£517,500	£546,975	£556,927	£569,368	£585,096	£636,771	£1,131,058

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£127,324	£158,258	£168,051	£180,291	£195,766	£247,126	£741,413
10% affordable housing (70:30)	£175,604	£205,709	£215,508	£227,949	£243,677	£295,352	£789,638
15% affordable housing (70:30)	£199,745	£229,669	£239,621	£252,062	£267,790	£319,465	£813,752
20% affordable housing (70:30)	£224,030	£253,782	£263,735	£276,176	£291,902	£343,578	£837,865
25% affordable housing (70:30)	£248,564	£277,895	£287,847	£300,288	£316,016	£367,691	£861,977
30% affordable housing (70:30)	£273,099	£302,008	£311,960	£324,401	£340,129	£391,804	£886,091
30% affordable housing (60:40)	£240,180	£269,655	£279,607	£292,048	£307,776	£359,451	£853,738

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£33,724	£64,658	£74,451	£86,691	£102,166	£153,526	£647,813
10% affordable housing (70:30)	£82,004	£112,109	£121,908	£134,349	£150,077	£201,752	£696,038
15% affordable housing (70:30)	£106,145	£136,069	£146,021	£158,462	£174,190	£225,865	£720,152
20% affordable housing (70:30)	£130,430	£160,182	£170,135	£182,576	£198,302	£249,978	£744,265
25% affordable housing (70:30)	£154,964	£184,295	£194,247	£206,688	£222,416	£274,091	£768,377
30% affordable housing (70:30)	£179,499	£208,408	£218,360	£230,801	£246,529	£298,204	£792,491
30% affordable housing (60:40)	£146,580	£176,055	£186,007	£198,448	£214,176	£265,851	£760,138

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£50,996	£20,062	£10,269	£1,971	£17,446	£68,806	£563,093
10% affordable housing (70:30)	£2,716	£27,389	£37,188	£49,629	£65,357	£117,032	£611,318
15% affordable housing (70:30)	£21,425	£51,349	£61,301	£73,742	£89,470	£141,145	£635,432
20% affordable housing (70:30)	£45,710	£75,462	£85,415	£97,856	£113,582	£165,258	£659,545
25% affordable housing (70:30)	£70,244	£99,575	£109,527	£121,968	£137,696	£189,371	£683,657
30% affordable housing (70:30)	£94,779	£123,688	£133,640	£146,081	£161,809	£213,484	£707,771
30% affordable housing (60:40)	£61,860	£91,335	£101,287	£113,728	£129,456	£181,131	£675,418

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 13

Sales value inflation 0%
Build cost inflation 0%

Site location

Shoeburyness

Affordable Housing Social Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£57,676	£27,258	£17,466	£5,224	-£10,418	-£62,093	-£556,379
10% affordable housing (70:30)	£11,632	-£18,289	-£28,242	-£40,682	-£56,410	-£108,085	-£602,371
15% affordable housing (70:30)	-£11,577	-£41,285	-£51,238	-£63,679	-£79,406	-£131,081	-£625,368
20% affordable housing (70:30)	-£34,975	-£64,282	-£74,234	-£86,675	-£102,402	-£154,078	-£648,364
25% affordable housing (70:30)	-£58,375	-£87,278	-£97,230	-£109,671	-£125,399	-£177,074	-£671,361
30% affordable housing (70:30)	-£81,773	-£110,274	-£120,226	-£132,667	-£148,395	-£200,070	-£694,357
30% affordable housing (60:40)	-£51,197	-£80,224	-£90,176	-£102,617	-£118,344	-£170,020	-£664,306

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£434,684	-£465,102	-£474,894	-£487,136	-£502,778	-£554,453	-£1,048,739
10% affordable housing (70:30)	-£480,728	-£510,649	-£520,602	-£533,042	-£548,770	-£600,445	-£1,094,731
15% affordable housing (70:30)	-£503,937	-£533,645	-£543,598	-£556,039	-£571,766	-£623,441	-£1,117,728
20% affordable housing (70:30)	-£527,335	-£556,842	-£566,594	-£579,035	-£594,762	-£646,438	-£1,140,724
25% affordable housing (70:30)	-£550,735	-£579,638	-£589,590	-£602,031	-£617,759	-£669,434	-£1,163,721
30% affordable housing (70:30)	-£574,133	-£602,634	-£612,586	-£625,027	-£640,755	-£692,430	-£1,186,717
30% affordable housing (60:40)	-£543,557	-£572,584	-£582,536	-£594,977	-£610,704	-£662,380	-£1,156,666

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£157,364	-£187,782	-£197,574	-£209,816	-£225,458	-£277,133	-£771,419
10% affordable housing (70:30)	-£203,408	-£233,329	-£243,282	-£255,722	-£271,450	-£323,125	-£817,411
15% affordable housing (70:30)	-£226,617	-£256,325	-£266,278	-£278,719	-£294,446	-£346,121	-£840,408
20% affordable housing (70:30)	-£250,015	-£279,322	-£289,274	-£301,715	-£317,442	-£369,118	-£863,404
25% affordable housing (70:30)	-£273,415	-£302,318	-£312,270	-£324,711	-£340,439	-£392,114	-£886,401
30% affordable housing (70:30)	-£296,813	-£325,314	-£335,266	-£347,707	-£363,435	-£415,110	-£909,397
30% affordable housing (60:40)	-£266,237	-£296,264	-£306,216	-£317,657	-£333,384	-£385,060	-£879,346

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£63,764	-£94,182	-£103,974	-£116,216	-£131,858	-£183,533	-£677,819
10% affordable housing (70:30)	-£109,808	-£139,729	-£149,682	-£162,122	-£177,850	-£229,525	-£723,811
15% affordable housing (70:30)	-£133,017	-£162,725	-£172,678	-£185,119	-£200,846	-£252,521	-£746,808
20% affordable housing (70:30)	-£156,415	-£185,722	-£195,674	-£208,115	-£223,842	-£275,518	-£769,804
25% affordable housing (70:30)	-£179,815	-£208,718	-£218,670	-£231,111	-£246,839	-£298,514	-£792,801
30% affordable housing (70:30)	-£203,213	-£231,714	-£241,666	-£254,107	-£269,835	-£321,510	-£815,797
30% affordable housing (60:40)	-£172,637	-£201,664	-£211,616	-£224,057	-£239,784	-£291,460	-£785,746

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£20,956	-£9,462	-£19,254	-£31,496	-£47,138	-£98,813	-£593,099
10% affordable housing (70:30)	-£25,088	-£55,009	-£64,962	-£77,402	-£93,130	-£144,805	-£639,091
15% affordable housing (70:30)	-£48,297	-£78,005	-£87,958	-£100,399	-£116,126	-£167,801	-£662,088
20% affordable housing (70:30)	-£71,695	-£101,002	-£110,954	-£123,395	-£139,122	-£190,798	-£685,084
25% affordable housing (70:30)	-£95,095	-£123,998	-£133,950	-£146,391	-£162,119	-£213,794	-£708,081
30% affordable housing (70:30)	-£118,493	-£146,994	-£156,946	-£169,387	-£185,115	-£236,790	-£731,077
30% affordable housing (60:40)	-£87,917	-£116,944	-£126,896	-£139,337	-£155,064	-£206,740	-£701,026

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 13

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£326,926	£291,878	£282,085	£269,844	£254,370	£203,526	-£287,432
10% affordable housing (70:30)	£260,842	£226,929	£217,137	£204,896	£189,422	£138,578	-£353,442
15% affordable housing (70:30)	£227,799	£194,455	£184,663	£172,422	£156,948	£106,104	-£386,447
20% affordable housing (70:30)	£194,757	£161,981	£152,189	£139,948	£124,474	£73,630	-£419,453
25% affordable housing (70:30)	£161,714	£129,507	£119,714	£107,474	£91,999	£41,156	-£452,458
30% affordable housing (70:30)	£128,673	£97,033	£87,241	£75,000	£59,526	£8,681	-£485,463
30% affordable housing (60:40)	£179,411	£146,899	£137,107	£124,866	£109,393	£58,548	-£434,781

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£165,434	-£200,482	-£210,275	-£222,516	-£237,990	-£288,834	-£779,792
10% affordable housing (70:30)	-£231,518	-£265,431	-£275,223	-£287,464	-£302,938	-£353,782	-£845,802
15% affordable housing (70:30)	-£264,561	-£297,905	-£307,697	-£319,938	-£335,412	-£386,256	-£878,807
20% affordable housing (70:30)	-£297,603	-£330,379	-£340,171	-£352,412	-£367,886	-£418,730	-£911,813
25% affordable housing (70:30)	-£330,646	-£362,853	-£372,646	-£384,886	-£400,361	-£451,204	-£944,818
30% affordable housing (70:30)	-£363,687	-£395,327	-£405,119	-£417,360	-£432,834	-£483,679	-£977,823
30% affordable housing (60:40)	-£312,949	-£345,461	-£355,253	-£367,494	-£382,967	-£433,812	-£927,141

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£111,886	£76,838	£67,045	£54,804	£39,330	-£11,514	-£502,472
10% affordable housing (70:30)	£45,802	£11,889	£2,097	-£10,144	-£25,618	-£76,462	-£588,482
15% affordable housing (70:30)	£12,759	-£20,585	-£30,377	-£42,618	-£58,092	-£108,936	-£601,487
20% affordable housing (70:30)	-£20,283	-£53,059	-£62,851	-£75,092	-£90,566	-£141,410	-£634,493
25% affordable housing (70:30)	-£53,326	-£85,533	-£95,326	-£107,566	-£123,041	-£173,884	-£667,498
30% affordable housing (70:30)	-£86,367	-£118,007	-£127,799	-£140,040	-£155,514	-£206,369	-£700,503
30% affordable housing (60:40)	-£35,629	-£68,141	-£77,933	-£90,174	-£105,647	-£156,492	-£649,821

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£205,486	£170,438	£160,645	£148,404	£132,930	£82,086	-£408,872
10% affordable housing (70:30)	£139,402	£105,489	£95,697	£83,456	£67,982	£17,138	-£474,882
15% affordable housing (70:30)	£106,359	£73,015	£63,223	£50,982	£35,508	-£15,336	-£507,887
20% affordable housing (70:30)	£73,317	£40,541	£30,749	£18,508	£3,034	-£47,810	-£540,893
25% affordable housing (70:30)	£40,274	£8,067	-£1,726	-£13,966	-£29,441	-£80,284	-£573,898
30% affordable housing (70:30)	£7,233	-£24,407	-£34,199	-£46,440	-£61,914	-£112,759	-£606,903
30% affordable housing (60:40)	£57,971	£25,459	£15,667	£3,426	-£12,047	-£62,892	-£556,221

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£290,206	£255,158	£245,365	£233,124	£217,650	£166,806	-£324,152
10% affordable housing (70:30)	£224,122	£190,209	£180,417	£168,176	£152,702	£101,858	-£390,162
15% affordable housing (70:30)	£191,079	£157,735	£147,943	£135,702	£120,228	£69,384	-£423,167
20% affordable housing (70:30)	£158,037	£125,261	£115,469	£103,228	£87,754	£36,910	-£456,173
25% affordable housing (70:30)	£124,994	£92,787	£82,994	£70,754	£55,279	£4,436	-£489,178
30% affordable housing (70:30)	£91,953	£60,313	£50,521	£38,280	£22,806	-£28,039	-£522,183
30% affordable housing (60:40)	£142,691	£110,179	£100,387	£88,146	£72,673	£21,828	-£471,501

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 13

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£476,572	£438,948	£429,156	£416,916	£401,442	£350,597	-£137,955
10% affordable housing (70:30)	£399,349	£363,054	£353,261	£341,021	£325,547	£274,703	-£215,091
15% affordable housing (70:30)	£360,737	£325,107	£315,315	£303,073	£287,599	£236,756	-£253,659
20% affordable housing (70:30)	£322,126	£287,159	£277,367	£265,127	£249,653	£198,808	-£292,226
25% affordable housing (70:30)	£283,515	£249,213	£239,420	£227,179	£211,705	£160,862	-£330,795
30% affordable housing (70:30)	£244,903	£211,265	£201,472	£189,232	£173,758	£122,914	-£369,362
30% affordable housing (60:40)	£307,122	£272,413	£262,621	£250,381	£234,907	£184,062	-£307,213

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,788	-£53,412	-£83,204	-£75,444	-£90,918	-£141,763	-£630,315
10% affordable housing (70:30)	-£93,011	-£129,306	-£139,099	-£161,339	-£166,813	-£217,657	-£707,461
15% affordable housing (70:30)	-£131,623	-£167,253	-£177,045	-£189,287	-£204,761	-£255,604	-£746,019
20% affordable housing (70:30)	-£170,234	-£206,201	-£214,993	-£227,233	-£242,707	-£293,552	-£794,596
25% affordable housing (70:30)	-£208,845	-£243,147	-£252,940	-£265,181	-£280,655	-£331,498	-£823,155
30% affordable housing (70:30)	-£247,457	-£281,095	-£290,888	-£303,128	-£318,602	-£369,446	-£861,722
30% affordable housing (60:40)	-£185,238	-£219,947	-£229,739	-£241,979	-£257,453	-£308,298	-£799,573

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£261,532	£223,908	£214,116	£201,876	£186,402	£135,557	-£352,995
10% affordable housing (70:30)	£184,309	£148,014	£138,221	£125,981	£110,507	£59,663	-£430,131
15% affordable housing (70:30)	£145,697	£110,067	£100,275	£88,033	£72,559	£21,716	-£468,699
20% affordable housing (70:30)	£107,086	£72,119	£62,327	£50,087	£34,613	-£16,232	-£507,266
25% affordable housing (70:30)	£68,475	£34,173	£24,380	£12,139	-£3,335	-£54,178	-£545,835
30% affordable housing (70:30)	£29,863	-£3,775	-£13,568	-£25,808	-£41,262	-£92,126	-£594,402
30% affordable housing (60:40)	£92,082	£57,373	£47,581	£35,341	£19,867	-£30,978	-£522,253

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£355,132	£317,508	£307,716	£295,476	£280,002	£229,157	-£259,395
10% affordable housing (70:30)	£277,909	£241,614	£231,821	£219,581	£204,107	£153,263	-£336,531
15% affordable housing (70:30)	£239,297	£203,667	£193,875	£181,633	£166,159	£115,316	-£375,099
20% affordable housing (70:30)	£200,686	£165,719	£155,927	£143,687	£128,213	£77,368	-£413,666
25% affordable housing (70:30)	£162,075	£127,773	£117,980	£105,739	£90,265	£39,422	-£452,235
30% affordable housing (70:30)	£123,463	£89,825	£80,032	£67,792	£52,318	£1,474	-£490,802
30% affordable housing (60:40)	£185,682	£150,973	£141,181	£128,941	£113,467	£62,622	-£428,653

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£439,852	£402,228	£392,436	£380,196	£364,722	£313,877	-£174,675
10% affordable housing (70:30)	£362,629	£326,334	£316,541	£304,301	£288,827	£237,983	-£251,811
15% affordable housing (70:30)	£324,017	£288,387	£278,595	£266,353	£250,879	£200,036	-£290,379
20% affordable housing (70:30)	£285,406	£250,439	£240,647	£228,407	£212,933	£162,088	-£328,946
25% affordable housing (70:30)	£246,795	£212,493	£202,700	£190,459	£174,985	£124,142	-£367,515
30% affordable housing (70:30)	£208,183	£174,545	£164,752	£152,512	£137,038	£86,194	-£406,082
30% affordable housing (60:40)	£270,402	£235,693	£225,901	£213,661	£198,187	£147,342	-£343,933

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 14

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Social Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£484,107	-£550,298	-£574,701	-£605,207	-£644,441	-£773,354	-£2,006,431
10% affordable housing (70:30)	-£543,632	-£608,799	-£633,203	-£663,708	-£702,942	-£831,855	-£2,064,932
15% affordable housing (70:30)	-£573,395	-£638,050	-£662,454	-£692,959	-£732,193	-£861,106	-£2,094,183
20% affordable housing (70:30)	-£603,158	-£667,301	-£691,704	-£722,210	-£761,444	-£890,357	-£2,123,434
25% affordable housing (70:30)	-£632,920	-£696,552	-£720,955	-£751,461	-£790,694	-£919,607	-£2,152,685
30% affordable housing (70:30)	-£662,683	-£725,802	-£750,206	-£780,711	-£819,945	-£948,858	-£2,181,935
30% affordable housing (60:40)	-£643,481	-£706,930	-£731,335	-£761,840	-£801,074	-£929,987	-£2,163,064

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,740,757	-£2,806,948	-£2,831,351	-£2,881,857	-£2,901,091	-£3,030,004	-£4,283,081
10% affordable housing (70:30)	-£2,800,282	-£2,865,449	-£2,889,853	-£2,920,358	-£2,959,592	-£3,088,505	-£4,321,582
15% affordable housing (70:30)	-£2,830,045	-£2,894,700	-£2,919,104	-£2,949,609	-£2,988,843	-£3,117,756	-£4,350,833
20% affordable housing (70:30)	-£2,859,808	-£2,923,951	-£2,948,354	-£2,978,860	-£3,018,094	-£3,147,007	-£4,380,084
25% affordable housing (70:30)	-£2,889,570	-£2,953,202	-£2,977,605	-£3,008,111	-£3,047,344	-£3,176,257	-£4,409,335
30% affordable housing (70:30)	-£2,919,333	-£2,982,452	-£3,006,858	-£3,037,361	-£3,076,595	-£3,205,508	-£4,438,585
30% affordable housing (60:40)	-£2,900,131	-£2,963,580	-£2,987,985	-£3,018,490	-£3,057,724	-£3,186,637	-£4,419,714

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,469,707	-£1,535,898	-£1,560,301	-£1,590,807	-£1,630,041	-£1,758,954	-£2,992,031
10% affordable housing (70:30)	-£1,529,232	-£1,594,399	-£1,618,803	-£1,649,308	-£1,688,542	-£1,817,455	-£3,050,532
15% affordable housing (70:30)	-£1,558,995	-£1,623,650	-£1,648,054	-£1,678,559	-£1,717,793	-£1,846,706	-£3,079,783
20% affordable housing (70:30)	-£1,588,758	-£1,652,901	-£1,677,304	-£1,707,810	-£1,747,044	-£1,875,957	-£3,109,034
25% affordable housing (70:30)	-£1,618,520	-£1,682,152	-£1,706,555	-£1,737,061	-£1,776,294	-£1,905,207	-£3,138,285
30% affordable housing (70:30)	-£1,648,283	-£1,711,402	-£1,735,806	-£1,766,311	-£1,805,545	-£1,934,458	-£3,167,535
30% affordable housing (60:40)	-£1,629,081	-£1,692,530	-£1,716,935	-£1,747,440	-£1,786,674	-£1,915,587	-£3,148,664

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,040,707	-£1,106,898	-£1,131,301	-£1,161,807	-£1,201,041	-£1,329,954	-£2,563,031
10% affordable housing (70:30)	-£1,100,232	-£1,165,399	-£1,189,803	-£1,220,308	-£1,259,542	-£1,388,455	-£2,621,532
15% affordable housing (70:30)	-£1,129,995	-£1,194,650	-£1,219,054	-£1,249,559	-£1,288,793	-£1,417,706	-£2,650,783
20% affordable housing (70:30)	-£1,159,758	-£1,223,901	-£1,248,304	-£1,278,810	-£1,318,044	-£1,446,957	-£2,680,034
25% affordable housing (70:30)	-£1,189,520	-£1,253,152	-£1,277,555	-£1,308,061	-£1,347,294	-£1,476,207	-£2,709,285
30% affordable housing (70:30)	-£1,219,283	-£1,282,402	-£1,306,806	-£1,337,311	-£1,376,545	-£1,505,458	-£2,738,535
30% affordable housing (60:40)	-£1,200,081	-£1,263,530	-£1,287,935	-£1,318,440	-£1,357,674	-£1,486,587	-£2,719,664

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£652,407	-£718,598	-£743,001	-£773,507	-£812,741	-£941,654	-£2,174,731
10% affordable housing (70:30)	-£711,932	-£777,099	-£801,503	-£832,008	-£871,242	-£1,000,155	-£2,233,232
15% affordable housing (70:30)	-£741,695	-£806,350	-£830,754	-£861,259	-£900,493	-£1,029,406	-£2,262,483
20% affordable housing (70:30)	-£771,458	-£835,601	-£860,004	-£890,510	-£929,744	-£1,058,657	-£2,291,734
25% affordable housing (70:30)	-£801,220	-£864,852	-£889,255	-£919,761	-£958,994	-£1,087,907	-£2,320,985
30% affordable housing (70:30)	-£830,983	-£894,102	-£918,506	-£949,011	-£988,245	-£1,117,158	-£2,350,235
30% affordable housing (60:40)	-£811,781	-£875,230	-£899,635	-£930,140	-£969,374	-£1,098,287	-£2,331,364

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 14

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing	Social Rent
No Units	40
Site Area	0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£164,424	-£236,112	-£260,517	-£291,021	-£330,256	-£459,168	-£1,692,246
10% affordable housing (70:30)	-£247,676	-£317,933	-£342,337	-£372,843	-£412,077	-£540,990	-£1,774,067
15% affordable housing (70:30)	-£289,303	-£358,844	-£383,248	-£413,753	-£452,987	-£581,900	-£1,814,977
20% affordable housing (70:30)	-£330,929	-£399,754	-£424,158	-£454,663	-£493,897	-£622,810	-£1,855,987
25% affordable housing (70:30)	-£372,555	-£440,665	-£465,068	-£495,574	-£534,808	-£663,721	-£1,896,998
30% affordable housing (70:30)	-£414,182	-£481,575	-£505,979	-£536,484	-£575,718	-£704,631	-£1,937,708
30% affordable housing (60:40)	-£370,258	-£438,406	-£462,810	-£493,315	-£532,549	-£661,462	-£1,894,539

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,421,074	-£2,492,762	-£2,517,167	-£2,547,671	-£2,588,906	-£2,715,818	-£3,948,896
10% affordable housing (70:30)	-£2,504,326	-£2,574,583	-£2,598,987	-£2,629,493	-£2,668,727	-£2,797,640	-£4,030,717
15% affordable housing (70:30)	-£2,545,953	-£2,615,494	-£2,639,898	-£2,670,403	-£2,709,637	-£2,838,550	-£4,071,627
20% affordable housing (70:30)	-£2,587,579	-£2,656,404	-£2,680,808	-£2,711,313	-£2,750,547	-£2,879,460	-£4,112,537
25% affordable housing (70:30)	-£2,629,205	-£2,697,315	-£2,721,718	-£2,752,224	-£2,791,458	-£2,920,371	-£4,153,448
30% affordable housing (70:30)	-£2,670,832	-£2,738,225	-£2,762,629	-£2,793,134	-£2,832,368	-£2,961,281	-£4,194,358
30% affordable housing (60:40)	-£2,626,908	-£2,695,056	-£2,719,460	-£2,749,965	-£2,789,199	-£2,918,112	-£4,151,189

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,150,024	-£1,221,712	-£1,246,117	-£1,276,621	-£1,315,856	-£1,444,768	-£2,677,846
10% affordable housing (70:30)	-£1,233,276	-£1,303,533	-£1,327,937	-£1,358,443	-£1,397,677	-£1,526,590	-£2,759,667
15% affordable housing (70:30)	-£1,274,903	-£1,344,444	-£1,368,848	-£1,399,353	-£1,438,587	-£1,567,500	-£2,800,577
20% affordable housing (70:30)	-£1,316,529	-£1,385,354	-£1,409,758	-£1,440,263	-£1,479,497	-£1,608,410	-£2,841,487
25% affordable housing (70:30)	-£1,358,155	-£1,426,265	-£1,450,668	-£1,481,174	-£1,520,408	-£1,649,321	-£2,882,398
30% affordable housing (70:30)	-£1,399,782	-£1,467,175	-£1,491,579	-£1,522,084	-£1,561,318	-£1,690,231	-£2,923,308
30% affordable housing (60:40)	-£1,355,858	-£1,424,006	-£1,448,410	-£1,478,915	-£1,518,149	-£1,647,062	-£2,880,199

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£721,024	-£792,712	-£817,117	-£847,621	-£886,856	-£1,015,768	-£2,248,846
10% affordable housing (70:30)	-£804,276	-£874,533	-£898,937	-£929,443	-£968,677	-£1,097,590	-£2,330,667
15% affordable housing (70:30)	-£845,903	-£915,444	-£939,848	-£970,353	-£1,009,587	-£1,138,500	-£2,371,577
20% affordable housing (70:30)	-£887,529	-£956,354	-£980,758	-£1,011,263	-£1,050,497	-£1,179,410	-£2,412,487
25% affordable housing (70:30)	-£929,155	-£997,265	-£1,021,668	-£1,052,174	-£1,091,408	-£1,220,321	-£2,453,398
30% affordable housing (70:30)	-£970,782	-£1,038,175	-£1,062,579	-£1,093,084	-£1,132,318	-£1,261,231	-£2,494,308
30% affordable housing (60:40)	-£926,858	-£995,006	-£1,019,410	-£1,049,915	-£1,089,149	-£1,218,062	-£2,451,199

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£332,724	-£404,412	-£428,817	-£459,321	-£498,556	-£627,468	-£1,860,546
10% affordable housing (70:30)	-£415,976	-£486,233	-£510,637	-£541,143	-£580,377	-£709,290	-£1,942,367
15% affordable housing (70:30)	-£457,603	-£527,144	-£551,548	-£582,053	-£621,287	-£750,200	-£1,983,277
20% affordable housing (70:30)	-£499,229	-£568,054	-£592,458	-£622,963	-£662,197	-£791,110	-£2,024,187
25% affordable housing (70:30)	-£540,855	-£608,965	-£633,368	-£663,874	-£703,108	-£832,021	-£2,065,098
30% affordable housing (70:30)	-£582,482	-£649,875	-£674,279	-£704,784	-£744,018	-£872,931	-£2,106,008
30% affordable housing (60:40)	-£538,558	-£606,706	-£631,110	-£661,615	-£700,849	-£829,762	-£2,062,839

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 14

Sales value inflation 0%
Build cost inflation 0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Social Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£389,763	£309,742	£285,730	£255,716	£217,113	£90,275	-£1,141,325
10% affordable housing (70:30)	£266,913	£189,005	£164,994	£134,979	£96,377	-£30,960	-£1,264,037
15% affordable housing (70:30)	£205,489	£128,637	£104,625	£74,611	£36,009	-£92,315	-£1,325,392
20% affordable housing (70:30)	£144,064	£68,269	£44,257	£14,243	£24,759	-£153,671	-£1,386,748
25% affordable housing (70:30)	£82,639	£7,901	-£16,375	-£46,880	-£86,114	-£215,027	-£1,448,104
30% affordable housing (70:30)	£21,214	-£53,326	-£77,730	-£108,235	-£147,469	-£276,382	-£1,509,459
30% affordable housing (60:40)	£107,085	£31,925	£7,915	-£22,461	-£61,695	-£190,608	-£1,423,685

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,886,887	-£1,946,908	-£1,970,920	-£2,000,934	-£2,039,537	-£2,166,375	-£3,397,975
10% affordable housing (70:30)	-£1,989,737	-£2,067,645	-£2,091,656	-£2,121,671	-£2,160,273	-£2,287,610	-£3,520,687
15% affordable housing (70:30)	-£2,051,161	-£2,128,013	-£2,152,025	-£2,182,039	-£2,220,641	-£2,348,965	-£3,562,042
20% affordable housing (70:30)	-£2,112,586	-£2,189,381	-£2,212,393	-£2,242,407	-£2,281,409	-£2,410,321	-£3,643,398
25% affordable housing (70:30)	-£2,174,011	-£2,248,749	-£2,273,025	-£2,303,530	-£2,342,764	-£2,471,677	-£3,704,754
30% affordable housing (70:30)	-£2,235,436	-£2,309,976	-£2,334,380	-£2,364,885	-£2,404,119	-£2,533,032	-£3,766,109
30% affordable housing (60:40)	-£2,149,565	-£2,224,725	-£2,248,735	-£2,279,111	-£2,318,345	-£2,447,258	-£3,680,335

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£595,837	-£675,858	-£699,870	-£729,884	-£768,487	-£895,325	-£2,126,925
10% affordable housing (70:30)	-£718,687	-£796,595	-£820,606	-£850,621	-£889,223	-£1,016,560	-£2,249,637
15% affordable housing (70:30)	-£780,111	-£856,963	-£880,975	-£910,989	-£949,591	-£1,077,915	-£2,310,992
20% affordable housing (70:30)	-£841,536	-£917,331	-£941,343	-£971,357	-£1,010,359	-£1,139,271	-£2,372,348
25% affordable housing (70:30)	-£902,961	-£977,699	-£1,001,975	-£1,032,480	-£1,071,714	-£1,200,627	-£2,433,704
30% affordable housing (70:30)	-£964,386	-£1,039,926	-£1,063,330	-£1,093,635	-£1,133,069	-£1,261,982	-£2,495,059
30% affordable housing (60:40)	-£878,515	-£953,675	-£977,685	-£1,008,061	-£1,047,295	-£1,176,208	-£2,409,285

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£166,837	-£246,858	-£270,870	-£300,884	-£339,487	-£466,325	-£1,697,925
10% affordable housing (70:30)	-£289,687	-£367,595	-£391,606	-£421,621	-£460,223	-£587,560	-£1,820,637
15% affordable housing (70:30)	-£351,111	-£427,963	-£451,975	-£481,989	-£520,591	-£648,915	-£1,881,992
20% affordable housing (70:30)	-£412,536	-£488,331	-£512,343	-£542,357	-£581,359	-£710,271	-£1,943,348
25% affordable housing (70:30)	-£473,961	-£548,699	-£572,975	-£603,480	-£642,714	-£771,627	-£2,004,704
30% affordable housing (70:30)	-£535,386	-£609,926	-£634,330	-£664,835	-£704,069	-£832,962	-£2,066,059
30% affordable housing (60:40)	-£449,515	-£524,675	-£548,685	-£579,061	-£618,295	-£747,208	-£1,980,285

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£221,463	£141,442	£117,430	£87,416	£48,813	-£78,025	-£1,309,625
10% affordable housing (70:30)	£98,613	£20,705	-£3,306	-£33,321	-£71,923	-£199,260	-£1,432,337
15% affordable housing (70:30)	£37,189	-£39,663	-£63,675	-£93,689	-£132,291	-£260,615	-£1,493,692
20% affordable housing (70:30)	-£24,236	-£100,031	-£124,043	-£154,057	-£193,059	-£321,971	-£1,555,048
25% affordable housing (70:30)	-£85,661	-£160,399	-£184,675	-£215,180	-£254,414	-£383,327	-£1,616,404
30% affordable housing (70:30)	-£147,086	-£221,626	-£246,030	-£276,535	-£315,769	-£444,682	-£1,677,759
30% affordable housing (60:40)	-£61,215	-£136,375	-£160,385	-£190,761	-£229,995	-£358,508	-£1,591,985

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 14

Site location

Shoeburyness

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£310,762	£232,100	£208,089	£178,075	£139,472	£12,633	-£1,220,238
10% affordable housing (70:30)	£193,776	£117,126	£93,115	£63,101	£24,498	-£104,015	-£1,337,092
15% affordable housing (70:30)	£135,283	£59,639	£35,628	£5,613	-£33,529	-£162,441	-£1,395,518
20% affordable housing (70:30)	£76,790	£2,152	-£22,216	-£52,722	-£91,956	-£220,869	-£1,453,946
25% affordable housing (70:30)	£18,297	-£58,239	-£90,644	-£111,148	-£150,383	-£279,295	-£1,512,373
30% affordable housing (70:30)	-£40,853	-£114,667	-£139,071	-£169,576	-£208,810	-£337,723	-£1,570,800
30% affordable housing (60:40)	-£39,565	-£34,995	-£59,400	-£89,904	-£129,139	-£258,051	-£1,491,129

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,945,888	-£2,024,550	-£2,048,581	-£2,078,575	-£2,117,178	-£2,244,017	-£3,476,888
10% affordable housing (70:30)	-£2,062,874	-£2,139,524	-£2,163,535	-£2,193,549	-£2,232,152	-£2,360,665	-£3,593,742
15% affordable housing (70:30)	-£2,121,367	-£2,197,011	-£2,221,022	-£2,251,037	-£2,290,179	-£2,419,091	-£3,652,168
20% affordable housing (70:30)	-£2,179,960	-£2,254,498	-£2,278,966	-£2,309,372	-£2,348,906	-£2,477,519	-£3,710,596
25% affordable housing (70:30)	-£2,238,353	-£2,312,889	-£2,337,294	-£2,367,798	-£2,407,033	-£2,535,945	-£3,769,023
30% affordable housing (70:30)	-£2,297,503	-£2,371,317	-£2,395,721	-£2,426,226	-£2,465,460	-£2,594,373	-£3,827,450
30% affordable housing (60:40)	-£2,217,085	-£2,291,645	-£2,316,050	-£2,346,554	-£2,385,789	-£2,514,701	-£3,747,779

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£674,838	-£753,500	-£777,511	-£807,525	-£846,128	-£972,967	-£2,205,838
10% affordable housing (70:30)	-£791,824	-£868,474	-£892,485	-£922,499	-£961,102	-£1,089,615	-£2,322,692
15% affordable housing (70:30)	-£850,317	-£925,961	-£949,972	-£979,987	-£1,019,129	-£1,148,041	-£2,381,118
20% affordable housing (70:30)	-£908,810	-£983,448	-£1,007,816	-£1,038,322	-£1,077,556	-£1,206,469	-£2,439,546
25% affordable housing (70:30)	-£967,303	-£1,041,839	-£1,066,244	-£1,096,748	-£1,135,983	-£1,264,895	-£2,497,973
30% affordable housing (70:30)	-£1,026,453	-£1,100,267	-£1,124,671	-£1,155,176	-£1,194,410	-£1,323,323	-£2,556,400
30% affordable housing (60:40)	-£946,035	-£1,020,595	-£1,045,000	-£1,075,504	-£1,114,739	-£1,243,651	-£2,476,729

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£245,838	-£324,500	-£348,511	-£378,525	-£417,128	-£543,967	-£1,776,838
10% affordable housing (70:30)	-£362,824	-£439,474	-£463,485	-£493,499	-£532,102	-£660,615	-£1,893,692
15% affordable housing (70:30)	-£421,317	-£496,961	-£520,972	-£550,987	-£590,129	-£719,041	-£1,952,118
20% affordable housing (70:30)	-£479,810	-£554,448	-£578,816	-£609,322	-£648,556	-£777,469	-£2,010,546
25% affordable housing (70:30)	-£538,303	-£612,839	-£637,244	-£667,748	-£706,983	-£835,895	-£2,068,973
30% affordable housing (70:30)	-£597,453	-£671,267	-£695,671	-£726,176	-£765,410	-£894,323	-£2,127,400
30% affordable housing (60:40)	-£517,035	-£591,595	-£616,000	-£646,504	-£685,739	-£814,651	-£2,047,729

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£142,462	£63,800	£38,789	£9,775	-£28,828	-£155,667	-£1,388,538
10% affordable housing (70:30)	£25,476	-£51,174	-£75,185	-£105,199	-£143,802	-£272,315	-£1,505,392
15% affordable housing (70:30)	-£33,017	-£108,661	-£132,672	-£162,687	-£201,829	-£330,741	-£1,563,818
20% affordable housing (70:30)	-£91,510	-£166,148	-£190,516	-£221,022	-£260,256	-£389,169	-£1,622,246
25% affordable housing (70:30)	-£150,003	-£224,539	-£248,944	-£279,448	-£318,683	-£447,595	-£1,680,673
30% affordable housing (70:30)	-£209,153	-£282,967	-£307,371	-£337,876	-£377,110	-£506,023	-£1,739,100
30% affordable housing (60:40)	-£128,735	-£203,295	-£227,700	-£258,204	-£297,439	-£426,351	-£1,659,429

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 14

Sales value inflation 0%
Build cost inflation 0%

Site location

Thorpe Bay

Affordable Housing Social Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,016,086	£926,473	£902,849	£873,317	£835,335	£708,534	-£512,956
10% affordable housing (70:30)	£847,913	£761,193	£737,364	£707,350	£668,747	£541,909	-£682,306
15% affordable housing (70:30)	£763,826	£678,063	£654,051	£624,037	£585,434	£458,597	-£766,980
20% affordable housing (70:30)	£679,739	£594,751	£570,739	£540,725	£502,122	£375,283	-£851,656
25% affordable housing (70:30)	£594,989	£511,438	£487,427	£457,413	£418,809	£291,971	-£936,330
30% affordable housing (70:30)	£510,218	£428,126	£404,114	£374,100	£335,497	£208,659	-£1,021,006
30% affordable housing (60:40)	£643,921	£560,332	£536,320	£506,306	£467,703	£340,866	-£886,637

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,240,564	-£1,330,177	-£1,353,801	-£1,383,333	-£1,421,315	-£1,548,116	-£2,769,606
10% affordable housing (70:30)	-£1,408,737	-£1,495,457	-£1,519,286	-£1,549,300	-£1,587,903	-£1,714,741	-£2,938,956
15% affordable housing (70:30)	-£1,492,824	-£1,578,587	-£1,602,599	-£1,632,613	-£1,671,216	-£1,798,053	-£3,023,630
20% affordable housing (70:30)	-£1,576,911	-£1,661,899	-£1,685,911	-£1,715,925	-£1,754,528	-£1,881,367	-£3,108,306
25% affordable housing (70:30)	-£1,661,861	-£1,745,212	-£1,769,223	-£1,799,237	-£1,837,841	-£1,964,679	-£3,192,980
30% affordable housing (70:30)	-£1,746,432	-£1,828,524	-£1,852,536	-£1,882,550	-£1,921,153	-£2,047,991	-£3,277,656
30% affordable housing (60:40)	-£1,612,729	-£1,696,318	-£1,720,330	-£1,750,344	-£1,788,947	-£1,915,784	-£3,143,287

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£30,486	-£59,127	-£82,751	-£112,283	-£150,265	-£277,066	-£1,488,556
10% affordable housing (70:30)	-£137,687	-£224,407	-£248,238	-£278,250	-£316,853	-£443,691	-£1,667,906
15% affordable housing (70:30)	-£221,774	-£307,537	-£331,549	-£361,563	-£400,166	-£527,003	-£1,752,580
20% affordable housing (70:30)	-£305,861	-£390,849	-£414,861	-£444,875	-£483,478	-£610,317	-£1,837,256
25% affordable housing (70:30)	-£390,611	-£474,162	-£498,173	-£528,187	-£566,791	-£693,629	-£1,921,930
30% affordable housing (70:30)	-£475,382	-£557,474	-£581,486	-£611,500	-£650,103	-£776,941	-£2,006,606
30% affordable housing (60:40)	-£341,679	-£425,268	-£449,280	-£479,294	-£517,897	-£644,734	-£1,872,237

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£459,486	£369,873	£346,249	£316,717	£278,735	£151,934	-£1,069,556
10% affordable housing (70:30)	£291,313	£204,593	£180,764	£150,750	£112,147	-£14,691	-£1,238,906
15% affordable housing (70:30)	£207,226	£121,463	£97,451	£67,437	£28,834	-£98,003	-£1,323,580
20% affordable housing (70:30)	£123,139	£38,151	£14,139	-£15,875	-£54,478	-£181,317	-£1,408,256
25% affordable housing (70:30)	£38,389	-£45,162	-£69,173	-£99,187	-£137,791	-£264,629	-£1,492,930
30% affordable housing (70:30)	-£46,382	-£128,474	-£152,486	-£182,500	-£221,103	-£347,941	-£1,577,606
30% affordable housing (60:40)	£87,321	£3,732	-£20,280	-£50,294	-£88,897	-£216,734	-£1,443,237

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£847,786	£758,173	£734,549	£705,017	£667,035	£540,234	-£681,256
10% affordable housing (70:30)	£679,613	£592,893	£569,064	£539,050	£500,447	£373,609	-£850,606
15% affordable housing (70:30)	£595,526	£509,763	£485,751	£455,737	£417,134	£290,297	-£935,280
20% affordable housing (70:30)	£511,439	£426,451	£402,439	£372,425	£333,822	£206,983	-£1,019,956
25% affordable housing (70:30)	£426,689	£343,138	£319,127	£289,113	£250,509	£123,671	-£1,104,630
30% affordable housing (70:30)	£341,918	£259,826	£235,814	£205,800	£167,197	£40,359	-£1,189,306
30% affordable housing (60:40)	£475,621	£392,032	£368,020	£338,006	£299,403	£172,506	-£1,054,937

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 14

Sales value inflation 0%
Build cost inflation 0%

Site location

Leigh-on-Sea, etc

Affordable Housing Social Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,404,519	£1,308,225	£1,284,601	£1,255,069	£1,217,088	£1,092,290	-£119,859
10% affordable housing (70:30)	£1,207,484	£1,114,578	£1,090,954	£1,061,422	£1,023,441	£898,644	-£318,386
15% affordable housing (70:30)	£1,108,968	£1,017,756	£994,130	£964,599	£926,617	£801,820	-£417,649
20% affordable housing (70:30)	£1,010,448	£920,932	£897,307	£867,776	£829,794	£704,641	-£516,911
25% affordable housing (70:30)	£911,930	£824,109	£800,483	£770,953	£732,970	£606,975	-£616,174
30% affordable housing (70:30)	£813,412	£727,285	£703,660	£674,129	£636,148	£509,309	-£715,438
30% affordable housing (60:40)	£975,712	£886,793	£863,169	£833,637	£795,656	£670,858	-£550,670

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£852,131	-£948,425	-£972,049	-£1,001,581	-£1,039,562	-£1,164,360	-£2,376,509
10% affordable housing (70:30)	-£1,049,166	-£1,142,072	-£1,165,696	-£1,195,228	-£1,233,209	-£1,358,006	-£2,575,036
15% affordable housing (70:30)	-£1,147,684	-£1,238,894	-£1,262,520	-£1,292,051	-£1,330,033	-£1,454,830	-£2,674,299
20% affordable housing (70:30)	-£1,246,302	-£1,335,718	-£1,359,343	-£1,389,874	-£1,426,856	-£1,552,009	-£2,773,561
25% affordable housing (70:30)	-£1,344,720	-£1,432,641	-£1,456,167	-£1,485,697	-£1,523,680	-£1,649,675	-£2,872,824
30% affordable housing (70:30)	-£1,443,238	-£1,529,365	-£1,552,990	-£1,582,521	-£1,620,502	-£1,747,341	-£2,972,088
30% affordable housing (60:40)	-£1,280,938	-£1,369,857	-£1,393,481	-£1,423,013	-£1,460,994	-£1,585,792	-£2,807,320

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£418,919	£322,625	£299,001	£269,469	£231,488	£106,690	-£1,105,459
10% affordable housing (70:30)	£221,884	£128,978	£105,354	£75,822	£37,841	-£86,956	-£1,303,986
15% affordable housing (70:30)	£123,366	£32,156	£8,530	-£21,001	-£58,983	-£183,780	-£1,403,249
20% affordable housing (70:30)	£24,848	-£64,668	-£88,293	-£117,824	-£155,806	-£280,959	-£1,502,511
25% affordable housing (70:30)	-£73,670	-£161,491	-£185,117	-£214,647	-£252,630	-£378,625	-£1,601,774
30% affordable housing (70:30)	-£172,188	-£258,315	-£281,940	-£311,471	-£349,452	-£476,291	-£1,701,038
30% affordable housing (60:40)	-£9,888	-£98,807	-£122,431	-£151,963	-£189,944	-£314,742	-£1,536,270

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£947,919	£751,625	£728,001	£698,469	£660,488	£535,690	-£676,459
10% affordable housing (70:30)	£650,884	£557,978	£534,354	£504,822	£466,841	£342,044	-£874,986
15% affordable housing (70:30)	£552,366	£461,156	£437,530	£407,999	£370,017	£245,220	-£974,249
20% affordable housing (70:30)	£453,848	£364,332	£340,707	£311,176	£273,194	£148,041	-£1,073,511
25% affordable housing (70:30)	£355,330	£267,509	£243,883	£214,353	£176,370	£50,375	-£1,172,774
30% affordable housing (70:30)	£256,812	£170,685	£147,060	£117,529	£79,548	-£47,291	-£1,272,038
30% affordable housing (60:40)	£419,112	£330,193	£306,569	£277,037	£239,056	£114,258	-£1,107,270

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,236,219	£1,139,925	£1,116,301	£1,086,769	£1,048,788	£923,990	-£288,159
10% affordable housing (70:30)	£1,039,184	£946,278	£922,654	£893,122	£855,141	£730,344	-£486,686
15% affordable housing (70:30)	£940,666	£849,456	£825,830	£796,299	£758,317	£633,520	-£585,949
20% affordable housing (70:30)	£842,148	£752,632	£729,007	£699,476	£661,494	£536,341	-£685,211
25% affordable housing (70:30)	£743,630	£655,809	£632,183	£602,653	£564,670	£438,675	-£784,474
30% affordable housing (70:30)	£645,112	£558,985	£535,360	£505,829	£467,848	£341,009	-£883,738
30% affordable housing (60:40)	£807,412	£718,493	£694,869	£665,337	£627,356	£502,558	-£718,970

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 15

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Social Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£179,430	£93,863	£66,850	£33,084	-£12,872	-£165,643	-£1,626,938
10% affordable housing (70:30)	£98,762	£14,581	-£12,635	-£46,953	-£93,448	-£246,220	-£1,707,514
15% affordable housing (70:30)	£58,428	-£25,469	-£52,923	-£87,241	-£133,738	-£286,509	-£1,747,804
20% affordable housing (70:30)	£18,094	-£65,757	-£93,212	-£127,531	-£174,026	-£326,798	-£1,788,092
25% affordable housing (70:30)	-£22,604	-£106,047	-£133,501	-£167,819	-£214,314	-£367,086	-£1,828,381
30% affordable housing (70:30)	-£63,598	-£146,335	-£173,790	-£208,108	-£254,604	-£407,375	-£1,868,670
30% affordable housing (60:40)	-£35,457	-£118,678	-£146,132	-£180,450	-£226,947	-£379,718	-£1,841,013

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,810,810	-£2,696,177	-£2,723,190	-£2,756,958	-£2,802,912	-£2,955,683	-£4,416,978
10% affordable housing (70:30)	-£2,691,278	-£2,775,459	-£2,802,675	-£2,836,993	-£2,883,488	-£3,036,260	-£4,497,554
15% affordable housing (70:30)	-£2,731,612	-£2,815,509	-£2,842,963	-£2,877,281	-£2,923,778	-£3,076,549	-£4,537,844
20% affordable housing (70:30)	-£2,771,946	-£2,855,797	-£2,883,252	-£2,917,571	-£2,964,066	-£3,116,838	-£4,578,132
25% affordable housing (70:30)	-£2,812,644	-£2,896,087	-£2,923,541	-£2,957,859	-£3,004,354	-£3,157,126	-£4,618,421
30% affordable housing (70:30)	-£2,853,638	-£2,936,375	-£2,963,830	-£2,998,148	-£3,044,644	-£3,197,415	-£4,658,710
30% affordable housing (60:40)	-£2,825,497	-£2,908,718	-£2,936,172	-£2,970,490	-£3,016,987	-£3,169,758	-£4,631,063

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,039,130	-£1,124,697	-£1,151,710	-£1,185,476	-£1,231,432	-£1,384,203	-£2,845,498
10% affordable housing (70:30)	-£1,119,798	-£1,203,979	-£1,231,195	-£1,265,513	-£1,312,008	-£1,464,780	-£2,926,074
15% affordable housing (70:30)	-£1,160,132	-£1,244,029	-£1,271,483	-£1,305,801	-£1,352,298	-£1,505,069	-£2,966,364
20% affordable housing (70:30)	-£1,200,466	-£1,284,317	-£1,311,772	-£1,346,091	-£1,392,586	-£1,545,358	-£3,006,652
25% affordable housing (70:30)	-£1,241,164	-£1,324,607	-£1,352,061	-£1,386,379	-£1,432,874	-£1,585,646	-£3,046,941
30% affordable housing (70:30)	-£1,282,158	-£1,364,895	-£1,392,350	-£1,426,668	-£1,473,164	-£1,625,935	-£3,087,230
30% affordable housing (60:40)	-£1,254,017	-£1,337,238	-£1,364,692	-£1,399,010	-£1,445,507	-£1,598,278	-£3,059,573

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£508,730	-£594,297	-£621,310	-£655,076	-£701,032	-£853,803	-£2,315,098
10% affordable housing (70:30)	-£589,398	-£673,579	-£700,795	-£735,113	-£781,608	-£934,380	-£2,395,674
15% affordable housing (70:30)	-£629,732	-£713,629	-£741,083	-£775,401	-£821,898	-£974,669	-£2,435,964
20% affordable housing (70:30)	-£670,066	-£753,917	-£781,372	-£815,691	-£862,186	-£1,014,958	-£2,476,252
25% affordable housing (70:30)	-£710,764	-£794,207	-£821,661	-£855,979	-£902,474	-£1,055,246	-£2,516,541
30% affordable housing (70:30)	-£751,758	-£834,495	-£861,950	-£896,268	-£942,764	-£1,095,535	-£2,556,830
30% affordable housing (60:40)	-£723,617	-£806,838	-£834,292	-£868,610	-£915,107	-£1,067,878	-£2,529,173

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£28,650	-£114,217	-£141,230	-£174,996	-£220,952	-£373,723	-£1,835,018
10% affordable housing (70:30)	-£109,318	-£193,499	-£220,715	-£255,033	-£301,528	-£454,300	-£1,915,594
15% affordable housing (70:30)	-£149,652	-£233,549	-£261,003	-£295,321	-£341,818	-£494,589	-£1,955,884
20% affordable housing (70:30)	-£189,986	-£273,837	-£301,292	-£335,611	-£382,106	-£534,878	-£1,996,172
25% affordable housing (70:30)	-£230,684	-£314,127	-£341,581	-£375,899	-£422,394	-£575,166	-£2,036,461
30% affordable housing (70:30)	-£271,678	-£354,415	-£381,870	-£416,188	-£462,684	-£615,455	-£2,076,750
30% affordable housing (60:40)	-£243,537	-£326,758	-£354,212	-£388,530	-£435,027	-£587,798	-£2,049,093

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 15

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£640,407	£546,911	£519,898	£486,132	£440,385	£290,072	-£1,166,479
10% affordable housing (70:30)	£525,525	£434,004	£406,991	£373,225	£327,478	£177,165	-£1,281,232
15% affordable housing (70:30)	£468,084	£377,551	£350,538	£316,772	£271,025	£120,711	-£1,338,609
20% affordable housing (70:30)	£410,641	£321,098	£294,085	£260,319	£214,571	£64,258	-£1,395,386
25% affordable housing (70:30)	£353,200	£264,644	£237,631	£203,865	£158,118	£7,804	-£1,453,363
30% affordable housing (70:30)	£295,759	£208,190	£181,178	£147,412	£101,664	-£49,445	-£1,510,739
30% affordable housing (60:40)	£359,097	£270,439	£243,426	£209,660	£163,913	£13,599	-£1,447,472

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,149,633	-£2,243,129	-£2,270,142	-£2,303,908	-£2,349,655	-£2,499,968	-£3,956,519
10% affordable housing (70:30)	-£2,264,515	-£2,356,036	-£2,383,049	-£2,416,815	-£2,462,562	-£2,612,875	-£4,071,272
15% affordable housing (70:30)	-£2,321,956	-£2,412,489	-£2,439,502	-£2,473,268	-£2,519,015	-£2,669,329	-£4,128,649
20% affordable housing (70:30)	-£2,379,399	-£2,468,942	-£2,495,955	-£2,529,721	-£2,575,468	-£2,725,782	-£4,186,026
25% affordable housing (70:30)	-£2,436,840	-£2,525,396	-£2,552,409	-£2,586,175	-£2,631,922	-£2,782,236	-£4,243,403
30% affordable housing (70:30)	-£2,494,281	-£2,581,850	-£2,608,862	-£2,642,628	-£2,688,376	-£2,839,485	-£4,300,779
30% affordable housing (60:40)	-£2,430,943	-£2,519,601	-£2,546,614	-£2,580,380	-£2,626,127	-£2,776,441	-£4,237,512

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£578,153	-£671,649	-£698,662	-£732,428	-£778,175	-£928,488	-£2,385,039
10% affordable housing (70:30)	-£693,035	-£784,556	-£811,569	-£845,335	-£891,082	-£1,041,395	-£2,499,792
15% affordable housing (70:30)	-£750,476	-£841,009	-£868,022	-£901,788	-£947,535	-£1,097,849	-£2,557,169
20% affordable housing (70:30)	-£807,919	-£897,462	-£924,475	-£958,241	-£1,003,989	-£1,154,302	-£2,614,546
25% affordable housing (70:30)	-£865,360	-£953,916	-£980,929	-£1,014,695	-£1,060,442	-£1,210,756	-£2,671,923
30% affordable housing (70:30)	-£922,801	-£1,010,370	-£1,037,382	-£1,071,148	-£1,116,896	-£1,268,005	-£2,729,299
30% affordable housing (60:40)	-£859,463	-£948,121	-£975,134	-£1,008,900	-£1,054,647	-£1,204,961	-£2,666,032

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£47,753	-£141,249	-£168,262	-£202,028	-£247,775	-£398,088	-£1,854,639
10% affordable housing (70:30)	-£162,635	-£254,156	-£281,169	-£314,935	-£360,682	-£510,995	-£1,969,392
15% affordable housing (70:30)	-£220,076	-£310,609	-£337,622	-£371,388	-£417,135	-£567,449	-£2,026,769
20% affordable housing (70:30)	-£277,519	-£367,062	-£394,075	-£427,841	-£473,589	-£623,902	-£2,084,146
25% affordable housing (70:30)	-£334,960	-£423,516	-£450,529	-£484,295	-£530,042	-£680,356	-£2,141,523
30% affordable housing (70:30)	-£392,401	-£479,970	-£506,982	-£540,748	-£586,496	-£737,605	-£2,198,899
30% affordable housing (60:40)	-£329,063	-£417,721	-£444,734	-£478,500	-£524,247	-£674,561	-£2,135,632

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£432,327	£338,831	£311,818	£278,052	£232,305	£81,992	-£1,374,559
10% affordable housing (70:30)	£317,445	£225,924	£198,911	£165,145	£119,398	-£30,915	-£1,489,312
15% affordable housing (70:30)	£260,004	£169,471	£142,458	£108,692	£62,945	-£87,369	-£1,546,689
20% affordable housing (70:30)	£202,561	£113,018	£86,005	£52,239	£6,491	-£143,822	-£1,604,066
25% affordable housing (70:30)	£145,120	£56,564	£29,551	-£4,215	-£49,962	-£200,276	-£1,661,443
30% affordable housing (70:30)	£87,679	£110	-£28,902	-£60,668	-£106,416	-£257,525	-£1,718,819
30% affordable housing (60:40)	£151,017	£62,369	£35,346	£1,580	-£44,167	-£194,481	-£1,655,552

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 15

Sales value inflation 0%
Build cost inflation 0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Social Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,442,362	£1,336,400	£1,309,823	£1,276,599	£1,231,589	£1,083,694	-£359,071
10% affordable housing (70:30)	£1,268,607	£1,165,634	£1,139,056	£1,105,833	£1,060,822	£912,617	-£533,751
15% affordable housing (70:30)	£1,181,730	£1,080,250	£1,053,672	£1,020,450	£975,438	£826,682	-£621,092
20% affordable housing (70:30)	£1,094,852	£994,867	£968,288	£935,066	£890,054	£740,747	-£708,432
25% affordable housing (70:30)	£1,007,974	£909,483	£882,906	£849,683	£804,671	£654,812	-£795,772
30% affordable housing (70:30)	£921,097	£824,100	£797,522	£764,299	£719,191	£568,878	-£883,113
30% affordable housing (60:40)	£1,044,920	£945,794	£919,216	£885,993	£840,982	£692,562	-£757,406

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,347,878	-£1,453,640	-£1,480,217	-£1,513,441	-£1,558,451	-£1,706,348	-£3,149,111
10% affordable housing (70:30)	-£1,521,433	-£1,624,406	-£1,650,984	-£1,684,207	-£1,729,218	-£1,877,423	-£3,323,791
15% affordable housing (70:30)	-£1,608,310	-£1,709,790	-£1,736,368	-£1,769,590	-£1,814,602	-£1,963,358	-£3,411,132
20% affordable housing (70:30)	-£1,695,198	-£1,795,173	-£1,821,752	-£1,854,974	-£1,899,986	-£2,049,293	-£3,498,472
25% affordable housing (70:30)	-£1,782,086	-£1,880,557	-£1,907,134	-£1,940,357	-£1,985,369	-£2,135,228	-£3,585,812
30% affordable housing (70:30)	-£1,868,943	-£1,965,940	-£1,992,518	-£2,025,741	-£2,070,849	-£2,221,162	-£3,673,153
30% affordable housing (60:40)	-£1,745,120	-£1,844,246	-£1,870,824	-£1,904,047	-£1,949,058	-£2,097,478	-£3,547,446

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£223,802	£117,840	£91,263	£58,039	£13,029	-£134,866	-£1,577,631
10% affordable housing (70:30)	£50,047	-£52,926	-£79,504	-£112,727	-£157,738	-£305,943	-£1,752,311
15% affordable housing (70:30)	-£36,830	-£138,310	-£164,888	-£198,110	-£243,122	-£391,878	-£1,839,652
20% affordable housing (70:30)	-£123,708	-£223,693	-£250,272	-£283,494	-£328,506	-£477,813	-£1,926,992
25% affordable housing (70:30)	-£210,586	-£309,077	-£335,654	-£368,877	-£413,889	-£563,748	-£2,014,332
30% affordable housing (70:30)	-£297,463	-£394,460	-£421,038	-£454,261	-£499,369	-£649,682	-£2,101,673
30% affordable housing (60:40)	-£173,640	-£272,766	-£299,344	-£332,567	-£377,578	-£526,998	-£1,975,966

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£754,202	£648,240	£621,663	£588,439	£543,429	£395,534	-£1,047,231
10% affordable housing (70:30)	£580,447	£477,474	£450,896	£417,673	£372,662	£224,457	-£1,221,911
15% affordable housing (70:30)	£493,570	£392,090	£365,512	£332,290	£287,278	£138,522	-£1,309,252
20% affordable housing (70:30)	£406,692	£306,707	£280,128	£246,906	£201,894	£52,587	-£1,396,592
25% affordable housing (70:30)	£319,814	£221,323	£194,746	£161,523	£116,511	-£33,348	-£1,483,932
30% affordable housing (70:30)	£232,937	£135,940	£109,362	£76,139	£31,031	-£119,282	-£1,571,273
30% affordable housing (60:40)	£356,760	£257,634	£231,056	£197,833	£152,822	£4,402	-£1,445,556

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,234,282	£1,128,320	£1,101,743	£1,068,519	£1,023,509	£875,614	-£567,151
10% affordable housing (70:30)	£1,060,527	£957,554	£930,976	£897,753	£852,742	£704,537	-£741,831
15% affordable housing (70:30)	£973,650	£872,170	£845,592	£812,370	£767,358	£618,602	-£829,172
20% affordable housing (70:30)	£886,772	£786,787	£760,208	£726,986	£681,974	£532,667	-£916,512
25% affordable housing (70:30)	£799,894	£701,403	£674,826	£641,603	£596,591	£446,732	-£1,003,852
30% affordable housing (70:30)	£713,017	£616,020	£589,442	£556,219	£511,111	£360,798	-£1,091,193
30% affordable housing (60:40)	£836,840	£737,714	£711,136	£677,913	£632,902	£484,482	-£965,486

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 15

Sales value inflation 0%
Build cost inflation 0%

Site location

Shoeburyness

Affordable Housing Social Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,328,084	£1,224,089	£1,197,510	£1,164,288	£1,119,276	£970,698	-£474,720
10% affordable housing (70:30)	£1,162,821	£1,061,666	£1,035,088	£1,001,866	£956,854	£807,274	-£640,817
15% affordable housing (70:30)	£1,080,189	£980,455	£953,878	£920,655	£875,644	£725,562	-£723,866
20% affordable housing (70:30)	£997,556	£899,244	£872,667	£839,444	£794,163	£643,849	-£806,914
25% affordable housing (70:30)	£914,924	£818,034	£791,456	£758,199	£712,451	£562,138	-£889,963
30% affordable housing (70:30)	£832,293	£736,823	£710,245	£676,486	£630,739	£480,426	-£973,012
30% affordable housing (60:40)	£947,306	£849,859	£823,281	£790,058	£745,047	£595,310	-£856,248

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,481,958	-£1,565,951	-£1,592,530	-£1,625,752	-£1,670,764	-£1,819,342	-£3,264,760
10% affordable housing (70:30)	-£1,627,219	-£1,728,374	-£1,754,952	-£1,788,174	-£1,833,186	-£1,982,766	-£3,430,857
15% affordable housing (70:30)	-£1,709,851	-£1,809,585	-£1,836,162	-£1,869,385	-£1,914,396	-£2,064,478	-£3,513,906
20% affordable housing (70:30)	-£1,792,494	-£1,890,798	-£1,917,373	-£1,950,596	-£1,995,607	-£2,146,191	-£3,596,954
25% affordable housing (70:30)	-£1,875,116	-£1,972,006	-£1,998,584	-£2,031,842	-£2,077,589	-£2,227,902	-£3,680,003
30% affordable housing (70:30)	-£1,957,747	-£2,053,217	-£2,079,795	-£2,113,554	-£2,159,301	-£2,309,614	-£3,763,052
30% affordable housing (60:40)	-£1,842,734	-£1,940,181	-£1,966,759	-£1,999,982	-£2,044,993	-£2,194,730	-£3,646,288

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£109,524	£5,529	-£21,050	-£54,272	-£99,284	-£247,862	-£1,693,280
10% affordable housing (70:30)	-£55,739	-£156,894	-£183,472	-£216,694	-£261,706	-£411,286	-£1,859,377
15% affordable housing (70:30)	-£138,371	-£238,105	-£264,682	-£297,905	-£342,916	-£492,998	-£1,942,426
20% affordable housing (70:30)	-£221,004	-£319,316	-£345,893	-£379,116	-£424,397	-£574,711	-£2,025,474
25% affordable housing (70:30)	-£303,636	-£400,526	-£427,104	-£460,362	-£506,109	-£656,422	-£2,108,523
30% affordable housing (70:30)	-£386,267	-£481,737	-£508,315	-£542,074	-£587,821	-£738,134	-£2,191,572
30% affordable housing (60:40)	-£271,254	-£368,701	-£395,279	-£428,502	-£473,513	-£623,290	-£2,074,808

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£639,924	£535,929	£509,350	£476,128	£431,116	£282,538	-£1,162,880
10% affordable housing (70:30)	£474,661	£373,506	£346,928	£313,706	£268,694	£119,114	-£1,328,977
15% affordable housing (70:30)	£392,029	£292,295	£265,718	£232,485	£187,484	£37,402	-£1,412,026
20% affordable housing (70:30)	£309,396	£211,084	£184,507	£151,284	£106,003	-£44,311	-£1,495,074
25% affordable housing (70:30)	£226,764	£129,874	£103,296	£70,038	£24,291	-£126,022	-£1,578,123
30% affordable housing (70:30)	£144,133	£48,663	£22,085	-£11,674	-£57,421	-£207,734	-£1,661,172
30% affordable housing (60:40)	£259,146	£161,699	£135,121	£101,898	£56,887	-£92,850	-£1,544,408

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,120,004	£1,016,009	£989,430	£956,208	£911,196	£762,618	-£682,800
10% affordable housing (70:30)	£954,741	£853,586	£827,008	£793,786	£748,774	£599,194	-£848,897
15% affordable housing (70:30)	£872,109	£772,375	£745,798	£712,575	£667,564	£517,482	-£931,946
20% affordable housing (70:30)	£789,476	£691,164	£664,587	£631,364	£586,083	£435,769	-£1,014,994
25% affordable housing (70:30)	£706,844	£609,954	£583,376	£550,118	£504,371	£354,058	-£1,098,043
30% affordable housing (70:30)	£624,213	£528,743	£502,165	£468,406	£422,659	£272,346	-£1,181,092
30% affordable housing (60:40)	£739,226	£641,779	£615,201	£581,978	£536,967	£387,230	-£1,064,328

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 15

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,352,352	£2,230,740	£2,204,161	£2,170,939	£2,125,927	£1,978,033	£552,805
10% affordable housing (70:30)	£2,110,981	£1,993,521	£1,966,942	£1,933,720	£1,888,708	£1,740,814	£313,683
15% affordable housing (70:30)	£1,990,296	£1,874,911	£1,848,333	£1,815,111	£1,770,099	£1,622,204	£194,123
20% affordable housing (70:30)	£1,869,512	£1,756,302	£1,729,723	£1,696,501	£1,651,489	£1,503,595	£74,561
25% affordable housing (70:30)	£1,748,927	£1,637,691	£1,611,114	£1,577,891	£1,532,880	£1,384,985	-£45,736
30% affordable housing (70:30)	£1,628,241	£1,519,082	£1,492,504	£1,459,281	£1,414,271	£1,266,376	-£167,252
30% affordable housing (60:40)	£1,820,663	£1,709,500	£1,683,143	£1,649,921	£1,604,909	£1,457,015	£29,196

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£437,688	-£559,300	-£585,879	-£819,101	-£664,113	-£812,007	-£2,237,235
10% affordable housing (70:30)	-£679,059	-£796,519	-£823,098	-£866,320	-£901,332	-£1,049,226	-£2,476,357
15% affordable housing (70:30)	-£799,744	-£915,129	-£941,707	-£974,929	-£1,019,941	-£1,167,836	-£2,595,917
20% affordable housing (70:30)	-£920,428	-£1,033,738	-£1,060,317	-£1,093,539	-£1,138,551	-£1,286,445	-£2,715,479
25% affordable housing (70:30)	-£1,041,113	-£1,152,349	-£1,179,926	-£1,212,149	-£1,257,160	-£1,405,055	-£2,835,776
30% affordable housing (70:30)	-£1,161,799	-£1,270,958	-£1,297,536	-£1,330,759	-£1,375,769	-£1,523,664	-£2,957,292
30% affordable housing (60:40)	-£969,377	-£1,080,540	-£1,106,897	-£1,140,119	-£1,185,131	-£1,333,025	-£2,760,844

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,133,792	£1,012,180	£985,601	£952,379	£907,367	£759,473	-£665,755
10% affordable housing (70:30)	£892,421	£774,961	£748,382	£715,160	£670,148	£522,254	-£904,877
15% affordable housing (70:30)	£771,736	£656,351	£629,773	£596,551	£551,539	£403,644	-£1,024,437
20% affordable housing (70:30)	£651,052	£537,742	£511,163	£477,941	£432,929	£285,035	-£1,143,999
25% affordable housing (70:30)	£530,367	£419,131	£392,554	£359,331	£314,320	£166,425	-£1,264,296
30% affordable housing (70:30)	£409,681	£300,522	£273,944	£240,721	£195,711	£47,816	-£1,385,812
30% affordable housing (60:40)	£602,103	£490,940	£464,583	£431,361	£386,349	£238,455	-£1,169,364

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,664,192	£1,542,580	£1,516,001	£1,482,779	£1,437,767	£1,289,873	-£135,355
10% affordable housing (70:30)	£1,422,821	£1,305,361	£1,278,782	£1,245,560	£1,200,548	£1,052,654	-£374,477
15% affordable housing (70:30)	£1,302,136	£1,186,751	£1,160,173	£1,126,951	£1,081,939	£934,044	-£494,037
20% affordable housing (70:30)	£1,181,452	£1,068,142	£1,041,563	£1,008,341	£963,329	£815,435	-£613,599
25% affordable housing (70:30)	£1,060,767	£949,531	£922,954	£889,731	£844,720	£696,825	-£733,896
30% affordable housing (70:30)	£940,081	£830,922	£804,344	£771,121	£726,111	£578,216	-£855,412
30% affordable housing (60:40)	£1,132,503	£1,021,340	£994,983	£961,761	£916,749	£768,855	-£658,964

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,144,272	£2,022,660	£1,996,081	£1,962,859	£1,917,847	£1,769,953	£344,725
10% affordable housing (70:30)	£1,902,901	£1,785,441	£1,758,862	£1,725,640	£1,680,628	£1,532,734	£105,603
15% affordable housing (70:30)	£1,782,216	£1,666,831	£1,640,253	£1,607,031	£1,562,019	£1,414,124	-£13,957
20% affordable housing (70:30)	£1,661,532	£1,548,222	£1,521,643	£1,488,421	£1,443,409	£1,295,515	-£133,519
25% affordable housing (70:30)	£1,540,847	£1,429,611	£1,403,034	£1,369,811	£1,324,800	£1,176,905	-£253,816
30% affordable housing (70:30)	£1,420,161	£1,311,002	£1,284,424	£1,251,201	£1,206,191	£1,058,296	-£375,332
30% affordable housing (60:40)	£1,612,583	£1,501,420	£1,475,063	£1,441,841	£1,396,829	£1,248,935	-£178,884

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 15

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Social Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,917,846	£2,787,813	£2,761,663	£2,728,975	£2,684,688	£2,537,514	£1,119,643
10% affordable housing (70:30)	£2,634,425	£2,509,267	£2,483,116	£2,450,428	£2,406,141	£2,258,725	£838,450
15% affordable housing (70:30)	£2,492,714	£2,369,993	£2,343,843	£2,311,155	£2,266,867	£2,119,330	£697,852
20% affordable housing (70:30)	£2,351,003	£2,230,720	£2,204,569	£2,171,882	£2,127,595	£1,979,934	£557,255
25% affordable housing (70:30)	£2,209,292	£2,091,446	£2,065,296	£2,032,608	£1,988,321	£1,840,339	£416,659
30% affordable housing (70:30)	£2,067,582	£1,952,173	£1,926,023	£1,893,334	£1,849,039	£1,701,144	£276,062
30% affordable housing (60:40)	£2,301,615	£2,182,181	£2,156,031	£2,123,342	£2,079,055	£1,933,541	£513,655

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£127,806	-£2,227	-£28,377	-£61,065	-£105,352	-£252,526	-£1,870,397
10% affordable housing (70:30)	-£155,615	-£280,773	-£306,924	-£339,612	-£383,899	-£531,315	-£1,951,590
15% affordable housing (70:30)	-£297,326	-£420,047	-£446,197	-£478,885	-£523,173	-£670,710	-£2,092,188
20% affordable housing (70:30)	-£439,037	-£559,320	-£585,471	-£618,158	-£662,445	-£810,106	-£2,232,785
25% affordable housing (70:30)	-£580,748	-£698,594	-£724,744	-£757,432	-£801,719	-£949,501	-£2,373,381
30% affordable housing (70:30)	-£722,458	-£837,867	-£864,017	-£896,706	-£941,001	-£1,088,896	-£2,513,978
30% affordable housing (60:40)	-£488,425	-£607,859	-£634,009	-£666,698	-£710,985	-£856,499	-£2,276,385

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,699,286	£1,569,253	£1,543,103	£1,510,415	£1,466,128	£1,318,954	-£98,917
10% affordable housing (70:30)	£1,415,865	£1,290,707	£1,264,556	£1,231,868	£1,187,581	£1,040,165	-£380,110
15% affordable housing (70:30)	£1,274,154	£1,151,433	£1,125,283	£1,092,595	£1,048,307	£900,770	-£520,708
20% affordable housing (70:30)	£1,132,443	£1,012,160	£986,009	£953,322	£909,035	£761,374	-£661,305
25% affordable housing (70:30)	£990,732	£872,886	£846,736	£814,048	£769,761	£621,979	-£801,901
30% affordable housing (70:30)	£849,022	£733,613	£707,463	£674,774	£630,479	£482,584	-£942,498
30% affordable housing (60:40)	£1,083,055	£963,621	£937,471	£904,782	£860,495	£714,981	-£704,895

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,229,686	£2,099,653	£2,073,503	£2,040,815	£1,996,528	£1,849,354	£431,483
10% affordable housing (70:30)	£1,946,265	£1,821,107	£1,794,956	£1,762,268	£1,717,981	£1,570,565	£150,290
15% affordable housing (70:30)	£1,804,554	£1,681,833	£1,655,683	£1,622,995	£1,578,707	£1,431,170	£9,682
20% affordable housing (70:30)	£1,662,843	£1,542,560	£1,516,409	£1,483,722	£1,439,435	£1,291,774	-£130,905
25% affordable housing (70:30)	£1,521,132	£1,403,286	£1,377,136	£1,344,448	£1,300,161	£1,152,379	-£271,501
30% affordable housing (70:30)	£1,379,422	£1,264,013	£1,237,863	£1,205,174	£1,160,879	£1,012,984	-£412,098
30% affordable housing (60:40)	£1,613,455	£1,494,021	£1,467,871	£1,435,182	£1,390,895	£1,245,381	-£174,505

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,709,766	£2,579,733	£2,553,583	£2,520,895	£2,476,608	£2,329,434	£911,563
10% affordable housing (70:30)	£2,426,345	£2,301,187	£2,275,036	£2,242,348	£2,198,061	£2,050,645	£630,370
15% affordable housing (70:30)	£2,284,634	£2,161,913	£2,135,763	£2,103,075	£2,058,787	£1,911,250	£489,772
20% affordable housing (70:30)	£2,142,923	£2,022,640	£1,996,489	£1,963,802	£1,919,515	£1,771,854	£349,175
25% affordable housing (70:30)	£2,001,212	£1,883,366	£1,857,216	£1,824,528	£1,780,241	£1,632,459	£208,579
30% affordable housing (70:30)	£1,859,502	£1,744,093	£1,717,943	£1,685,254	£1,640,959	£1,493,064	£67,982
30% affordable housing (60:40)	£2,093,535	£1,974,101	£1,947,951	£1,915,262	£1,870,975	£1,725,461	£305,575

Appendix 3 - Appraisal results (Affordable Rent at current costs and values)

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 1

Site location

North central area

Sales value inflation 0%

Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 5

Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£61,920	-£70,072	-£73,151	-£77,000	-£81,820	-£97,660	-£250,854
10% affordable housing (70:30)	-£52,984	-£61,289	-£64,369	-£68,218	-£73,038	-£88,878	-£242,105
15% affordable housing (70:30)	-£48,517	-£56,899	-£59,977	-£63,827	-£68,647	-£84,486	-£237,731
20% affordable housing (70:30)	-£44,049	-£52,507	-£55,586	-£59,435	-£64,257	-£80,095	-£233,357
25% affordable housing (70:30)	-£39,581	-£48,116	-£51,196	-£55,045	-£59,865	-£75,705	-£228,982
30% affordable housing (70:30)	-£35,113	-£43,725	-£46,804	-£50,653	-£55,474	-£71,313	-£224,609
30% affordable housing (60:40)	-£55,692	-£63,951	-£67,030	-£70,879	-£75,699	-£91,711	-£245,082

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£267,070	-£275,222	-£278,301	-£282,150	-£286,970	-£302,810	-£456,004
10% affordable housing (70:30)	-£258,134	-£266,439	-£269,519	-£273,368	-£278,188	-£294,028	-£447,255
15% affordable housing (70:30)	-£253,667	-£262,049	-£265,127	-£268,977	-£273,797	-£289,636	-£442,881
20% affordable housing (70:30)	-£249,199	-£257,657	-£260,736	-£264,585	-£269,407	-£285,245	-£438,507
25% affordable housing (70:30)	-£244,731	-£253,266	-£256,346	-£260,195	-£265,015	-£280,855	-£434,132
30% affordable housing (70:30)	-£240,263	-£248,875	-£251,954	-£255,803	-£260,624	-£276,463	-£429,759
30% affordable housing (60:40)	-£260,842	-£269,101	-£272,180	-£276,029	-£280,849	-£296,861	-£450,232

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£151,520	-£159,672	-£162,751	-£166,600	-£171,420	-£187,260	-£340,454
10% affordable housing (70:30)	-£142,584	-£150,889	-£153,969	-£157,818	-£162,638	-£178,478	-£331,705
15% affordable housing (70:30)	-£138,117	-£146,499	-£149,577	-£153,427	-£158,247	-£174,086	-£327,331
20% affordable housing (70:30)	-£133,649	-£142,107	-£145,186	-£149,035	-£153,857	-£169,695	-£322,957
25% affordable housing (70:30)	-£129,181	-£137,716	-£140,796	-£144,645	-£149,465	-£165,305	-£318,582
30% affordable housing (70:30)	-£124,713	-£133,325	-£136,404	-£140,253	-£145,074	-£160,913	-£314,209
30% affordable housing (60:40)	-£145,292	-£153,551	-£156,630	-£160,479	-£165,299	-£181,311	-£334,682

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£112,520	-£120,672	-£123,751	-£127,600	-£132,420	-£148,260	-£301,454
10% affordable housing (70:30)	-£103,584	-£111,889	-£114,969	-£118,818	-£123,638	-£139,478	-£292,705
15% affordable housing (70:30)	-£99,117	-£107,499	-£110,577	-£114,427	-£119,247	-£135,086	-£288,331
20% affordable housing (70:30)	-£94,649	-£103,107	-£106,186	-£110,035	-£114,857	-£130,695	-£283,957
25% affordable housing (70:30)	-£90,181	-£98,716	-£101,796	-£105,645	-£110,465	-£126,305	-£279,582
30% affordable housing (70:30)	-£85,713	-£94,325	-£97,404	-£101,253	-£106,074	-£121,913	-£275,209
30% affordable housing (60:40)	-£106,292	-£114,551	-£117,630	-£121,479	-£126,299	-£142,311	-£295,682

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£77,220	-£85,372	-£88,451	-£92,300	-£97,120	-£112,960	-£266,154
10% affordable housing (70:30)	-£68,284	-£76,589	-£79,669	-£83,518	-£88,338	-£104,178	-£257,405
15% affordable housing (70:30)	-£63,817	-£72,199	-£75,277	-£79,127	-£83,947	-£99,786	-£253,031
20% affordable housing (70:30)	-£59,349	-£67,807	-£70,886	-£74,735	-£79,557	-£95,395	-£248,657
25% affordable housing (70:30)	-£54,881	-£63,416	-£66,496	-£70,345	-£75,165	-£91,005	-£244,282
30% affordable housing (70:30)	-£50,413	-£59,025	-£62,104	-£65,953	-£70,774	-£86,613	-£239,909
30% affordable housing (60:40)	-£70,992	-£79,251	-£82,330	-£86,179	-£90,999	-£107,011	-£260,382

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 1

Mid central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 5
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£15,289	£5,957	£2,928	-£873	-£5,694	-£21,533	-£173,482
10% affordable housing (70:30)	£18,338	£8,955	£5,925	£2,137	-£2,648	-£18,487	-£170,572
15% affordable housing (70:30)	£19,863	£10,453	£7,424	£3,636	-£1,125	-£16,964	-£169,115
20% affordable housing (70:30)	£21,388	£11,952	£8,922	£5,135	£392	-£15,441	-£167,660
25% affordable housing (70:30)	£22,912	£13,451	£10,420	£6,634	£1,891	-£13,918	-£166,205
30% affordable housing (70:30)	£24,437	£14,949	£11,919	£8,132	£3,389	-£12,395	-£164,749
30% affordable housing (60:40)	£9,826	£589	-£2,480	-£6,330	-£11,150	-£26,989	-£179,524

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£189,861	-£199,193	-£202,222	-£206,023	-£210,844	-£226,683	-£378,632
10% affordable housing (70:30)	-£186,812	-£196,195	-£199,225	-£203,013	-£207,798	-£223,637	-£375,722
15% affordable housing (70:30)	-£185,287	-£194,697	-£197,726	-£201,514	-£206,275	-£222,114	-£374,265
20% affordable housing (70:30)	-£183,762	-£193,198	-£196,228	-£200,015	-£204,758	-£220,591	-£372,810
25% affordable housing (70:30)	-£182,238	-£191,699	-£194,730	-£198,516	-£203,259	-£219,068	-£371,355
30% affordable housing (70:30)	-£180,713	-£190,201	-£193,231	-£197,018	-£201,761	-£217,545	-£369,899
30% affordable housing (60:40)	-£195,324	-£204,561	-£207,630	-£211,480	-£216,300	-£232,139	-£384,674

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£74,311	-£83,643	-£86,672	-£90,473	-£95,294	-£111,133	-£263,082
10% affordable housing (70:30)	-£71,262	-£80,645	-£83,675	-£87,463	-£92,248	-£108,087	-£260,172
15% affordable housing (70:30)	-£69,737	-£79,147	-£82,176	-£85,964	-£90,725	-£106,564	-£258,715
20% affordable housing (70:30)	-£68,212	-£77,648	-£80,678	-£84,465	-£89,208	-£105,041	-£257,260
25% affordable housing (70:30)	-£66,688	-£76,149	-£79,180	-£82,966	-£87,709	-£103,518	-£255,805
30% affordable housing (70:30)	-£65,163	-£74,651	-£77,681	-£81,468	-£86,211	-£101,995	-£254,349
30% affordable housing (60:40)	-£79,774	-£89,011	-£92,080	-£95,930	-£100,750	-£116,589	-£269,124

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£35,311	-£44,643	-£47,672	-£51,473	-£56,294	-£72,133	-£224,082
10% affordable housing (70:30)	-£32,262	-£41,645	-£44,675	-£48,463	-£53,248	-£69,087	-£221,172
15% affordable housing (70:30)	-£30,737	-£40,147	-£43,176	-£46,964	-£51,725	-£67,564	-£219,715
20% affordable housing (70:30)	-£29,212	-£38,648	-£41,678	-£45,465	-£50,208	-£66,041	-£218,260
25% affordable housing (70:30)	-£27,688	-£37,149	-£40,180	-£43,966	-£48,709	-£64,518	-£216,805
30% affordable housing (70:30)	-£26,163	-£35,651	-£38,681	-£42,468	-£47,211	-£62,995	-£215,349
30% affordable housing (60:40)	-£40,774	-£50,011	-£53,080	-£56,930	-£61,750	-£77,589	-£230,124

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11	-£3,343	-£12,372	-£16,173	-£20,994	-£36,833	-£188,782
10% affordable housing (70:30)	£3,038	-£6,345	-£9,375	-£13,163	-£17,948	-£33,787	-£185,672
15% affordable housing (70:30)	£4,563	-£4,847	-£7,876	-£11,664	-£16,425	-£32,264	-£184,415
20% affordable housing (70:30)	£6,088	-£3,348	-£6,378	-£10,165	-£14,908	-£30,741	-£182,960
25% affordable housing (70:30)	£7,612	-£1,849	-£4,880	-£8,666	-£13,409	-£29,218	-£181,505
30% affordable housing (70:30)	£9,137	-£351	-£3,381	-£7,168	-£11,911	-£27,695	-£180,049
30% affordable housing (60:40)	-£5,474	-£14,711	-£17,780	-£21,630	-£26,450	-£42,289	-£194,824

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 1

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units 5
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£91,324	£80,685	£77,656	£73,868	£69,125	£53,540	-£97,089
10% affordable housing (70:30)	£88,644	£78,051	£75,022	£71,235	£66,492	£50,908	-£99,765
15% affordable housing (70:30)	£87,305	£76,735	£73,705	£69,918	£65,175	£49,591	-£101,103
20% affordable housing (70:30)	£85,965	£75,418	£72,389	£68,601	£63,858	£48,274	-£102,442
25% affordable housing (70:30)	£84,626	£74,101	£71,072	£67,284	£62,541	£46,958	-£103,780
30% affordable housing (70:30)	£83,285	£72,785	£69,755	£65,968	£61,225	£45,641	-£105,118
30% affordable housing (60:40)	£74,297	£63,951	£60,922	£57,135	£52,391	£36,808	-£114,117

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£113,826	-£124,465	-£127,494	-£131,282	-£136,025	-£151,610	-£302,239
10% affordable housing (70:30)	-£116,506	-£127,099	-£130,128	-£133,915	-£138,658	-£154,242	-£304,915
15% affordable housing (70:30)	-£117,845	-£128,415	-£131,445	-£135,232	-£139,975	-£155,559	-£306,253
20% affordable housing (70:30)	-£119,185	-£129,732	-£132,761	-£136,549	-£141,292	-£156,876	-£307,592
25% affordable housing (70:30)	-£120,524	-£131,049	-£134,078	-£137,866	-£142,609	-£158,192	-£308,930
30% affordable housing (70:30)	-£121,865	-£132,365	-£135,395	-£139,182	-£143,925	-£159,509	-£310,268
30% affordable housing (60:40)	-£130,853	-£141,199	-£144,228	-£148,015	-£152,759	-£168,342	-£319,267

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,724	-£8,915	-£11,944	-£15,732	-£20,475	-£36,060	-£186,689
10% affordable housing (70:30)	-£956	-£11,549	-£14,578	-£18,365	-£23,108	-£38,692	-£189,365
15% affordable housing (70:30)	-£2,295	-£12,865	-£15,895	-£19,682	-£24,425	-£40,009	-£190,703
20% affordable housing (70:30)	-£3,635	-£14,182	-£17,211	-£20,999	-£25,742	-£41,326	-£192,042
25% affordable housing (70:30)	-£4,974	-£15,499	-£18,528	-£22,316	-£27,059	-£42,642	-£193,380
30% affordable housing (70:30)	-£6,315	-£16,815	-£19,845	-£23,632	-£28,375	-£43,959	-£194,718
30% affordable housing (60:40)	-£15,303	-£25,649	-£28,678	-£32,465	-£37,209	-£52,792	-£203,717

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£40,724	£30,085	£27,056	£23,268	£18,525	£2,940	-£147,689
10% affordable housing (70:30)	£38,044	£27,451	£24,422	£20,635	£15,892	£308	-£150,365
15% affordable housing (70:30)	£36,705	£26,135	£23,105	£19,318	£14,575	-£1,009	-£151,703
20% affordable housing (70:30)	£35,365	£24,818	£21,789	£18,001	£13,258	-£2,326	-£153,042
25% affordable housing (70:30)	£34,026	£23,501	£20,472	£16,684	£11,941	-£3,642	-£154,380
30% affordable housing (70:30)	£32,685	£22,185	£19,155	£15,368	£10,625	-£4,959	-£155,718
30% affordable housing (60:40)	£23,697	£13,351	£10,322	£6,535	£1,791	-£13,792	-£164,717

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£76,024	£65,385	£62,356	£58,568	£53,825	£38,240	-£112,389
10% affordable housing (70:30)	£73,344	£62,751	£59,722	£55,935	£51,192	£35,608	-£115,065
15% affordable housing (70:30)	£72,005	£61,435	£58,405	£54,618	£49,875	£34,291	-£116,403
20% affordable housing (70:30)	£70,665	£60,118	£57,089	£53,301	£48,558	£32,974	-£117,742
25% affordable housing (70:30)	£69,326	£58,801	£55,772	£51,984	£47,241	£31,658	-£119,080
30% affordable housing (70:30)	£67,985	£57,485	£54,455	£50,668	£45,925	£30,341	-£120,418
30% affordable housing (60:40)	£58,997	£48,651	£45,622	£41,835	£37,091	£21,508	-£129,417

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Affordable Rent

No Units 9
Site Area 0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£131,320	-£145,921	-£151,533	-£158,546	-£167,613	-£197,404	-£482,354
10% affordable housing (70:30)	-£112,272	-£127,202	-£132,814	-£139,827	-£148,893	-£178,683	-£463,634
15% affordable housing (70:30)	-£102,749	-£117,842	-£123,453	-£130,467	-£139,534	-£169,324	-£454,274
20% affordable housing (70:30)	-£93,225	-£108,483	-£114,093	-£121,107	-£130,174	-£159,964	-£444,914
25% affordable housing (70:30)	-£83,701	-£99,123	-£104,733	-£111,748	-£120,814	-£150,604	-£435,554
30% affordable housing (70:30)	-£74,178	-£89,763	-£95,374	-£102,388	-£111,455	-£141,244	-£426,195
30% affordable housing (60:40)	-£112,907	-£127,827	-£133,437	-£140,451	-£149,518	-£179,308	-£464,258

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£590,590	-£515,191	-£520,803	-£527,516	-£538,883	-£566,674	-£651,824
10% affordable housing (70:30)	-£481,542	-£496,472	-£502,084	-£509,997	-£516,163	-£547,953	-£632,904
15% affordable housing (70:30)	-£472,019	-£487,112	-£492,723	-£499,737	-£508,804	-£538,594	-£623,544
20% affordable housing (70:30)	-£462,495	-£477,753	-£483,363	-£490,377	-£499,444	-£529,234	-£614,184
25% affordable housing (70:30)	-£452,971	-£468,393	-£474,003	-£481,018	-£490,084	-£519,874	-£604,824
30% affordable housing (70:30)	-£443,448	-£459,033	-£464,644	-£471,658	-£480,725	-£510,514	-£595,465
30% affordable housing (60:40)	-£482,177	-£497,097	-£502,707	-£509,721	-£518,788	-£548,578	-£633,528

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£292,600	-£307,201	-£312,813	-£319,826	-£328,893	-£358,684	-£643,634
10% affordable housing (70:30)	-£273,552	-£288,482	-£294,094	-£301,107	-£310,173	-£339,963	-£624,914
15% affordable housing (70:30)	-£264,029	-£279,122	-£284,733	-£291,747	-£300,814	-£330,604	-£615,554
20% affordable housing (70:30)	-£254,505	-£269,763	-£275,373	-£282,387	-£291,454	-£321,244	-£606,194
25% affordable housing (70:30)	-£244,981	-£260,403	-£266,013	-£273,028	-£282,094	-£311,884	-£596,834
30% affordable housing (70:30)	-£235,458	-£251,043	-£256,654	-£263,668	-£272,735	-£302,524	-£587,475
30% affordable housing (60:40)	-£274,187	-£289,107	-£294,717	-£301,731	-£310,798	-£340,588	-£625,538

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£222,400	-£237,001	-£242,613	-£249,626	-£258,693	-£288,484	-£573,434
10% affordable housing (70:30)	-£203,352	-£218,282	-£223,894	-£230,907	-£239,973	-£269,763	-£554,714
15% affordable housing (70:30)	-£193,829	-£208,922	-£214,533	-£221,547	-£230,614	-£260,404	-£545,354
20% affordable housing (70:30)	-£184,305	-£199,563	-£205,173	-£212,187	-£221,254	-£251,044	-£535,994
25% affordable housing (70:30)	-£174,781	-£190,203	-£195,813	-£202,828	-£211,894	-£241,684	-£526,634
30% affordable housing (70:30)	-£165,258	-£180,843	-£186,454	-£193,468	-£202,535	-£232,324	-£517,275
30% affordable housing (60:40)	-£203,987	-£218,907	-£224,517	-£231,531	-£240,598	-£270,388	-£555,338

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£158,860	-£173,481	-£179,073	-£186,086	-£195,153	-£224,944	-£509,894
10% affordable housing (70:30)	-£139,812	-£154,742	-£160,354	-£167,367	-£176,433	-£206,223	-£491,174
15% affordable housing (70:30)	-£130,289	-£145,382	-£150,993	-£158,007	-£167,074	-£196,864	-£481,814
20% affordable housing (70:30)	-£120,765	-£136,023	-£141,633	-£148,647	-£157,714	-£187,504	-£472,454
25% affordable housing (70:30)	-£111,241	-£126,663	-£132,273	-£139,288	-£148,354	-£178,144	-£463,094
30% affordable housing (70:30)	-£101,718	-£117,393	-£122,914	-£129,928	-£138,995	-£168,784	-£453,735
30% affordable housing (60:40)	-£140,447	-£155,367	-£160,977	-£167,991	-£177,058	-£206,848	-£491,798

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Affordable Rent

No Units 9
Site Area 0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£12,480	-£4,395	-£10,006	-£17,020	-£26,087	-£55,877	-£340,827
10% affordable housing (70:30)	£20,587	£3,645	-£1,908	-£8,921	-£17,987	-£47,777	-£332,728
15% affordable housing (70:30)	£24,642	£7,628	£2,108	-£4,871	-£13,938	-£43,729	-£328,679
20% affordable housing (70:30)	£28,696	£11,613	£6,092	-£822	-£9,888	-£39,679	-£324,629
25% affordable housing (70:30)	£32,750	£15,597	£10,077	£3,175	-£5,839	-£35,629	-£320,580
30% affordable housing (70:30)	£36,804	£19,581	£14,060	£7,160	-£1,790	-£31,580	-£316,530
30% affordable housing (60:40)	£9,305	-£7,566	-£13,177	-£20,191	-£29,258	-£59,047	-£343,998

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£356,790	-£373,665	-£379,276	-£356,290	-£395,357	-£425,147	-£710,997
10% affordable housing (70:30)	-£348,683	-£365,625	-£371,178	-£378,191	-£397,267	-£417,047	-£701,996
15% affordable housing (70:30)	-£344,628	-£361,642	-£367,162	-£374,141	-£393,268	-£412,999	-£697,946
20% affordable housing (70:30)	-£340,574	-£357,657	-£363,178	-£370,092	-£379,158	-£408,949	-£693,899
25% affordable housing (70:30)	-£336,520	-£353,673	-£359,193	-£366,095	-£375,109	-£404,899	-£689,850
30% affordable housing (70:30)	-£332,466	-£349,689	-£355,210	-£362,110	-£371,060	-£400,850	-£685,800
30% affordable housing (60:40)	-£359,965	-£376,836	-£382,447	-£389,461	-£398,528	-£428,317	-£713,268

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£148,800	-£165,675	-£171,286	-£178,300	-£187,367	-£217,157	-£502,107
10% affordable housing (70:30)	-£140,693	-£157,635	-£163,188	-£170,201	-£179,267	-£209,057	-£494,008
15% affordable housing (70:30)	-£136,638	-£153,652	-£159,172	-£166,151	-£175,218	-£205,009	-£489,959
20% affordable housing (70:30)	-£132,584	-£149,667	-£155,188	-£162,102	-£171,168	-£200,959	-£485,909
25% affordable housing (70:30)	-£128,530	-£145,683	-£151,203	-£158,105	-£167,119	-£196,909	-£481,860
30% affordable housing (70:30)	-£124,476	-£141,699	-£147,220	-£154,120	-£163,070	-£192,860	-£477,810
30% affordable housing (60:40)	-£151,975	-£168,846	-£174,457	-£181,471	-£190,538	-£220,327	-£505,278

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£78,600	-£95,475	-£101,086	-£108,100	-£117,167	-£146,957	-£431,907
10% affordable housing (70:30)	-£70,493	-£87,435	-£92,988	-£100,001	-£109,067	-£138,857	-£423,808
15% affordable housing (70:30)	-£66,438	-£83,452	-£88,972	-£95,951	-£105,018	-£134,809	-£419,759
20% affordable housing (70:30)	-£62,384	-£79,467	-£84,988	-£91,902	-£100,968	-£130,759	-£415,709
25% affordable housing (70:30)	-£58,330	-£75,483	-£81,003	-£87,905	-£96,919	-£126,709	-£411,660
30% affordable housing (70:30)	-£54,276	-£71,499	-£77,020	-£83,920	-£92,870	-£122,660	-£407,610
30% affordable housing (60:40)	-£81,775	-£98,646	-£104,257	-£111,271	-£120,338	-£150,127	-£435,078

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,060	-£31,935	-£37,546	-£44,560	-£53,627	-£83,417	-£368,367
10% affordable housing (70:30)	-£6,953	-£23,895	-£29,448	-£36,461	-£45,527	-£75,317	-£360,268
15% affordable housing (70:30)	-£2,898	-£19,912	-£25,432	-£32,411	-£41,478	-£71,269	-£356,219
20% affordable housing (70:30)	£1,156	-£15,927	-£21,448	-£28,362	-£37,428	-£67,219	-£352,169
25% affordable housing (70:30)	£5,210	-£11,943	-£17,463	-£24,365	-£33,379	-£63,169	-£348,120
30% affordable housing (70:30)	£9,264	-£7,959	-£13,480	-£20,380	-£29,330	-£59,120	-£344,070
30% affordable housing (60:40)	-£18,235	-£35,106	-£40,717	-£47,731	-£56,798	-£86,587	-£371,538

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units 9
Site Area 0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£153,837	£134,601	£129,081	£122,180	£113,259	£83,948	£199,629
10% affordable housing (70:30)	£151,337	£132,145	£126,625	£119,724	£110,803	£81,491	£202,126
15% affordable housing (70:30)	£150,087	£130,916	£125,395	£118,495	£109,574	£80,263	£203,374
20% affordable housing (70:30)	£148,837	£129,688	£124,167	£117,267	£108,346	£79,035	£204,623
25% affordable housing (70:30)	£147,587	£128,460	£122,939	£116,037	£107,117	£77,806	£205,871
30% affordable housing (70:30)	£146,337	£127,231	£121,710	£114,809	£105,888	£76,578	£207,120
30% affordable housing (60:40)	£129,422	£110,607	£105,086	£98,185	£89,265	£59,954	£224,016

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£215,433	-£234,669	-£240,199	-£247,090	-£296,011	-£285,322	-£368,899
10% affordable housing (70:30)	-£217,933	-£237,125	-£242,645	-£249,546	-£298,467	-£287,779	-£371,396
15% affordable housing (70:30)	-£219,183	-£238,354	-£243,875	-£250,775	-£299,696	-£289,007	-£372,644
20% affordable housing (70:30)	-£220,433	-£239,582	-£245,103	-£252,003	-£260,924	-£290,235	-£373,893
25% affordable housing (70:30)	-£221,683	-£240,810	-£246,331	-£253,233	-£262,153	-£291,464	-£375,141
30% affordable housing (70:30)	-£222,933	-£242,039	-£247,560	-£254,461	-£263,382	-£292,692	-£376,390
30% affordable housing (60:40)	-£239,648	-£258,663	-£264,184	-£271,085	-£280,005	-£309,316	-£393,286

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£7,443	-£26,679	-£32,199	-£39,100	-£48,021	-£77,332	-£360,909
10% affordable housing (70:30)	-£9,943	-£29,135	-£34,655	-£41,556	-£50,477	-£79,789	-£363,406
15% affordable housing (70:30)	-£11,193	-£30,364	-£35,885	-£42,785	-£51,706	-£81,017	-£364,654
20% affordable housing (70:30)	-£12,443	-£31,592	-£37,113	-£44,013	-£52,934	-£82,245	-£365,903
25% affordable housing (70:30)	-£13,693	-£32,820	-£38,341	-£45,243	-£54,163	-£83,474	-£367,151
30% affordable housing (70:30)	-£14,943	-£34,049	-£39,570	-£46,471	-£55,392	-£84,702	-£368,400
30% affordable housing (60:40)	-£31,858	-£50,673	-£56,194	-£63,095	-£72,015	-£101,326	-£385,296

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£82,757	£43,521	£38,001	£31,100	£22,179	-£7,132	-£290,709
10% affordable housing (70:30)	£60,257	£41,065	£35,545	£28,644	£19,723	-£9,589	-£293,206
15% affordable housing (70:30)	£59,007	£39,836	£34,315	£27,415	£18,494	-£10,817	-£294,454
20% affordable housing (70:30)	£57,757	£38,608	£33,087	£26,187	£17,266	-£12,045	-£295,703
25% affordable housing (70:30)	£56,507	£37,380	£31,859	£24,957	£16,037	-£13,274	-£296,951
30% affordable housing (70:30)	£55,257	£36,151	£30,630	£23,729	£14,808	-£14,502	-£298,200
30% affordable housing (60:40)	£38,342	£19,527	£14,006	£7,105	-£1,815	-£31,126	-£315,096

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£126,297	£107,061	£101,541	£94,640	£85,719	£56,408	-£227,189
10% affordable housing (70:30)	£123,797	£104,605	£99,085	£92,184	£83,263	£53,951	-£229,686
15% affordable housing (70:30)	£122,547	£103,376	£97,855	£90,955	£82,034	£52,723	-£230,914
20% affordable housing (70:30)	£121,297	£102,148	£96,627	£89,727	£80,806	£51,495	-£232,163
25% affordable housing (70:30)	£120,047	£100,920	£95,399	£88,497	£79,577	£50,266	-£233,411
30% affordable housing (70:30)	£118,797	£99,691	£94,170	£87,269	£78,348	£49,038	-£234,660
30% affordable housing (60:40)	£101,882	£83,067	£77,546	£70,645	£61,725	£32,414	-£251,556

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation 0%
Build cost inflation 0%

Site location

North central area

Affordable Housing Affordable Rent

No Units 20
Site Area 0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£173,565	£133,839	£121,710	£106,549	£86,780	£21,825	-£609,287
10% affordable housing (70:30)	£235,097	£194,312	£182,183	£167,021	£147,253	£82,298	-£547,824
15% affordable housing (70:30)	£265,863	£224,548	£212,419	£197,258	£177,489	£112,534	-£517,093
20% affordable housing (70:30)	£296,627	£254,785	£242,655	£227,494	£207,725	£142,770	-£486,362
25% affordable housing (70:30)	£327,393	£285,021	£272,892	£257,730	£237,961	£173,007	-£455,631
30% affordable housing (70:30)	£358,159	£315,257	£303,128	£287,967	£268,198	£203,243	-£424,900
30% affordable housing (60:40)	£242,226	£201,319	£189,189	£174,027	£154,258	£89,303	-£540,703

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£693,215	-£932,981	-£945,070	-£960,231	-£980,000	-£1,044,955	-£1,676,067
10% affordable housing (70:30)	-£831,683	-£872,468	-£884,597	-£898,759	-£910,537	-£984,482	-£1,614,694
15% affordable housing (70:30)	-£800,917	-£842,232	-£854,361	-£869,522	-£889,291	-£954,246	-£1,583,873
20% affordable housing (70:30)	-£770,153	-£811,995	-£824,125	-£839,286	-£859,055	-£924,010	-£1,553,142
25% affordable housing (70:30)	-£739,387	-£781,759	-£793,888	-£809,050	-£828,819	-£893,773	-£1,522,411
30% affordable housing (70:30)	-£708,621	-£751,523	-£763,652	-£778,813	-£798,582	-£863,537	-£1,491,680
30% affordable housing (60:40)	-£824,554	-£865,461	-£877,591	-£892,753	-£912,522	-£977,477	-£1,607,483

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£292,355	-£332,081	-£344,210	-£359,371	-£379,140	-£444,095	-£1,075,207
10% affordable housing (70:30)	-£230,823	-£271,608	-£283,737	-£298,899	-£318,667	-£383,622	-£1,013,744
15% affordable housing (70:30)	-£200,057	-£241,372	-£253,501	-£268,662	-£288,431	-£353,386	-£983,013
20% affordable housing (70:30)	-£169,293	-£211,135	-£223,265	-£238,426	-£258,195	-£323,150	-£952,282
25% affordable housing (70:30)	-£138,527	-£180,899	-£193,028	-£208,190	-£227,959	-£292,913	-£921,551
30% affordable housing (70:30)	-£107,761	-£150,683	-£162,792	-£177,953	-£197,722	-£262,677	-£890,820
30% affordable housing (60:40)	-£223,694	-£264,601	-£276,731	-£291,893	-£311,662	-£376,617	-£1,006,623

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£89,555	-£129,281	-£141,410	-£156,571	-£176,340	-£241,295	-£872,407
10% affordable housing (70:30)	-£28,023	-£68,808	-£80,937	-£96,099	-£115,867	-£180,822	-£810,944
15% affordable housing (70:30)	£2,743	-£38,572	-£50,701	-£65,862	-£85,631	-£150,586	-£780,213
20% affordable housing (70:30)	£33,507	-£8,335	-£20,465	-£35,626	-£55,395	-£120,350	-£749,482
25% affordable housing (70:30)	£64,273	£21,901	£9,772	-£5,390	-£25,159	-£90,113	-£718,751
30% affordable housing (70:30)	£95,039	£52,137	£40,008	£24,847	£5,078	-£59,877	-£688,020
30% affordable housing (60:40)	-£20,894	-£61,801	-£73,931	-£89,093	-£108,862	-£173,817	-£803,823

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£94,005	£54,279	£42,150	£26,989	£7,220	-£57,735	-£688,847
10% affordable housing (70:30)	£155,537	£114,752	£102,623	£87,461	£67,693	£2,738	-£627,384
15% affordable housing (70:30)	£186,303	£144,988	£132,859	£117,698	£97,929	£32,974	-£596,653
20% affordable housing (70:30)	£217,067	£175,225	£163,095	£147,934	£128,165	£63,210	-£565,922
25% affordable housing (70:30)	£247,833	£205,461	£193,332	£178,170	£158,401	£93,447	-£535,191
30% affordable housing (70:30)	£278,599	£235,697	£223,568	£208,407	£188,638	£123,683	-£504,460
30% affordable housing (60:40)	£162,666	£121,759	£109,629	£94,467	£74,698	£9,743	-£620,263

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Affordable Rent

No Units 20
Site Area 0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£594,259	£547,297	£535,168	£520,007	£500,238	£435,283	-£189,066
10% affordable housing (70:30)	£624,478	£576,997	£564,867	£549,706	£529,937	£464,983	-£158,881
15% affordable housing (70:30)	£639,588	£591,846	£579,717	£564,556	£544,787	£479,832	-£143,788
20% affordable housing (70:30)	£653,955	£606,558	£594,567	£579,405	£559,637	£494,682	-£128,695
25% affordable housing (70:30)	£668,210	£620,567	£608,633	£593,715	£574,265	£509,532	-£113,602
30% affordable housing (70:30)	£682,464	£634,576	£622,642	£607,725	£588,273	£524,364	-£98,510
30% affordable housing (60:40)	£600,150	£553,678	£541,744	£526,827	£507,115	£442,161	-£182,076

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£472,521	-£519,483	-£531,612	-£546,773	-£568,542	-£631,497	-£1,255,846
10% affordable housing (70:30)	-£442,302	-£489,783	-£501,913	-£517,074	-£536,843	-£601,797	-£1,225,661
15% affordable housing (70:30)	-£427,192	-£474,934	-£487,063	-£502,224	-£521,993	-£586,948	-£1,210,568
20% affordable housing (70:30)	-£412,825	-£460,222	-£472,213	-£487,375	-£507,143	-£572,098	-£1,195,475
25% affordable housing (70:30)	-£398,570	-£446,213	-£458,147	-£473,065	-£492,515	-£557,248	-£1,180,382
30% affordable housing (70:30)	-£384,316	-£432,204	-£444,138	-£459,055	-£478,507	-£542,416	-£1,165,290
30% affordable housing (60:40)	-£466,630	-£513,102	-£525,036	-£539,953	-£559,665	-£624,619	-£1,248,856

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£128,339	£81,377	£69,248	£54,087	£34,318	-£30,637	-£654,986
10% affordable housing (70:30)	£158,558	£111,077	£98,947	£83,786	£64,017	-£937	-£624,801
15% affordable housing (70:30)	£173,668	£125,926	£113,797	£98,636	£78,867	£13,912	-£609,708
20% affordable housing (70:30)	£188,035	£140,638	£128,647	£113,485	£93,717	£28,762	-£594,615
25% affordable housing (70:30)	£202,290	£154,647	£142,713	£127,795	£108,345	£43,612	-£579,522
30% affordable housing (70:30)	£216,544	£168,656	£156,722	£141,805	£122,353	£58,444	-£564,430
30% affordable housing (60:40)	£134,230	£87,758	£75,824	£60,907	£41,195	-£23,759	-£647,996

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£331,139	£284,177	£272,046	£256,887	£237,118	£172,183	-£432,185
10% affordable housing (70:30)	£361,358	£313,877	£301,747	£286,586	£266,817	£201,863	-£422,001
15% affordable housing (70:30)	£376,468	£328,726	£316,597	£301,436	£281,667	£216,712	-£406,908
20% affordable housing (70:30)	£390,835	£343,438	£331,447	£316,285	£296,517	£231,562	-£391,815
25% affordable housing (70:30)	£405,090	£357,447	£345,513	£330,595	£311,145	£246,412	-£376,722
30% affordable housing (70:30)	£419,344	£371,456	£359,522	£344,605	£325,153	£261,244	-£361,630
30% affordable housing (60:40)	£337,030	£290,558	£278,624	£263,707	£243,995	£179,041	-£445,196

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£514,699	£467,737	£455,608	£440,447	£420,678	£355,723	-£288,628
10% affordable housing (70:30)	£544,918	£497,437	£485,307	£470,146	£450,377	£385,423	-£238,441
15% affordable housing (70:30)	£560,028	£512,286	£500,157	£484,996	£465,227	£400,272	-£223,348
20% affordable housing (70:30)	£574,395	£526,998	£515,007	£499,845	£480,077	£415,122	-£208,255
25% affordable housing (70:30)	£588,650	£541,007	£529,073	£514,155	£494,705	£429,972	-£193,162
30% affordable housing (70:30)	£602,904	£555,016	£543,082	£528,165	£508,713	£444,804	-£178,070
30% affordable housing (60:40)	£520,590	£474,118	£462,184	£447,267	£427,555	£362,601	-£261,636

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation	0%
Build cost inflation	0%

Site location

South central area (below railway)

Affordable Housing	Affordable Rent
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No Units	20
Site Area	0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,012,115	£958,558	£946,623	£931,706	£912,255	£847,781	£226,475
10% affordable housing (70:30)	£1,009,667	£956,151	£944,217	£929,299	£909,849	£845,939	£225,473
15% affordable housing (70:30)	£1,008,442	£954,948	£943,014	£928,096	£908,646	£844,736	£224,972
20% affordable housing (70:30)	£1,007,217	£953,744	£941,811	£926,892	£907,442	£843,533	£224,471
25% affordable housing (70:30)	£1,005,993	£952,541	£940,607	£925,689	£906,239	£842,329	£223,970
30% affordable housing (70:30)	£1,004,769	£951,338	£939,404	£924,486	£905,035	£841,126	£223,469
30% affordable housing (60:40)	£954,135	£901,575	£889,641	£874,723	£855,272	£791,363	£172,892

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£54,665	£108,222	£120,157	£135,074	£154,525	£218,999	£840,305
10% affordable housing (70:30)	£57,113	£110,629	£122,563	£137,481	£156,931	£220,841	£841,307
15% affordable housing (70:30)	£58,338	£111,832	£123,766	£138,684	£158,134	£222,044	£841,808
20% affordable housing (70:30)	£59,563	£113,036	£124,969	£139,888	£159,338	£223,247	£842,309
25% affordable housing (70:30)	£60,787	£114,239	£126,173	£141,091	£160,541	£224,451	£842,810
30% affordable housing (70:30)	£62,011	£115,442	£127,376	£142,294	£161,745	£225,654	£843,311
30% affordable housing (60:40)	£112,645	£165,205	£177,139	£192,057	£211,508	£275,417	£893,888

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£546,195	£492,638	£480,703	£465,786	£446,335	£381,861	£239,445
10% affordable housing (70:30)	£543,747	£490,231	£478,297	£463,379	£443,929	£380,019	£240,447
15% affordable housing (70:30)	£542,522	£489,028	£477,094	£462,176	£442,726	£378,816	£240,948
20% affordable housing (70:30)	£541,297	£487,824	£475,891	£460,972	£441,522	£377,613	£241,449
25% affordable housing (70:30)	£540,073	£486,621	£474,687	£459,769	£440,319	£376,409	£241,950
30% affordable housing (70:30)	£538,849	£485,418	£473,484	£458,566	£439,115	£375,206	£242,451
30% affordable housing (60:40)	£488,215	£435,655	£423,721	£408,803	£389,352	£325,443	£293,028

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£748,905	£695,438	£683,503	£668,566	£649,135	£584,661	£36,645
10% affordable housing (70:30)	£746,547	£693,031	£681,097	£666,179	£646,729	£582,819	£37,647
15% affordable housing (70:30)	£745,322	£691,828	£679,894	£664,976	£645,526	£581,616	£38,148
20% affordable housing (70:30)	£744,097	£690,624	£678,691	£663,772	£644,322	£580,413	£38,649
25% affordable housing (70:30)	£742,873	£689,421	£677,487	£662,569	£643,119	£579,209	£39,150
30% affordable housing (70:30)	£741,649	£688,218	£676,284	£661,366	£641,915	£578,006	£39,651
30% affordable housing (60:40)	£691,015	£638,455	£626,521	£611,603	£592,152	£528,243	£90,228

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£932,555	£878,998	£867,063	£852,146	£832,695	£768,221	£146,915
10% affordable housing (70:30)	£930,107	£876,591	£864,657	£849,739	£830,289	£766,379	£145,913
15% affordable housing (70:30)	£928,882	£875,388	£863,454	£848,536	£829,086	£765,176	£145,412
20% affordable housing (70:30)	£927,657	£874,184	£862,251	£847,332	£827,882	£763,973	£144,911
25% affordable housing (70:30)	£926,433	£872,981	£861,047	£846,129	£826,679	£762,769	£144,410
30% affordable housing (70:30)	£925,209	£871,778	£859,844	£844,926	£825,475	£761,566	£143,909
30% affordable housing (60:40)	£874,575	£822,015	£810,081	£795,163	£775,712	£711,803	£93,332

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Site location

North central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 35
Site Area 0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,189,880	-£1,234,691	-£1,256,240	-£1,283,176	-£1,323,423	-£1,455,667	-£2,720,598
10% affordable housing (70:30)	-£1,117,707	-£1,163,758	-£1,185,307	-£1,212,244	-£1,252,492	-£1,384,734	-£2,649,665
15% affordable housing (70:30)	-£1,081,619	-£1,128,292	-£1,149,841	-£1,176,777	-£1,217,025	-£1,349,268	-£2,614,199
20% affordable housing (70:30)	-£1,045,532	-£1,092,825	-£1,114,375	-£1,141,311	-£1,181,559	-£1,313,802	-£2,578,733
25% affordable housing (70:30)	-£1,009,445	-£1,057,359	-£1,078,908	-£1,105,845	-£1,146,093	-£1,278,335	-£2,543,266
30% affordable housing (70:30)	-£973,359	-£1,021,893	-£1,043,442	-£1,070,379	-£1,110,626	-£1,242,869	-£2,507,801
30% affordable housing (60:40)	-£1,113,366	-£1,159,492	-£1,181,041	-£1,207,977	-£1,248,225	-£1,380,468	-£2,645,399

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,895,330	-£1,850,141	-£1,871,890	-£1,898,626	-£1,938,875	-£2,971,177	-£3,336,048
10% affordable housing (70:30)	-£1,733,157	-£1,779,208	-£1,800,757	-£1,827,694	-£1,867,942	-£2,900,184	-£3,265,115
15% affordable housing (70:30)	-£1,697,069	-£1,743,742	-£1,765,291	-£1,792,227	-£1,832,475	-£1,964,718	-£3,229,649
20% affordable housing (70:30)	-£1,660,982	-£1,708,275	-£1,729,825	-£1,756,761	-£1,797,009	-£1,929,252	-£3,194,183
25% affordable housing (70:30)	-£1,624,895	-£1,672,809	-£1,694,358	-£1,721,295	-£1,761,543	-£1,893,785	-£3,158,716
30% affordable housing (70:30)	-£1,588,809	-£1,637,343	-£1,658,892	-£1,685,829	-£1,726,076	-£1,858,319	-£3,123,251
30% affordable housing (60:40)	-£1,728,816	-£1,774,942	-£1,796,491	-£1,823,427	-£1,863,675	-£1,995,918	-£3,260,849

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,458,680	-£1,503,491	-£1,525,040	-£1,551,976	-£1,592,223	-£1,724,467	-£2,989,398
10% affordable housing (70:30)	-£1,386,507	-£1,432,558	-£1,454,107	-£1,481,044	-£1,521,292	-£1,653,534	-£2,918,465
15% affordable housing (70:30)	-£1,350,419	-£1,397,092	-£1,418,641	-£1,445,577	-£1,485,825	-£1,618,068	-£2,882,999
20% affordable housing (70:30)	-£1,314,332	-£1,361,625	-£1,383,175	-£1,410,111	-£1,450,359	-£1,582,602	-£2,847,533
25% affordable housing (70:30)	-£1,278,245	-£1,326,159	-£1,347,708	-£1,374,645	-£1,414,893	-£1,547,135	-£2,812,066
30% affordable housing (70:30)	-£1,242,159	-£1,290,693	-£1,312,242	-£1,339,179	-£1,379,426	-£1,511,669	-£2,776,601
30% affordable housing (60:40)	-£1,382,166	-£1,428,292	-£1,449,841	-£1,476,777	-£1,517,025	-£1,649,268	-£2,914,199

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,341,680	-£1,386,491	-£1,408,040	-£1,434,976	-£1,475,223	-£1,607,467	-£2,872,398
10% affordable housing (70:30)	-£1,269,507	-£1,315,558	-£1,337,107	-£1,364,044	-£1,404,292	-£1,536,534	-£2,801,465
15% affordable housing (70:30)	-£1,233,419	-£1,280,092	-£1,301,641	-£1,328,577	-£1,368,825	-£1,501,068	-£2,765,999
20% affordable housing (70:30)	-£1,197,332	-£1,244,625	-£1,266,175	-£1,293,111	-£1,333,359	-£1,465,602	-£2,730,533
25% affordable housing (70:30)	-£1,161,245	-£1,208,159	-£1,230,708	-£1,257,645	-£1,297,893	-£1,430,135	-£2,695,066
30% affordable housing (70:30)	-£1,125,159	-£1,173,693	-£1,195,242	-£1,222,179	-£1,262,426	-£1,394,669	-£2,659,601
30% affordable housing (60:40)	-£1,265,166	-£1,311,292	-£1,332,841	-£1,359,777	-£1,400,025	-£1,532,268	-£2,797,199

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,235,780	-£1,280,591	-£1,302,140	-£1,329,076	-£1,369,323	-£1,501,567	-£2,766,498
10% affordable housing (70:30)	-£1,163,607	-£1,209,658	-£1,231,207	-£1,258,144	-£1,298,392	-£1,430,634	-£2,695,565
15% affordable housing (70:30)	-£1,127,519	-£1,174,192	-£1,195,741	-£1,222,677	-£1,262,925	-£1,395,168	-£2,660,099
20% affordable housing (70:30)	-£1,091,432	-£1,138,725	-£1,160,275	-£1,187,211	-£1,227,459	-£1,359,702	-£2,624,633
25% affordable housing (70:30)	-£1,055,345	-£1,103,259	-£1,124,808	-£1,151,745	-£1,191,993	-£1,324,235	-£2,589,166
30% affordable housing (70:30)	-£1,019,259	-£1,067,793	-£1,089,342	-£1,116,279	-£1,156,526	-£1,288,769	-£2,553,701
30% affordable housing (60:40)	-£1,159,266	-£1,205,392	-£1,226,941	-£1,253,877	-£1,294,125	-£1,426,368	-£2,691,299

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Affordable Rent

No Units 35
Site Area 0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£685,896	-£739,374	-£760,923	-£787,860	-£828,107	-£960,350	-£2,225,281
10% affordable housing (70:30)	-£651,128	-£705,206	-£726,754	-£753,690	-£793,938	-£926,181	-£2,191,113
15% affordable housing (70:30)	-£633,746	-£688,121	-£709,670	-£736,606	-£776,854	-£909,097	-£2,174,028
20% affordable housing (70:30)	-£616,362	-£671,037	-£692,586	-£719,522	-£759,770	-£892,013	-£2,156,944
25% affordable housing (70:30)	-£598,978	-£653,952	-£675,502	-£702,437	-£742,685	-£874,928	-£2,139,859
30% affordable housing (70:30)	-£581,596	-£636,867	-£658,417	-£685,353	-£725,601	-£857,844	-£2,122,774
30% affordable housing (60:40)	-£682,628	-£736,162	-£757,711	-£784,647	-£824,895	-£957,138	-£2,222,070

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,301,346	-£1,354,824	-£1,376,373	-£1,403,310	-£1,443,957	-£1,575,800	-£2,840,731
10% affordable housing (70:30)	-£1,266,578	-£1,320,656	-£1,342,294	-£1,369,140	-£1,409,398	-£1,541,631	-£2,806,563
15% affordable housing (70:30)	-£1,249,196	-£1,303,871	-£1,325,120	-£1,352,056	-£1,392,304	-£1,524,547	-£2,789,478
20% affordable housing (70:30)	-£1,231,812	-£1,286,487	-£1,308,036	-£1,334,972	-£1,375,220	-£1,507,463	-£2,772,394
25% affordable housing (70:30)	-£1,214,428	-£1,269,402	-£1,290,952	-£1,317,887	-£1,358,135	-£1,490,378	-£2,755,309
30% affordable housing (70:30)	-£1,197,046	-£1,252,317	-£1,273,867	-£1,300,803	-£1,341,051	-£1,473,294	-£2,738,224
30% affordable housing (60:40)	-£1,298,078	-£1,351,612	-£1,373,161	-£1,400,097	-£1,440,345	-£1,572,588	-£2,837,520

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£954,696	-£1,008,174	-£1,029,723	-£1,056,660	-£1,096,907	-£1,229,150	-£2,494,081
10% affordable housing (70:30)	-£919,928	-£974,006	-£995,554	-£1,022,490	-£1,062,738	-£1,194,981	-£2,459,913
15% affordable housing (70:30)	-£902,546	-£956,921	-£978,470	-£1,005,406	-£1,045,654	-£1,177,897	-£2,442,828
20% affordable housing (70:30)	-£885,162	-£939,837	-£961,386	-£988,322	-£1,028,570	-£1,160,813	-£2,425,744
25% affordable housing (70:30)	-£867,778	-£922,752	-£944,302	-£971,237	-£1,011,485	-£1,143,728	-£2,408,659
30% affordable housing (70:30)	-£850,396	-£905,667	-£927,217	-£954,153	-£994,401	-£1,126,644	-£2,391,574
30% affordable housing (60:40)	-£951,428	-£1,004,962	-£1,026,511	-£1,053,447	-£1,093,695	-£1,225,938	-£2,490,870

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£837,696	-£891,174	-£912,723	-£939,660	-£979,907	-£1,112,150	-£2,377,081
10% affordable housing (70:30)	-£802,928	-£857,006	-£878,554	-£905,490	-£945,738	-£1,077,981	-£2,342,913
15% affordable housing (70:30)	-£785,546	-£839,921	-£861,470	-£888,406	-£928,654	-£1,060,897	-£2,325,828
20% affordable housing (70:30)	-£768,162	-£822,837	-£844,386	-£871,322	-£911,570	-£1,043,813	-£2,308,744
25% affordable housing (70:30)	-£750,778	-£805,752	-£827,302	-£854,237	-£894,485	-£1,026,728	-£2,291,659
30% affordable housing (70:30)	-£733,396	-£788,667	-£810,217	-£837,153	-£877,401	-£1,009,644	-£2,274,574
30% affordable housing (60:40)	-£834,428	-£887,962	-£909,511	-£936,447	-£976,695	-£1,108,938	-£2,373,870

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£731,796	-£785,274	-£806,823	-£833,760	-£874,007	-£1,006,250	-£2,271,181
10% affordable housing (70:30)	-£697,028	-£751,106	-£772,654	-£799,590	-£839,838	-£972,081	-£2,237,013
15% affordable housing (70:30)	-£679,646	-£734,021	-£755,570	-£782,506	-£822,754	-£954,997	-£2,219,928
20% affordable housing (70:30)	-£662,262	-£716,937	-£738,486	-£765,422	-£805,670	-£937,913	-£2,202,844
25% affordable housing (70:30)	-£644,878	-£699,852	-£721,402	-£748,337	-£788,585	-£920,828	-£2,185,759
30% affordable housing (70:30)	-£627,496	-£682,767	-£704,317	-£731,253	-£771,501	-£903,744	-£2,168,674
30% affordable housing (60:40)	-£728,528	-£782,062	-£803,611	-£830,547	-£870,795	-£1,003,038	-£2,267,970

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Site location

South central area (below railway)

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 35
Site Area 0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£183,081	-£245,207	-£266,756	-£293,692	-£333,940	-£466,183	-£1,731,114
10% affordable housing (70:30)	-£185,634	-£247,717	-£269,265	-£296,202	-£336,449	-£468,692	-£1,733,624
15% affordable housing (70:30)	-£186,911	-£248,972	-£270,520	-£297,456	-£337,704	-£469,947	-£1,734,879
20% affordable housing (70:30)	-£188,187	-£250,226	-£271,775	-£298,711	-£338,959	-£471,202	-£1,736,133
25% affordable housing (70:30)	-£189,463	-£251,481	-£273,029	-£299,966	-£340,214	-£472,456	-£1,737,388
30% affordable housing (70:30)	-£190,741	-£252,735	-£274,284	-£301,220	-£341,468	-£473,711	-£1,738,643
30% affordable housing (60:40)	-£252,888	-£313,814	-£335,363	-£362,300	-£402,548	-£534,790	-£1,799,722

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£795,531	-£860,697	-£882,206	-£909,142	-£949,390	-£1,081,633	-£2,346,564
10% affordable housing (70:30)	-£801,084	-£863,167	-£884,715	-£911,652	-£951,899	-£1,084,142	-£2,349,074
15% affordable housing (70:30)	-£802,361	-£864,422	-£885,970	-£912,906	-£953,154	-£1,085,397	-£2,350,329
20% affordable housing (70:30)	-£803,637	-£865,676	-£887,225	-£914,161	-£954,409	-£1,086,652	-£2,351,583
25% affordable housing (70:30)	-£804,913	-£866,931	-£888,479	-£915,416	-£955,664	-£1,087,906	-£2,352,838
30% affordable housing (70:30)	-£806,191	-£868,185	-£889,734	-£916,670	-£956,918	-£1,089,161	-£2,354,093
30% affordable housing (60:40)	-£868,338	-£929,264	-£950,813	-£977,750	-£1,017,998	-£1,150,240	-£2,415,172

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£451,881	-£514,007	-£535,556	-£562,492	-£602,740	-£734,983	-£1,999,914
10% affordable housing (70:30)	-£454,434	-£516,517	-£538,065	-£565,002	-£605,249	-£737,492	-£2,002,424
15% affordable housing (70:30)	-£455,711	-£517,772	-£539,320	-£566,256	-£606,504	-£738,747	-£2,003,679
20% affordable housing (70:30)	-£456,987	-£519,026	-£540,575	-£567,511	-£607,759	-£740,002	-£2,004,933
25% affordable housing (70:30)	-£458,263	-£520,281	-£541,829	-£568,766	-£609,014	-£741,256	-£2,006,188
30% affordable housing (70:30)	-£459,541	-£521,535	-£543,084	-£570,020	-£610,268	-£742,511	-£2,007,443
30% affordable housing (60:40)	-£521,688	-£582,614	-£604,163	-£631,100	-£671,348	-£803,590	-£2,068,522

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£334,881	-£397,007	-£418,556	-£445,492	-£485,740	-£617,983	-£1,882,514
10% affordable housing (70:30)	-£337,434	-£399,517	-£421,065	-£448,002	-£488,249	-£620,492	-£1,885,024
15% affordable housing (70:30)	-£338,711	-£400,772	-£422,320	-£449,256	-£489,504	-£621,747	-£1,886,679
20% affordable housing (70:30)	-£339,987	-£402,026	-£423,575	-£450,511	-£490,759	-£623,002	-£1,887,933
25% affordable housing (70:30)	-£341,263	-£403,281	-£424,829	-£451,766	-£492,014	-£624,256	-£1,889,188
30% affordable housing (70:30)	-£342,541	-£404,535	-£426,084	-£453,020	-£493,268	-£625,511	-£1,890,443
30% affordable housing (60:40)	-£404,688	-£465,614	-£487,163	-£514,100	-£554,348	-£686,590	-£1,951,522

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£228,981	-£291,107	-£312,656	-£339,592	-£379,840	-£512,083	-£1,777,014
10% affordable housing (70:30)	-£231,534	-£293,617	-£315,165	-£342,102	-£382,349	-£514,592	-£1,779,524
15% affordable housing (70:30)	-£232,811	-£294,872	-£316,420	-£343,356	-£383,604	-£515,847	-£1,780,779
20% affordable housing (70:30)	-£234,087	-£296,126	-£317,675	-£344,611	-£384,859	-£517,102	-£1,782,033
25% affordable housing (70:30)	-£235,363	-£297,381	-£318,929	-£345,866	-£386,114	-£518,356	-£1,783,288
30% affordable housing (70:30)	-£236,641	-£298,635	-£320,184	-£347,120	-£387,368	-£519,611	-£1,784,543
30% affordable housing (60:40)	-£298,788	-£359,714	-£381,263	-£408,200	-£448,448	-£580,690	-£1,845,622

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 5

Site location

North central area

Sales value inflation 0%

Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 60

Site Area 0.3 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,191,928	-£2,265,752	-£2,302,276	-£2,347,930	-£2,418,727	-£2,651,347	-£4,876,397
10% affordable housing (70:30)	-£2,055,178	-£2,131,355	-£2,167,878	-£2,213,533	-£2,284,330	-£2,516,950	-£4,741,999
15% affordable housing (70:30)	-£1,986,804	-£2,064,157	-£2,100,680	-£2,146,335	-£2,217,132	-£2,449,751	-£4,674,800
20% affordable housing (70:30)	-£1,918,429	-£1,996,957	-£2,033,481	-£2,079,136	-£2,149,933	-£2,382,552	-£4,607,602
25% affordable housing (70:30)	-£1,850,055	-£1,929,759	-£1,966,283	-£2,011,938	-£2,082,735	-£2,315,353	-£4,540,403
30% affordable housing (70:30)	-£1,781,680	-£1,862,560	-£1,899,084	-£1,944,739	-£2,015,536	-£2,248,155	-£4,473,205
30% affordable housing (60:40)	-£2,028,110	-£2,104,752	-£2,141,275	-£2,186,930	-£2,257,727	-£2,490,347	-£4,715,396

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,422,828	-£3,496,652	-£3,533,176	-£3,578,830	-£3,649,627	-£3,882,247	-£6,107,297
10% affordable housing (70:30)	-£3,286,078	-£3,362,255	-£3,398,778	-£3,444,433	-£3,515,230	-£3,747,850	-£5,972,899
15% affordable housing (70:30)	-£3,217,704	-£3,295,057	-£3,331,580	-£3,377,235	-£3,448,032	-£3,680,651	-£5,905,700
20% affordable housing (70:30)	-£3,149,329	-£3,227,857	-£3,264,381	-£3,310,036	-£3,380,833	-£3,613,452	-£5,838,502
25% affordable housing (70:30)	-£3,080,955	-£3,160,659	-£3,197,183	-£3,242,838	-£3,313,635	-£3,546,253	-£5,771,303
30% affordable housing (70:30)	-£3,012,580	-£3,093,460	-£3,129,984	-£3,175,639	-£3,246,436	-£3,479,055	-£5,704,105
30% affordable housing (60:40)	-£3,259,010	-£3,335,652	-£3,372,175	-£3,417,830	-£3,488,627	-£3,721,247	-£5,946,296

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,729,528	-£2,803,352	-£2,839,876	-£2,885,530	-£2,956,327	-£3,188,947	-£5,413,997
10% affordable housing (70:30)	-£2,592,778	-£2,668,955	-£2,705,478	-£2,751,133	-£2,821,930	-£3,054,550	-£5,279,599
15% affordable housing (70:30)	-£2,524,404	-£2,601,757	-£2,638,280	-£2,683,935	-£2,754,732	-£2,987,351	-£5,212,400
20% affordable housing (70:30)	-£2,456,029	-£2,534,557	-£2,571,081	-£2,616,736	-£2,687,533	-£2,920,152	-£5,145,202
25% affordable housing (70:30)	-£2,387,655	-£2,467,359	-£2,503,883	-£2,549,538	-£2,620,335	-£2,852,953	-£5,078,003
30% affordable housing (70:30)	-£2,319,280	-£2,400,160	-£2,436,684	-£2,482,339	-£2,553,136	-£2,785,755	-£5,010,805
30% affordable housing (60:40)	-£2,565,710	-£2,642,352	-£2,678,875	-£2,724,530	-£2,795,327	-£3,027,947	-£5,252,996

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,495,528	-£2,569,352	-£2,605,876	-£2,651,530	-£2,722,327	-£2,954,947	-£5,178,997
10% affordable housing (70:30)	-£2,358,778	-£2,434,955	-£2,471,478	-£2,517,133	-£2,587,930	-£2,820,550	-£5,045,599
15% affordable housing (70:30)	-£2,290,404	-£2,367,757	-£2,404,280	-£2,449,935	-£2,520,732	-£2,753,351	-£4,978,400
20% affordable housing (70:30)	-£2,222,029	-£2,300,557	-£2,337,081	-£2,382,736	-£2,453,533	-£2,686,152	-£4,911,202
25% affordable housing (70:30)	-£2,153,655	-£2,233,359	-£2,269,883	-£2,315,538	-£2,386,335	-£2,618,953	-£4,844,003
30% affordable housing (70:30)	-£2,085,280	-£2,166,160	-£2,202,684	-£2,248,339	-£2,319,136	-£2,551,755	-£4,776,805
30% affordable housing (60:40)	-£2,331,710	-£2,408,352	-£2,444,875	-£2,490,530	-£2,561,327	-£2,793,947	-£5,018,996

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,283,728	-£2,357,552	-£2,394,076	-£2,439,730	-£2,510,527	-£2,743,147	-£4,968,197
10% affordable housing (70:30)	-£2,146,978	-£2,223,155	-£2,259,678	-£2,305,333	-£2,376,130	-£2,608,750	-£4,833,799
15% affordable housing (70:30)	-£2,078,604	-£2,155,957	-£2,192,480	-£2,238,135	-£2,308,932	-£2,541,551	-£4,766,600
20% affordable housing (70:30)	-£2,010,229	-£2,088,757	-£2,125,281	-£2,170,936	-£2,241,733	-£2,474,352	-£4,699,402
25% affordable housing (70:30)	-£1,941,855	-£2,021,559	-£2,058,083	-£2,103,738	-£2,174,535	-£2,407,153	-£4,632,203
30% affordable housing (70:30)	-£1,873,480	-£1,954,360	-£1,990,884	-£2,036,539	-£2,107,336	-£2,339,955	-£4,565,005
30% affordable housing (60:40)	-£2,119,910	-£2,196,552	-£2,233,075	-£2,278,730	-£2,349,527	-£2,582,147	-£4,807,196

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 5

Site location

Mid central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 60
Site Area 0.3 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,326,091	-£1,414,807	-£1,451,330	-£1,496,985	-£1,567,782	-£1,800,401	-£4,025,451
10% affordable housing (70:30)	-£1,253,059	-£1,343,030	-£1,379,554	-£1,425,209	-£1,496,006	-£1,728,625	-£3,953,675
15% affordable housing (70:30)	-£1,216,543	-£1,307,143	-£1,343,666	-£1,389,321	-£1,460,118	-£1,692,737	-£3,917,786
20% affordable housing (70:30)	-£1,180,026	-£1,271,254	-£1,307,778	-£1,353,433	-£1,424,230	-£1,656,849	-£3,881,899
25% affordable housing (70:30)	-£1,143,511	-£1,235,366	-£1,271,890	-£1,317,544	-£1,388,342	-£1,620,961	-£3,846,011
30% affordable housing (70:30)	-£1,106,994	-£1,199,478	-£1,236,002	-£1,281,657	-£1,352,454	-£1,585,072	-£3,810,122
30% affordable housing (60:40)	-£1,284,824	-£1,374,249	-£1,410,773	-£1,456,428	-£1,527,225	-£1,759,843	-£3,984,894

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,556,991	-£2,645,707	-£2,682,230	-£2,727,885	-£2,798,682	-£3,031,301	-£5,256,351
10% affordable housing (70:30)	-£2,483,959	-£2,573,930	-£2,610,454	-£2,656,109	-£2,726,906	-£2,959,525	-£5,184,575
15% affordable housing (70:30)	-£2,447,443	-£2,538,043	-£2,574,566	-£2,620,221	-£2,691,018	-£2,923,637	-£5,148,686
20% affordable housing (70:30)	-£2,410,926	-£2,502,154	-£2,538,678	-£2,584,333	-£2,655,130	-£2,887,749	-£5,112,799
25% affordable housing (70:30)	-£2,374,411	-£2,466,266	-£2,502,790	-£2,548,444	-£2,619,242	-£2,851,861	-£5,076,911
30% affordable housing (70:30)	-£2,337,894	-£2,430,378	-£2,466,902	-£2,512,557	-£2,583,354	-£2,815,972	-£5,041,022
30% affordable housing (60:40)	-£2,515,724	-£2,605,149	-£2,641,673	-£2,687,328	-£2,758,125	-£2,990,743	-£5,215,794

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,863,691	-£1,952,407	-£1,988,930	-£2,034,585	-£2,105,382	-£2,338,001	-£4,563,051
10% affordable housing (70:30)	-£1,790,659	-£1,880,630	-£1,917,154	-£1,962,809	-£2,033,606	-£2,266,225	-£4,491,275
15% affordable housing (70:30)	-£1,754,143	-£1,844,743	-£1,881,266	-£1,926,921	-£1,997,718	-£2,230,337	-£4,455,386
20% affordable housing (70:30)	-£1,717,626	-£1,808,854	-£1,845,378	-£1,891,033	-£1,961,830	-£2,194,449	-£4,419,499
25% affordable housing (70:30)	-£1,681,111	-£1,772,966	-£1,809,490	-£1,855,144	-£1,925,942	-£2,158,561	-£4,383,611
30% affordable housing (70:30)	-£1,644,594	-£1,737,078	-£1,773,602	-£1,819,257	-£1,890,054	-£2,122,672	-£4,347,722
30% affordable housing (60:40)	-£1,822,424	-£1,911,849	-£1,948,373	-£1,994,028	-£2,064,825	-£2,297,443	-£4,522,494

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,629,691	-£1,718,407	-£1,754,930	-£1,800,585	-£1,871,382	-£2,104,001	-£4,329,051
10% affordable housing (70:30)	-£1,556,659	-£1,646,630	-£1,683,154	-£1,728,809	-£1,799,606	-£2,032,225	-£4,257,275
15% affordable housing (70:30)	-£1,520,143	-£1,610,743	-£1,647,266	-£1,692,921	-£1,763,718	-£1,996,337	-£4,221,386
20% affordable housing (70:30)	-£1,483,626	-£1,574,854	-£1,611,378	-£1,657,033	-£1,727,830	-£1,960,449	-£4,185,499
25% affordable housing (70:30)	-£1,447,111	-£1,538,966	-£1,575,490	-£1,621,144	-£1,691,942	-£1,924,561	-£4,149,611
30% affordable housing (70:30)	-£1,410,594	-£1,503,078	-£1,539,602	-£1,585,257	-£1,656,054	-£1,888,672	-£4,113,722
30% affordable housing (60:40)	-£1,588,424	-£1,677,849	-£1,714,373	-£1,760,028	-£1,830,825	-£2,063,443	-£4,288,494

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,417,891	-£1,508,607	-£1,543,130	-£1,588,785	-£1,659,582	-£1,892,201	-£4,117,251
10% affordable housing (70:30)	-£1,344,859	-£1,434,830	-£1,471,354	-£1,517,009	-£1,587,806	-£1,820,425	-£4,045,475
15% affordable housing (70:30)	-£1,308,343	-£1,398,943	-£1,435,466	-£1,481,121	-£1,551,918	-£1,784,537	-£4,009,586
20% affordable housing (70:30)	-£1,271,826	-£1,363,054	-£1,399,578	-£1,445,233	-£1,516,030	-£1,748,649	-£3,973,699
25% affordable housing (70:30)	-£1,235,311	-£1,327,166	-£1,363,690	-£1,409,344	-£1,480,142	-£1,712,761	-£3,937,811
30% affordable housing (70:30)	-£1,198,794	-£1,291,278	-£1,327,802	-£1,373,457	-£1,444,254	-£1,676,872	-£3,901,922
30% affordable housing (60:40)	-£1,376,624	-£1,466,049	-£1,502,573	-£1,548,228	-£1,619,025	-£1,851,643	-£4,076,694

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 5

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units 60
Site Area 0.3 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£462,263	-£565,836	-£602,359	-£648,014	-£718,811	-£951,430	-£3,176,480
10% affordable housing (70:30)	-£452,800	-£556,535	-£593,059	-£638,714	-£709,511	-£942,130	-£3,167,180
15% affordable housing (70:30)	-£448,068	-£551,885	-£588,409	-£634,064	-£704,861	-£937,479	-£3,162,529
20% affordable housing (70:30)	-£443,336	-£547,235	-£583,758	-£629,413	-£700,210	-£932,830	-£3,157,880
25% affordable housing (70:30)	-£438,606	-£542,584	-£579,109	-£624,764	-£695,561	-£928,179	-£3,153,229
30% affordable housing (70:30)	-£433,874	-£537,935	-£574,458	-£620,113	-£690,910	-£923,529	-£3,148,579
30% affordable housing (60:40)	-£543,262	-£645,441	-£681,966	-£727,621	-£798,418	-£1,031,036	-£3,256,086

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,693,163	-£1,796,736	-£1,833,259	-£1,878,914	-£1,949,711	-£2,182,330	-£4,407,380
10% affordable housing (70:30)	-£1,683,700	-£1,787,435	-£1,823,959	-£1,869,614	-£1,940,411	-£2,173,030	-£4,398,080
15% affordable housing (70:30)	-£1,678,968	-£1,782,785	-£1,819,309	-£1,864,964	-£1,935,761	-£2,168,379	-£4,393,429
20% affordable housing (70:30)	-£1,674,236	-£1,778,135	-£1,814,658	-£1,860,313	-£1,931,110	-£2,163,730	-£4,388,780
25% affordable housing (70:30)	-£1,669,506	-£1,773,484	-£1,810,009	-£1,855,664	-£1,926,461	-£2,159,079	-£4,384,129
30% affordable housing (70:30)	-£1,664,774	-£1,768,835	-£1,805,358	-£1,851,013	-£1,921,810	-£2,154,429	-£4,379,479
30% affordable housing (60:40)	-£1,774,162	-£1,876,341	-£1,912,866	-£1,958,521	-£2,029,318	-£2,261,936	-£4,486,986

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£999,863	-£1,103,436	-£1,139,959	-£1,185,614	-£1,256,411	-£1,489,030	-£3,714,080
10% affordable housing (70:30)	-£990,400	-£1,094,135	-£1,130,659	-£1,176,314	-£1,247,111	-£1,479,730	-£3,704,780
15% affordable housing (70:30)	-£985,668	-£1,089,485	-£1,126,009	-£1,171,664	-£1,242,461	-£1,475,079	-£3,700,129
20% affordable housing (70:30)	-£980,936	-£1,084,835	-£1,121,358	-£1,167,013	-£1,237,810	-£1,470,430	-£3,695,480
25% affordable housing (70:30)	-£976,206	-£1,080,184	-£1,116,709	-£1,162,364	-£1,233,161	-£1,465,779	-£3,690,829
30% affordable housing (70:30)	-£971,474	-£1,075,535	-£1,112,058	-£1,157,713	-£1,228,510	-£1,461,129	-£3,686,179
30% affordable housing (60:40)	-£1,080,862	-£1,183,041	-£1,219,566	-£1,265,221	-£1,336,018	-£1,568,636	-£3,793,686

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£765,863	-£869,436	-£905,959	-£951,614	-£1,022,411	-£1,255,030	-£3,480,080
10% affordable housing (70:30)	-£756,400	-£860,135	-£896,659	-£942,314	-£1,013,111	-£1,245,730	-£3,470,780
15% affordable housing (70:30)	-£751,668	-£855,485	-£892,009	-£937,664	-£1,008,461	-£1,241,079	-£3,466,129
20% affordable housing (70:30)	-£746,936	-£850,835	-£887,358	-£933,013	-£1,003,810	-£1,236,430	-£3,461,480
25% affordable housing (70:30)	-£742,206	-£846,184	-£882,709	-£928,364	-£999,161	-£1,231,779	-£3,456,829
30% affordable housing (70:30)	-£737,474	-£841,535	-£878,058	-£923,713	-£994,510	-£1,227,129	-£3,452,179
30% affordable housing (60:40)	-£846,862	-£949,041	-£985,566	-£1,031,221	-£1,102,018	-£1,334,636	-£3,559,686

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£554,063	-£657,636	-£694,159	-£739,814	-£810,611	-£1,043,230	-£3,268,280
10% affordable housing (70:30)	-£544,600	-£648,335	-£684,859	-£730,514	-£801,311	-£1,033,930	-£3,258,980
15% affordable housing (70:30)	-£539,868	-£643,685	-£680,209	-£725,864	-£796,661	-£1,029,279	-£3,254,329
20% affordable housing (70:30)	-£535,136	-£639,035	-£675,558	-£721,213	-£792,010	-£1,024,630	-£3,249,680
25% affordable housing (70:30)	-£530,406	-£634,384	-£670,909	-£716,564	-£787,361	-£1,019,979	-£3,245,029
30% affordable housing (70:30)	-£525,674	-£629,735	-£666,258	-£711,913	-£782,710	-£1,015,329	-£3,240,379
30% affordable housing (60:40)	-£635,062	-£737,241	-£773,766	-£819,421	-£890,218	-£1,122,836	-£3,347,886

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Site location

North central area

Sales value inflation 0%

Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 70

Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£137,330	-£264,933	-£307,496	-£360,700	-£430,945	-£661,752	-£2,869,472
10% affordable housing (70:30)	£85,775	-£44,286	-£86,849	-£140,053	-£210,299	-£441,106	-£2,648,825
15% affordable housing (70:30)	£196,222	£64,975	£23,097	-£29,730	-£99,975	-£330,782	-£2,538,502
20% affordable housing (70:30)	£306,670	£173,523	£131,645	£79,298	£10,182	-£220,458	-£2,428,178
25% affordable housing (70:30)	£417,118	£282,072	£240,193	£187,845	£118,731	-£110,135	-£2,317,854
30% affordable housing (70:30)	£527,566	£390,619	£348,742	£296,394	£227,278	£186	-£2,207,531
30% affordable housing (60:40)	£154,269	£23,743	-£18,432	-£71,636	-£141,881	-£372,688	-£2,580,408

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£4,240,330	-£4,367,933	-£4,410,496	-£4,463,700	-£4,533,945	-£4,764,752	-£6,972,472
10% affordable housing (70:30)	-£4,017,225	-£4,147,286	-£4,189,849	-£4,243,053	-£4,313,299	-£4,544,106	-£6,751,825
15% affordable housing (70:30)	-£3,906,778	-£4,038,025	-£4,079,903	-£4,132,730	-£4,202,975	-£4,433,782	-£6,641,502
20% affordable housing (70:30)	-£3,796,330	-£3,929,477	-£3,971,355	-£4,023,702	-£4,092,818	-£4,323,458	-£6,531,178
25% affordable housing (70:30)	-£3,685,882	-£3,820,928	-£3,862,807	-£3,915,155	-£3,984,269	-£4,213,135	-£6,420,854
30% affordable housing (70:30)	-£3,575,434	-£3,712,381	-£3,754,258	-£3,806,606	-£3,875,722	-£4,102,814	-£6,310,531
30% affordable housing (60:40)	-£3,948,731	-£4,079,257	-£4,121,432	-£4,174,636	-£4,244,881	-£4,475,688	-£6,683,408

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,929,330	-£2,056,933	-£2,099,496	-£2,152,700	-£2,222,945	-£2,453,752	-£4,661,472
10% affordable housing (70:30)	-£1,706,225	-£1,836,286	-£1,878,849	-£1,932,053	-£2,002,299	-£2,233,106	-£4,440,825
15% affordable housing (70:30)	-£1,595,778	-£1,727,025	-£1,768,903	-£1,821,730	-£1,891,975	-£2,122,782	-£4,330,502
20% affordable housing (70:30)	-£1,485,330	-£1,618,477	-£1,660,355	-£1,712,702	-£1,781,818	-£2,012,458	-£4,220,178
25% affordable housing (70:30)	-£1,374,882	-£1,509,928	-£1,551,807	-£1,604,155	-£1,673,269	-£1,902,135	-£4,109,854
30% affordable housing (70:30)	-£1,264,434	-£1,401,381	-£1,443,258	-£1,495,606	-£1,564,722	-£1,791,814	-£3,999,531
30% affordable housing (60:40)	-£1,637,731	-£1,768,257	-£1,810,432	-£1,863,636	-£1,933,881	-£2,164,688	-£4,372,408

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,149,330	-£1,276,933	-£1,319,496	-£1,372,700	-£1,442,945	-£1,673,752	-£3,881,472
10% affordable housing (70:30)	-£926,225	-£1,056,286	-£1,098,849	-£1,152,053	-£1,222,299	-£1,453,106	-£3,660,825
15% affordable housing (70:30)	-£815,778	-£947,025	-£988,903	-£1,041,730	-£1,111,975	-£1,342,782	-£3,550,502
20% affordable housing (70:30)	-£705,330	-£838,477	-£880,355	-£932,702	-£1,001,818	-£1,232,458	-£3,440,178
25% affordable housing (70:30)	-£594,882	-£729,928	-£771,807	-£824,155	-£893,269	-£1,122,135	-£3,329,854
30% affordable housing (70:30)	-£484,434	-£621,381	-£663,258	-£715,606	-£784,722	-£1,011,814	-£3,219,531
30% affordable housing (60:40)	-£857,731	-£988,257	-£1,030,432	-£1,083,636	-£1,153,881	-£1,384,688	-£3,592,408

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£443,330	-£570,933	-£613,496	-£666,700	-£736,945	-£967,752	-£3,175,472
10% affordable housing (70:30)	-£220,225	-£350,286	-£392,849	-£446,053	-£516,299	-£747,106	-£2,954,825
15% affordable housing (70:30)	-£109,778	-£241,025	-£282,903	-£335,730	-£405,975	-£636,782	-£2,844,502
20% affordable housing (70:30)	£670	-£132,477	-£174,355	-£226,702	-£295,818	-£526,458	-£2,734,178
25% affordable housing (70:30)	£111,118	-£23,928	-£65,807	-£118,155	-£187,269	-£416,135	-£2,623,854
30% affordable housing (70:30)	£221,566	£84,619	£42,742	-£9,606	-£78,722	-£305,814	-£2,513,531
30% affordable housing (60:40)	-£151,731	-£282,257	-£324,432	-£377,636	-£447,881	-£678,688	-£2,886,408

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 6

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Affordable Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,163,039	£1,017,222	£976,018	£923,903	£854,788	£627,695	-£1,569,758
10% affordable housing (70:30)	£1,284,865	£1,136,952	£1,095,748	£1,044,242	£976,239	£750,955	-£1,444,483
15% affordable housing (70:30)	£1,345,778	£1,196,817	£1,155,613	£1,104,107	£1,036,104	£812,584	-£1,381,845
20% affordable housing (70:30)	£1,406,690	£1,256,682	£1,215,478	£1,163,973	£1,095,970	£872,531	-£1,319,207
25% affordable housing (70:30)	£1,467,603	£1,316,548	£1,275,343	£1,223,838	£1,155,835	£932,396	-£1,256,570
30% affordable housing (70:30)	£1,525,976	£1,375,940	£1,335,208	£1,283,703	£1,215,700	£992,261	-£1,193,931
30% affordable housing (60:40)	£1,263,471	£1,115,926	£1,074,721	£1,023,216	£955,213	£731,775	-£1,463,009

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,939,961	-£3,085,778	-£3,126,982	-£3,179,097	-£3,248,212	-£3,475,305	-£5,672,758
10% affordable housing (70:30)	-£2,818,135	-£2,966,048	-£3,007,252	-£3,058,758	-£3,126,761	-£3,352,045	-£5,547,483
15% affordable housing (70:30)	-£2,757,222	-£2,906,183	-£2,947,387	-£2,998,893	-£3,066,896	-£3,290,416	-£5,484,845
20% affordable housing (70:30)	-£2,696,310	-£2,846,318	-£2,887,522	-£2,939,027	-£3,007,030	-£3,230,469	-£5,422,207
25% affordable housing (70:30)	-£2,635,397	-£2,786,452	-£2,827,657	-£2,879,162	-£2,947,165	-£3,170,604	-£5,359,570
30% affordable housing (70:30)	-£2,577,024	-£2,727,060	-£2,767,792	-£2,819,297	-£2,887,300	-£3,110,739	-£5,296,931
30% affordable housing (60:40)	-£2,839,529	-£2,987,074	-£3,028,279	-£3,079,784	-£3,147,787	-£3,371,225	-£5,566,009

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£628,961	-£774,778	-£815,982	-£868,097	-£937,212	-£1,164,305	-£3,361,758
10% affordable housing (70:30)	-£507,135	-£655,048	-£696,252	-£747,758	-£815,761	-£1,041,045	-£3,236,483
15% affordable housing (70:30)	-£446,222	-£595,183	-£636,387	-£687,893	-£755,896	-£979,416	-£3,173,845
20% affordable housing (70:30)	-£385,310	-£535,318	-£576,522	-£628,027	-£696,030	-£919,469	-£3,111,207
25% affordable housing (70:30)	-£324,397	-£475,452	-£516,657	-£568,162	-£636,165	-£859,604	-£3,048,570
30% affordable housing (70:30)	-£266,024	-£416,060	-£456,792	-£508,297	-£576,300	-£799,739	-£2,985,931
30% affordable housing (60:40)	-£528,529	-£676,074	-£717,279	-£768,784	-£836,787	-£1,060,225	-£3,255,009

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£151,039	£5,222	-£35,982	-£88,097	-£157,212	-£384,305	-£2,581,758
10% affordable housing (70:30)	£272,865	£124,952	£83,748	£32,242	-£35,761	-£261,045	-£2,456,483
15% affordable housing (70:30)	£333,778	£184,817	£143,613	£92,107	£24,104	-£199,416	-£2,393,845
20% affordable housing (70:30)	£394,690	£244,682	£203,478	£151,973	£83,970	-£139,469	-£2,331,207
25% affordable housing (70:30)	£455,603	£304,548	£263,343	£211,838	£143,835	-£79,604	-£2,268,570
30% affordable housing (70:30)	£513,976	£363,940	£323,208	£271,703	£203,700	-£19,739	-£2,205,931
30% affordable housing (60:40)	£251,471	£103,926	£62,721	£11,216	-£56,787	-£280,225	-£2,475,009

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£857,039	£711,222	£670,018	£617,903	£548,788	£321,695	-£1,875,758
10% affordable housing (70:30)	£978,865	£830,952	£789,748	£738,242	£670,239	£444,955	-£1,750,483
15% affordable housing (70:30)	£1,039,778	£890,817	£849,613	£798,107	£730,104	£506,584	-£1,687,845
20% affordable housing (70:30)	£1,100,690	£950,682	£909,478	£857,973	£789,970	£566,531	-£1,625,207
25% affordable housing (70:30)	£1,161,603	£1,010,548	£969,343	£917,838	£849,835	£626,396	-£1,562,570
30% affordable housing (70:30)	£1,219,976	£1,069,940	£1,029,208	£977,703	£909,700	£686,261	-£1,499,931
30% affordable housing (60:40)	£957,471	£809,926	£768,721	£717,216	£648,213	£425,775	-£1,769,009

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 6

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,441,010	£2,275,237	£2,234,110	£2,182,605	£2,114,602	£1,891,163	-£273,060
10% affordable housing (70:30)	£2,464,666	£2,298,486	£2,257,944	£2,207,268	£2,140,359	£1,918,502	-£242,935
15% affordable housing (70:30)	£2,476,494	£2,310,110	£2,269,568	£2,218,892	£2,151,983	£1,932,140	-£227,873
20% affordable housing (70:30)	£2,488,321	£2,321,734	£2,281,192	£2,230,517	£2,163,607	£1,943,764	-£212,809
25% affordable housing (70:30)	£2,500,149	£2,333,359	£2,292,817	£2,242,141	£2,175,232	£1,955,389	-£197,747
30% affordable housing (70:30)	£2,510,604	£2,344,983	£2,304,441	£2,253,765	£2,186,856	£1,967,013	-£182,684
30% affordable housing (60:40)	£2,351,563	£2,187,328	£2,146,786	£2,096,109	£2,029,201	£1,809,358	-£348,202

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,661,990	-£1,827,763	-£1,868,890	-£1,920,395	-£1,988,398	-£2,211,837	-£4,376,060
10% affordable housing (70:30)	-£1,638,334	-£1,804,514	-£1,845,056	-£1,895,732	-£1,962,641	-£2,184,498	-£4,345,935
15% affordable housing (70:30)	-£1,626,506	-£1,792,890	-£1,833,432	-£1,884,108	-£1,951,017	-£2,170,860	-£4,330,873
20% affordable housing (70:30)	-£1,614,679	-£1,781,266	-£1,821,808	-£1,872,483	-£1,939,393	-£2,159,236	-£4,315,809
25% affordable housing (70:30)	-£1,602,851	-£1,769,641	-£1,810,183	-£1,860,859	-£1,927,768	-£2,147,611	-£4,300,747
30% affordable housing (70:30)	-£1,592,396	-£1,758,017	-£1,798,559	-£1,849,235	-£1,916,144	-£2,135,987	-£4,285,684
30% affordable housing (60:40)	-£1,751,437	-£1,915,672	-£1,956,214	-£2,006,891	-£2,073,799	-£2,293,642	-£4,451,202

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£649,010	£483,237	£442,110	£390,605	£322,602	£99,163	-£2,065,060
10% affordable housing (70:30)	£672,666	£506,486	£465,944	£415,268	£348,359	£126,502	-£2,034,935
15% affordable housing (70:30)	£684,494	£518,110	£477,568	£426,892	£359,983	£140,140	-£2,019,873
20% affordable housing (70:30)	£696,321	£529,734	£489,192	£438,517	£371,607	£151,764	-£2,004,809
25% affordable housing (70:30)	£708,149	£541,359	£500,817	£450,141	£383,232	£163,389	-£1,989,747
30% affordable housing (70:30)	£718,604	£552,983	£512,441	£461,765	£394,856	£175,013	-£1,974,684
30% affordable housing (60:40)	£559,563	£395,328	£354,786	£304,109	£237,201	£17,358	-£2,140,202

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,429,010	£1,263,237	£1,222,110	£1,170,605	£1,102,602	£879,163	-£1,285,060
10% affordable housing (70:30)	£1,452,666	£1,286,486	£1,245,944	£1,195,268	£1,128,359	£906,502	-£1,254,935
15% affordable housing (70:30)	£1,464,494	£1,298,110	£1,257,568	£1,206,892	£1,139,983	£920,140	-£1,239,873
20% affordable housing (70:30)	£1,476,321	£1,309,734	£1,269,192	£1,218,517	£1,151,607	£931,764	-£1,224,809
25% affordable housing (70:30)	£1,488,149	£1,321,359	£1,280,817	£1,230,141	£1,163,232	£943,389	-£1,209,747
30% affordable housing (70:30)	£1,498,604	£1,332,983	£1,292,441	£1,241,765	£1,174,856	£955,013	-£1,194,684
30% affordable housing (60:40)	£1,339,563	£1,175,328	£1,134,786	£1,084,109	£1,017,201	£797,358	-£1,360,202

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,135,010	£1,969,237	£1,928,110	£1,876,605	£1,806,602	£1,585,163	-£379,060
10% affordable housing (70:30)	£2,158,666	£1,992,486	£1,951,944	£1,901,268	£1,834,359	£1,612,502	-£348,935
15% affordable housing (70:30)	£2,170,494	£2,004,110	£1,963,568	£1,912,892	£1,845,983	£1,626,140	-£333,873
20% affordable housing (70:30)	£2,182,321	£2,015,734	£1,975,192	£1,924,517	£1,857,607	£1,637,764	-£318,809
25% affordable housing (70:30)	£2,194,149	£2,027,359	£1,986,817	£1,936,141	£1,869,232	£1,649,389	-£303,747
30% affordable housing (70:30)	£2,204,604	£2,038,983	£1,998,441	£1,947,765	£1,880,856	£1,661,013	-£288,684
30% affordable housing (60:40)	£2,045,563	£1,881,328	£1,840,786	£1,790,109	£1,723,201	£1,503,358	-£654,202

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6a

Site location

North central area

Sales value inflation 0%

Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 70

Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,929,728	-£13,846,108	-£13,890,697	-£13,946,434	-£14,020,025	-£14,261,823	-£16,574,672
10% affordable housing (70:30)	-£13,748,616	-£13,668,111	-£13,712,701	-£13,768,438	-£13,842,029	-£14,083,827	-£16,396,675
15% affordable housing (70:30)	-£13,658,061	-£13,579,113	-£13,623,702	-£13,679,440	-£13,753,030	-£13,994,829	-£16,307,677
20% affordable housing (70:30)	-£13,567,505	-£13,490,114	-£13,534,704	-£13,590,441	-£13,664,032	-£13,905,830	-£16,218,679
25% affordable housing (70:30)	-£13,476,949	-£13,401,116	-£13,445,706	-£13,501,443	-£13,575,034	-£13,816,832	-£16,129,680
30% affordable housing (70:30)	-£13,386,394	-£13,312,118	-£13,356,707	-£13,412,445	-£13,486,036	-£13,727,834	-£16,040,682
30% affordable housing (60:40)	-£13,765,796	-£13,684,994	-£13,729,585	-£13,785,322	-£13,858,913	-£14,100,710	-£16,413,560

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£18,032,728	-£17,949,108	-£17,993,697	-£18,049,434	-£18,123,025	-£18,364,823	-£20,677,672
10% affordable housing (70:30)	-£17,851,616	-£17,771,111	-£17,815,701	-£17,871,438	-£17,945,029	-£18,186,827	-£20,499,675
15% affordable housing (70:30)	-£17,761,061	-£17,682,113	-£17,726,702	-£17,782,440	-£17,856,030	-£18,097,829	-£20,410,677
20% affordable housing (70:30)	-£17,670,505	-£17,593,114	-£17,637,704	-£17,693,441	-£17,767,032	-£18,008,830	-£20,321,679
25% affordable housing (70:30)	-£17,579,949	-£17,504,116	-£17,548,706	-£17,604,443	-£17,678,034	-£17,919,832	-£20,232,680
30% affordable housing (70:30)	-£17,489,394	-£17,415,118	-£17,459,707	-£17,515,445	-£17,589,036	-£17,830,834	-£20,143,682
30% affordable housing (60:40)	-£17,868,796	-£17,787,994	-£17,832,585	-£17,888,322	-£17,961,913	-£18,203,710	-£20,516,560

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,721,728	-£15,638,108	-£15,682,697	-£15,738,434	-£15,812,025	-£16,053,823	-£18,366,672
10% affordable housing (70:30)	-£15,540,616	-£15,460,111	-£15,504,701	-£15,560,438	-£15,634,029	-£15,875,827	-£18,188,675
15% affordable housing (70:30)	-£15,450,061	-£15,371,113	-£15,415,702	-£15,471,440	-£15,545,030	-£15,786,829	-£18,099,677
20% affordable housing (70:30)	-£15,359,505	-£15,282,114	-£15,326,704	-£15,382,441	-£15,456,032	-£15,697,830	-£18,010,679
25% affordable housing (70:30)	-£15,268,949	-£15,193,116	-£15,237,706	-£15,293,443	-£15,367,034	-£15,608,832	-£17,921,680
30% affordable housing (70:30)	-£15,178,394	-£15,104,118	-£15,148,707	-£15,204,445	-£15,278,036	-£15,519,834	-£17,832,682
30% affordable housing (60:40)	-£15,557,796	-£15,476,994	-£15,521,585	-£15,577,322	-£15,650,913	-£15,892,710	-£18,205,560

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,941,728	-£14,858,108	-£14,902,697	-£14,958,434	-£15,032,025	-£15,273,823	-£17,586,672
10% affordable housing (70:30)	-£14,760,616	-£14,680,111	-£14,724,701	-£14,780,438	-£14,854,029	-£15,095,827	-£17,408,675
15% affordable housing (70:30)	-£14,670,061	-£14,591,113	-£14,635,702	-£14,691,440	-£14,765,030	-£15,006,829	-£17,319,677
20% affordable housing (70:30)	-£14,579,505	-£14,502,114	-£14,546,704	-£14,602,441	-£14,676,032	-£14,917,830	-£17,230,679
25% affordable housing (70:30)	-£14,488,949	-£14,413,116	-£14,457,706	-£14,513,443	-£14,587,034	-£14,828,832	-£17,141,680
30% affordable housing (70:30)	-£14,398,394	-£14,324,118	-£14,368,707	-£14,424,445	-£14,498,036	-£14,739,834	-£17,052,682
30% affordable housing (60:40)	-£14,777,796	-£14,696,994	-£14,741,585	-£14,797,322	-£14,870,913	-£15,112,710	-£17,425,560

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,235,728	-£14,152,108	-£14,196,697	-£14,252,434	-£14,326,025	-£14,567,823	-£16,880,672
10% affordable housing (70:30)	-£14,054,616	-£13,974,111	-£14,018,701	-£14,074,438	-£14,148,029	-£14,389,827	-£16,702,675
15% affordable housing (70:30)	-£13,964,061	-£13,885,113	-£13,929,702	-£13,985,440	-£14,059,030	-£14,300,829	-£16,613,677
20% affordable housing (70:30)	-£13,873,505	-£13,796,114	-£13,840,704	-£13,896,441	-£13,970,032	-£14,211,830	-£16,524,679
25% affordable housing (70:30)	-£13,782,949	-£13,707,116	-£13,751,706	-£13,807,443	-£13,881,034	-£14,122,832	-£16,435,680
30% affordable housing (70:30)	-£13,692,394	-£13,618,118	-£13,662,707	-£13,718,445	-£13,792,036	-£14,033,834	-£16,346,682
30% affordable housing (60:40)	-£14,071,796	-£13,990,994	-£14,035,585	-£14,091,322	-£14,164,913	-£14,406,710	-£16,719,560

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 6a

Site location

Mid central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,511,340	-£12,452,114	-£12,496,704	-£12,552,441	-£12,626,032	-£12,867,830	-£15,180,679
10% affordable housing (70:30)	-£12,472,068	-£12,413,517	-£12,458,106	-£12,513,845	-£12,587,434	-£12,829,233	-£15,142,082
15% affordable housing (70:30)	-£12,452,431	-£12,394,218	-£12,438,809	-£12,494,546	-£12,568,137	-£12,809,934	-£15,122,783
20% affordable housing (70:30)	-£12,432,795	-£12,374,919	-£12,419,510	-£12,475,247	-£12,548,838	-£12,790,635	-£15,103,484
25% affordable housing (70:30)	-£12,413,159	-£12,355,622	-£12,400,211	-£12,455,948	-£12,529,539	-£12,771,336	-£15,084,186
30% affordable housing (70:30)	-£12,393,522	-£12,336,323	-£12,380,912	-£12,436,649	-£12,510,240	-£12,752,039	-£15,064,887
30% affordable housing (60:40)	-£12,772,925	-£12,709,199	-£12,753,790	-£12,809,527	-£12,883,118	-£13,124,915	-£15,437,764

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,614,340	-£16,555,114	-£16,599,704	-£16,655,441	-£16,729,032	-£16,970,830	-£19,283,679
10% affordable housing (70:30)	-£16,575,068	-£16,516,517	-£16,561,106	-£16,616,845	-£16,690,434	-£16,932,233	-£19,245,082
15% affordable housing (70:30)	-£16,555,431	-£16,497,218	-£16,541,809	-£16,597,546	-£16,671,137	-£16,912,934	-£19,225,783
20% affordable housing (70:30)	-£16,535,795	-£16,477,919	-£16,522,510	-£16,578,247	-£16,651,838	-£16,893,635	-£19,206,484
25% affordable housing (70:30)	-£16,516,159	-£16,458,622	-£16,503,211	-£16,558,948	-£16,632,539	-£16,874,336	-£19,187,186
30% affordable housing (70:30)	-£16,496,522	-£16,439,323	-£16,483,912	-£16,539,649	-£16,613,240	-£16,855,039	-£19,167,887
30% affordable housing (60:40)	-£16,875,925	-£16,812,199	-£16,856,790	-£16,912,527	-£16,986,118	-£17,227,915	-£19,540,764

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,303,340	-£14,244,114	-£14,288,704	-£14,344,441	-£14,418,032	-£14,659,830	-£16,972,679
10% affordable housing (70:30)	-£14,264,068	-£14,205,517	-£14,250,106	-£14,305,845	-£14,379,434	-£14,621,233	-£16,934,082
15% affordable housing (70:30)	-£14,244,431	-£14,186,218	-£14,230,809	-£14,286,546	-£14,360,137	-£14,601,934	-£16,914,783
20% affordable housing (70:30)	-£14,224,795	-£14,166,919	-£14,211,510	-£14,267,247	-£14,340,838	-£14,582,635	-£16,895,484
25% affordable housing (70:30)	-£14,205,159	-£14,147,622	-£14,192,211	-£14,247,948	-£14,321,539	-£14,563,336	-£16,876,186
30% affordable housing (70:30)	-£14,185,522	-£14,128,323	-£14,172,912	-£14,228,649	-£14,302,240	-£14,544,039	-£16,856,887
30% affordable housing (60:40)	-£14,564,925	-£14,501,199	-£14,545,790	-£14,601,527	-£14,675,118	-£14,916,915	-£17,229,764

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,523,340	-£13,464,114	-£13,508,704	-£13,564,441	-£13,638,032	-£13,879,830	-£16,192,679
10% affordable housing (70:30)	-£13,484,068	-£13,425,517	-£13,470,106	-£13,525,845	-£13,599,434	-£13,841,233	-£16,154,082
15% affordable housing (70:30)	-£13,464,431	-£13,406,218	-£13,450,809	-£13,506,546	-£13,580,137	-£13,821,934	-£16,134,783
20% affordable housing (70:30)	-£13,444,795	-£13,386,919	-£13,431,510	-£13,487,247	-£13,560,838	-£13,802,635	-£16,115,484
25% affordable housing (70:30)	-£13,425,159	-£13,367,622	-£13,412,211	-£13,467,948	-£13,541,539	-£13,783,336	-£16,096,186
30% affordable housing (70:30)	-£13,405,522	-£13,348,323	-£13,392,912	-£13,448,649	-£13,522,240	-£13,764,039	-£16,076,887
30% affordable housing (60:40)	-£13,784,925	-£13,721,199	-£13,765,790	-£13,821,527	-£13,895,118	-£14,136,915	-£16,449,764

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,817,340	-£12,758,114	-£12,802,704	-£12,858,441	-£12,932,032	-£13,173,830	-£15,486,679
10% affordable housing (70:30)	-£12,778,068	-£12,719,517	-£12,764,106	-£12,819,845	-£12,893,434	-£13,135,233	-£15,448,082
15% affordable housing (70:30)	-£12,758,431	-£12,700,218	-£12,744,809	-£12,800,546	-£12,874,137	-£13,115,934	-£15,428,783
20% affordable housing (70:30)	-£12,738,795	-£12,680,919	-£12,725,510	-£12,781,247	-£12,854,838	-£13,096,635	-£15,409,484
25% affordable housing (70:30)	-£12,719,159	-£12,661,622	-£12,706,211	-£12,761,948	-£12,835,539	-£13,077,336	-£15,390,186
30% affordable housing (70:30)	-£12,699,522	-£12,642,323	-£12,686,912	-£12,742,649	-£12,816,240	-£13,058,039	-£15,370,887
30% affordable housing (60:40)	-£13,078,925	-£13,015,199	-£13,059,790	-£13,115,527	-£13,189,118	-£13,430,915	-£15,743,764

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 6a

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,096,243	-£11,061,355	-£11,105,945	-£11,161,683	-£11,235,274	-£11,477,071	-£13,789,920
10% affordable housing (70:30)	-£11,198,480	-£11,161,834	-£11,206,424	-£11,262,161	-£11,335,752	-£11,577,549	-£13,890,399
15% affordable housing (70:30)	-£11,249,599	-£11,212,073	-£11,256,664	-£11,312,401	-£11,385,992	-£11,627,789	-£13,940,638
20% affordable housing (70:30)	-£11,300,717	-£11,262,313	-£11,306,902	-£11,362,639	-£11,436,230	-£11,678,029	-£13,990,878
25% affordable housing (70:30)	-£11,351,836	-£11,312,551	-£11,357,142	-£11,412,879	-£11,486,470	-£11,728,267	-£14,041,117
30% affordable housing (70:30)	-£11,402,954	-£11,362,791	-£11,407,382	-£11,463,119	-£11,536,709	-£11,778,507	-£14,091,356
30% affordable housing (60:40)	-£11,782,356	-£11,735,669	-£11,780,258	-£11,835,995	-£11,909,586	-£12,151,385	-£14,464,233

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,199,243	-£15,164,355	-£15,208,945	-£15,264,683	-£15,338,274	-£15,580,071	-£17,892,920
10% affordable housing (70:30)	-£15,301,480	-£15,264,834	-£15,309,424	-£15,365,161	-£15,438,752	-£15,680,549	-£17,993,399
15% affordable housing (70:30)	-£15,352,599	-£15,315,073	-£15,359,664	-£15,415,401	-£15,488,992	-£15,730,789	-£18,043,638
20% affordable housing (70:30)	-£15,403,717	-£15,365,313	-£15,409,902	-£15,465,639	-£15,539,230	-£15,781,029	-£18,093,878
25% affordable housing (70:30)	-£15,454,836	-£15,415,551	-£15,460,142	-£15,515,879	-£15,589,470	-£15,831,267	-£18,144,117
30% affordable housing (70:30)	-£15,505,954	-£15,465,791	-£15,510,382	-£15,566,119	-£15,639,709	-£15,881,507	-£18,194,356
30% affordable housing (60:40)	-£15,885,356	-£15,838,669	-£15,883,258	-£15,938,995	-£16,012,586	-£16,254,385	-£18,567,233

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,888,243	-£12,853,355	-£12,897,945	-£12,953,683	-£13,027,274	-£13,269,071	-£15,581,920
10% affordable housing (70:30)	-£12,990,480	-£12,953,834	-£12,998,424	-£13,054,161	-£13,127,752	-£13,369,549	-£15,682,399
15% affordable housing (70:30)	-£13,041,599	-£13,004,073	-£13,048,664	-£13,104,401	-£13,177,992	-£13,419,789	-£15,732,638
20% affordable housing (70:30)	-£13,092,717	-£13,054,313	-£13,098,902	-£13,154,639	-£13,228,230	-£13,470,029	-£15,782,878
25% affordable housing (70:30)	-£13,143,836	-£13,104,551	-£13,148,142	-£13,204,879	-£13,278,470	-£13,520,267	-£15,833,117
30% affordable housing (70:30)	-£13,194,954	-£13,154,791	-£13,199,382	-£13,255,119	-£13,328,709	-£13,570,507	-£15,883,356
30% affordable housing (60:40)	-£13,574,356	-£13,527,669	-£13,572,258	-£13,627,995	-£13,701,586	-£13,943,385	-£16,256,233

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,108,243	-£12,073,355	-£12,117,945	-£12,173,683	-£12,247,274	-£12,489,071	-£14,801,920
10% affordable housing (70:30)	-£12,210,480	-£12,173,834	-£12,218,424	-£12,274,161	-£12,347,752	-£12,589,549	-£14,902,399
15% affordable housing (70:30)	-£12,261,599	-£12,224,073	-£12,266,664	-£12,324,401	-£12,397,992	-£12,639,789	-£14,952,638
20% affordable housing (70:30)	-£12,312,717	-£12,274,313	-£12,318,902	-£12,374,639	-£12,448,230	-£12,690,029	-£15,002,878
25% affordable housing (70:30)	-£12,363,836	-£12,324,551	-£12,369,142	-£12,424,879	-£12,498,470	-£12,740,267	-£15,053,117
30% affordable housing (70:30)	-£12,414,954	-£12,374,791	-£12,419,382	-£12,475,119	-£12,548,709	-£12,790,507	-£15,103,356
30% affordable housing (60:40)	-£12,794,356	-£12,747,669	-£12,792,258	-£12,847,995	-£12,921,586	-£13,163,385	-£15,478,233

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,402,243	-£11,367,355	-£11,411,945	-£11,467,683	-£11,541,274	-£11,783,071	-£14,095,920
10% affordable housing (70:30)	-£11,504,480	-£11,467,834	-£11,512,424	-£11,568,161	-£11,641,752	-£11,883,549	-£14,196,399
15% affordable housing (70:30)	-£11,555,599	-£11,518,073	-£11,562,664	-£11,618,401	-£11,691,992	-£11,933,789	-£14,246,638
20% affordable housing (70:30)	-£11,606,717	-£11,568,313	-£11,612,902	-£11,668,639	-£11,742,230	-£11,984,029	-£14,296,878
25% affordable housing (70:30)	-£11,657,836	-£11,618,551	-£11,663,142	-£11,718,879	-£11,792,470	-£12,034,267	-£14,347,117
30% affordable housing (70:30)	-£11,708,954	-£11,668,791	-£11,713,382	-£11,769,119	-£11,842,709	-£12,084,507	-£14,397,356
30% affordable housing (60:40)	-£12,088,356	-£12,041,669	-£12,086,258	-£12,141,995	-£12,215,586	-£12,457,385	-£14,770,233

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Site location

North central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,536,894	-£1,695,289	-£1,754,865	-£1,829,334	-£1,924,156	-£2,235,717	-£5,215,866
10% affordable housing (70:30)	-£1,281,447	-£1,444,236	-£1,503,811	-£1,578,281	-£1,673,103	-£1,984,664	-£4,964,812
15% affordable housing (70:30)	-£1,153,723	-£1,318,709	-£1,378,284	-£1,452,753	-£1,547,576	-£1,859,137	-£4,839,286
20% affordable housing (70:30)	-£1,025,999	-£1,193,181	-£1,252,757	-£1,327,226	-£1,422,050	-£1,733,611	-£4,713,759
25% affordable housing (70:30)	-£898,276	-£1,067,655	-£1,127,230	-£1,201,700	-£1,296,523	-£1,608,083	-£4,588,231
30% affordable housing (70:30)	-£770,552	-£942,128	-£1,001,704	-£1,076,173	-£1,170,995	-£1,482,556	-£4,462,705
30% affordable housing (60:40)	-£1,197,339	-£1,361,574	-£1,421,150	-£1,495,619	-£1,590,442	-£1,902,003	-£4,882,150

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£5,639,894	-£5,798,289	-£5,857,865	-£5,932,334	-£6,027,156	-£6,338,717	-£9,318,866
10% affordable housing (70:30)	-£5,384,447	-£5,547,236	-£5,606,811	-£5,681,281	-£5,776,103	-£6,087,664	-£9,067,812
15% affordable housing (70:30)	-£5,256,723	-£5,421,709	-£5,481,284	-£5,555,753	-£5,650,576	-£5,962,137	-£8,942,286
20% affordable housing (70:30)	-£5,128,999	-£5,296,181	-£5,355,757	-£5,430,226	-£5,525,050	-£5,836,611	-£8,816,759
25% affordable housing (70:30)	-£5,001,276	-£5,170,655	-£5,230,230	-£5,304,700	-£5,399,523	-£5,711,083	-£8,691,231
30% affordable housing (70:30)	-£4,873,552	-£5,045,128	-£5,104,704	-£5,179,173	-£5,273,995	-£5,585,556	-£8,565,705
30% affordable housing (60:40)	-£5,300,339	-£5,464,574	-£5,524,150	-£5,598,619	-£5,693,442	-£6,005,003	-£8,985,150

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,328,894	-£3,487,289	-£3,546,865	-£3,621,334	-£3,716,156	-£4,027,717	-£7,007,866
10% affordable housing (70:30)	-£3,073,447	-£3,236,236	-£3,295,811	-£3,370,281	-£3,465,103	-£3,776,664	-£6,756,812
15% affordable housing (70:30)	-£2,945,723	-£3,110,709	-£3,170,284	-£3,244,753	-£3,339,576	-£3,651,137	-£6,631,286
20% affordable housing (70:30)	-£2,817,999	-£2,985,181	-£3,044,757	-£3,119,226	-£3,214,050	-£3,525,611	-£6,505,759
25% affordable housing (70:30)	-£2,690,276	-£2,859,655	-£2,919,230	-£2,993,700	-£3,088,523	-£3,400,083	-£6,380,231
30% affordable housing (70:30)	-£2,562,552	-£2,734,128	-£2,793,704	-£2,868,173	-£2,962,995	-£3,274,556	-£6,254,705
30% affordable housing (60:40)	-£2,989,339	-£3,153,574	-£3,213,150	-£3,287,619	-£3,382,442	-£3,694,003	-£6,674,150

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,548,894	-£2,707,289	-£2,766,865	-£2,841,334	-£2,936,156	-£3,247,717	-£6,227,866
10% affordable housing (70:30)	-£2,293,447	-£2,456,236	-£2,515,811	-£2,590,281	-£2,685,103	-£2,996,664	-£5,976,812
15% affordable housing (70:30)	-£2,165,723	-£2,330,709	-£2,390,284	-£2,464,753	-£2,559,576	-£2,871,137	-£5,851,286
20% affordable housing (70:30)	-£2,037,999	-£2,205,181	-£2,264,757	-£2,339,226	-£2,434,050	-£2,745,611	-£5,725,759
25% affordable housing (70:30)	-£1,910,276	-£2,079,655	-£2,139,230	-£2,213,700	-£2,308,523	-£2,620,083	-£5,600,231
30% affordable housing (70:30)	-£1,782,552	-£1,954,128	-£2,013,704	-£2,088,173	-£2,182,995	-£2,494,556	-£5,474,705
30% affordable housing (60:40)	-£2,209,339	-£2,373,574	-£2,433,150	-£2,507,619	-£2,602,442	-£2,914,003	-£5,894,150

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,842,894	-£2,001,289	-£2,060,865	-£2,135,334	-£2,230,156	-£2,541,717	-£5,521,866
10% affordable housing (70:30)	-£1,587,447	-£1,750,236	-£1,809,811	-£1,884,281	-£1,979,103	-£2,290,664	-£5,270,812
15% affordable housing (70:30)	-£1,459,723	-£1,624,709	-£1,684,284	-£1,758,753	-£1,853,576	-£2,165,137	-£5,145,286
20% affordable housing (70:30)	-£1,331,999	-£1,499,181	-£1,558,757	-£1,633,226	-£1,728,050	-£2,039,611	-£5,019,759
25% affordable housing (70:30)	-£1,204,276	-£1,373,655	-£1,433,230	-£1,507,700	-£1,602,523	-£1,914,083	-£4,894,231
30% affordable housing (70:30)	-£1,076,552	-£1,248,128	-£1,307,704	-£1,382,173	-£1,476,995	-£1,788,556	-£4,768,705
30% affordable housing (60:40)	-£1,503,339	-£1,667,574	-£1,727,150	-£1,801,619	-£1,896,442	-£2,208,003	-£5,188,150

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Affordable Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£72,504	-£256,086	-£315,661	-£390,130	-£484,954	-£796,515	-£3,776,663
10% affordable housing (70:30)	£74,881	-£110,031	-£169,607	-£244,076	-£338,899	-£650,459	-£3,630,607
15% affordable housing (70:30)	£147,991	-£37,004	-£96,580	-£171,048	-£265,872	-£577,433	-£3,557,581
20% affordable housing (70:30)	£221,101	£35,444	-£23,552	-£98,022	-£192,844	-£504,405	-£3,484,553
25% affordable housing (70:30)	£294,210	£107,296	£48,679	-£24,994	-£119,817	-£431,378	-£3,411,526
30% affordable housing (70:30)	£367,320	£179,148	£120,532	£47,260	-£46,790	-£358,351	-£3,338,499
30% affordable housing (60:40)	£64,296	-£120,604	-£180,180	-£254,649	-£349,472	-£661,032	-£3,641,181

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£4,175,504	-£4,359,086	-£4,418,661	-£4,493,130	-£4,587,954	-£4,899,515	-£7,879,663
10% affordable housing (70:30)	-£4,028,119	-£4,213,031	-£4,272,607	-£4,347,076	-£4,441,899	-£4,753,459	-£7,733,607
15% affordable housing (70:30)	-£3,955,009	-£4,140,004	-£4,199,580	-£4,274,048	-£4,368,872	-£4,680,433	-£7,660,581
20% affordable housing (70:30)	-£3,881,899	-£4,067,556	-£4,126,552	-£4,201,022	-£4,295,844	-£4,607,405	-£7,587,553
25% affordable housing (70:30)	-£3,808,790	-£3,995,704	-£4,054,321	-£4,127,994	-£4,222,817	-£4,534,378	-£7,514,526
30% affordable housing (70:30)	-£3,735,680	-£3,923,852	-£3,982,468	-£4,055,740	-£4,149,790	-£4,461,351	-£7,441,499
30% affordable housing (60:40)	-£4,038,704	-£4,223,604	-£4,283,180	-£4,357,649	-£4,452,472	-£4,764,032	-£7,744,181

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,864,504	-£2,048,086	-£2,107,661	-£2,182,130	-£2,276,954	-£2,588,515	-£5,568,663
10% affordable housing (70:30)	-£1,717,119	-£1,902,031	-£1,961,607	-£2,036,076	-£2,130,899	-£2,442,459	-£5,422,607
15% affordable housing (70:30)	-£1,644,009	-£1,829,004	-£1,888,580	-£1,963,048	-£2,057,872	-£2,369,433	-£5,349,581
20% affordable housing (70:30)	-£1,570,899	-£1,756,556	-£1,815,552	-£1,890,022	-£1,984,844	-£2,296,405	-£5,276,553
25% affordable housing (70:30)	-£1,497,790	-£1,684,704	-£1,743,321	-£1,816,994	-£1,911,817	-£2,223,378	-£5,203,526
30% affordable housing (70:30)	-£1,424,680	-£1,612,852	-£1,671,468	-£1,744,740	-£1,838,790	-£2,150,351	-£5,130,499
30% affordable housing (60:40)	-£1,727,704	-£1,912,604	-£1,972,180	-£2,046,649	-£2,141,472	-£2,453,032	-£5,433,181

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,084,504	-£1,268,086	-£1,327,661	-£1,402,130	-£1,496,954	-£1,808,515	-£4,788,663
10% affordable housing (70:30)	-£937,119	-£1,122,031	-£1,181,607	-£1,256,076	-£1,350,899	-£1,662,459	-£4,642,607
15% affordable housing (70:30)	-£864,009	-£1,049,004	-£1,108,580	-£1,183,048	-£1,277,872	-£1,589,433	-£4,569,581
20% affordable housing (70:30)	-£790,899	-£976,556	-£1,035,552	-£1,110,022	-£1,204,844	-£1,516,405	-£4,496,553
25% affordable housing (70:30)	-£717,790	-£904,704	-£963,321	-£1,036,994	-£1,131,817	-£1,443,378	-£4,423,526
30% affordable housing (70:30)	-£644,680	-£832,852	-£891,468	-£964,740	-£1,058,790	-£1,370,351	-£4,350,499
30% affordable housing (60:40)	-£947,704	-£1,132,604	-£1,192,180	-£1,266,649	-£1,361,472	-£1,673,032	-£4,653,181

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£378,504	-£562,086	-£621,661	-£696,130	-£790,954	-£1,102,515	-£4,082,663
10% affordable housing (70:30)	-£231,119	-£416,031	-£475,607	-£550,076	-£644,899	-£956,459	-£3,936,607
15% affordable housing (70:30)	-£158,009	-£343,004	-£402,580	-£477,048	-£571,872	-£883,433	-£3,863,581
20% affordable housing (70:30)	-£84,899	-£270,556	-£329,552	-£404,022	-£498,844	-£810,405	-£3,790,553
25% affordable housing (70:30)	-£11,790	-£198,704	-£257,321	-£330,994	-£425,817	-£737,378	-£3,717,526
30% affordable housing (70:30)	£61,320	-£126,852	-£185,468	-£258,740	-£352,790	-£664,351	-£3,644,499
30% affordable housing (60:40)	-£241,704	-£426,604	-£486,180	-£560,649	-£655,472	-£967,032	-£3,947,181

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,356,934	£1,154,668	£1,096,995	£1,024,903	£933,107	£629,061	-£2,340,798
10% affordable housing (70:30)	£1,396,339	£1,193,395	£1,135,721	£1,063,629	£971,834	£669,696	-£2,299,499
15% affordable housing (70:30)	£1,414,973	£1,212,758	£1,155,085	£1,082,993	£991,197	£689,583	-£2,278,850
20% affordable housing (70:30)	£1,433,083	£1,232,122	£1,174,448	£1,102,356	£1,010,561	£708,946	-£2,258,200
25% affordable housing (70:30)	£1,451,192	£1,250,185	£1,193,439	£1,121,719	£1,029,923	£728,309	-£2,237,551
30% affordable housing (70:30)	£1,469,301	£1,267,982	£1,211,237	£1,140,305	£1,049,287	£747,673	-£2,216,901
30% affordable housing (60:40)	£1,288,853	£1,090,603	£1,032,929	£960,837	£869,042	£567,428	-£2,403,090

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,746,066	-£2,948,332	-£3,006,005	-£3,078,097	-£3,169,893	-£3,473,939	-£6,443,798
10% affordable housing (70:30)	-£2,706,661	-£2,909,605	-£2,967,279	-£3,039,371	-£3,131,166	-£3,433,304	-£6,402,499
15% affordable housing (70:30)	-£2,688,027	-£2,890,242	-£2,947,915	-£3,020,007	-£3,111,803	-£3,413,417	-£6,381,850
20% affordable housing (70:30)	-£2,669,917	-£2,870,878	-£2,928,552	-£3,000,644	-£3,092,439	-£3,394,054	-£6,361,200
25% affordable housing (70:30)	-£2,651,808	-£2,852,815	-£2,909,581	-£2,981,281	-£3,073,077	-£3,374,691	-£6,340,551
30% affordable housing (70:30)	-£2,633,699	-£2,835,018	-£2,891,763	-£2,962,695	-£3,053,713	-£3,355,327	-£6,319,901
30% affordable housing (60:40)	-£2,814,147	-£3,012,397	-£3,070,071	-£3,142,163	-£3,233,958	-£3,535,572	-£6,506,090

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£435,066	-£637,332	-£695,005	-£767,097	-£858,893	-£1,162,939	-£4,132,798
10% affordable housing (70:30)	-£395,661	-£598,605	-£656,279	-£728,371	-£820,166	-£1,122,304	-£4,091,499
15% affordable housing (70:30)	-£377,027	-£579,242	-£636,915	-£709,007	-£800,803	-£1,102,417	-£4,070,850
20% affordable housing (70:30)	-£358,917	-£559,878	-£617,552	-£689,644	-£781,439	-£1,083,054	-£4,050,200
25% affordable housing (70:30)	-£340,808	-£541,815	-£598,561	-£670,281	-£762,077	-£1,063,691	-£4,029,551
30% affordable housing (70:30)	-£322,699	-£524,018	-£580,763	-£651,695	-£742,713	-£1,044,327	-£4,008,901
30% affordable housing (60:40)	-£503,147	-£701,397	-£759,071	-£831,163	-£922,958	-£1,224,572	-£4,195,090

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£344,934	£142,668	£94,995	£12,903	-£78,893	-£382,939	-£3,352,798
10% affordable housing (70:30)	£384,339	£181,395	£123,721	£51,629	-£40,166	-£342,304	-£3,311,499
15% affordable housing (70:30)	£402,973	£200,758	£143,085	£70,993	-£20,803	-£322,417	-£3,290,850
20% affordable housing (70:30)	£421,083	£220,122	£162,448	£90,356	-£1,439	-£303,054	-£3,270,200
25% affordable housing (70:30)	£439,192	£238,185	£181,439	£109,719	£17,923	-£283,691	-£3,249,551
30% affordable housing (70:30)	£457,301	£255,982	£199,237	£128,305	£37,287	-£264,327	-£3,228,901
30% affordable housing (60:40)	£278,853	£78,603	£20,929	-£51,163	-£142,958	-£444,572	-£3,415,090

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,050,934	£846,668	£790,995	£718,903	£627,107	£323,061	-£2,646,798
10% affordable housing (70:30)	£1,090,339	£887,395	£829,721	£757,629	£665,834	£363,696	-£2,605,499
15% affordable housing (70:30)	£1,108,973	£906,758	£849,085	£776,993	£685,197	£383,583	-£2,584,850
20% affordable housing (70:30)	£1,127,083	£926,122	£868,448	£796,356	£704,561	£402,946	-£2,564,200
25% affordable housing (70:30)	£1,145,192	£944,185	£887,439	£815,719	£723,923	£422,309	-£2,543,551
30% affordable housing (70:30)	£1,163,301	£961,982	£905,237	£834,305	£743,287	£441,673	-£2,522,901
30% affordable housing (60:40)	£982,853	£784,603	£726,929	£654,837	£563,042	£261,428	-£2,709,090

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7a

Site location

North central area

Sales value inflation 0%

Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 100

Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,870,933	-£14,836,962	-£14,899,374	-£14,977,389	-£15,078,602	-£15,411,158	-£18,592,122
10% affordable housing (70:30)	-£14,658,205	-£14,627,892	-£14,690,304	-£14,768,320	-£14,869,533	-£15,202,088	-£18,383,053
15% affordable housing (70:30)	-£14,551,841	-£14,523,358	-£14,585,771	-£14,663,786	-£14,764,998	-£15,097,554	-£18,278,518
20% affordable housing (70:30)	-£14,445,477	-£14,418,824	-£14,481,236	-£14,559,252	-£14,660,464	-£14,993,019	-£18,173,984
25% affordable housing (70:30)	-£14,339,114	-£14,314,289	-£14,376,701	-£14,454,717	-£14,555,929	-£14,888,485	-£18,069,450
30% affordable housing (70:30)	-£14,232,750	-£14,209,754	-£14,272,167	-£14,350,182	-£14,451,395	-£14,783,951	-£17,964,915
30% affordable housing (60:40)	-£14,670,993	-£14,640,461	-£14,702,874	-£14,780,889	-£14,882,101	-£15,214,656	-£18,395,621

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£18,973,933	-£18,939,962	-£19,002,374	-£19,080,389	-£19,181,602	-£19,514,158	-£22,695,122
10% affordable housing (70:30)	-£18,761,205	-£18,730,892	-£18,793,304	-£18,871,320	-£18,972,533	-£19,305,088	-£22,486,053
15% affordable housing (70:30)	-£18,654,841	-£18,626,358	-£18,688,771	-£18,766,786	-£18,867,998	-£19,200,554	-£22,381,518
20% affordable housing (70:30)	-£18,548,477	-£18,521,824	-£18,584,236	-£18,662,252	-£18,763,464	-£19,096,019	-£22,276,984
25% affordable housing (70:30)	-£18,442,114	-£18,417,289	-£18,479,701	-£18,557,717	-£18,658,929	-£18,991,485	-£22,172,450
30% affordable housing (70:30)	-£18,335,750	-£18,312,754	-£18,375,167	-£18,453,182	-£18,554,395	-£18,886,951	-£22,067,915
30% affordable housing (60:40)	-£18,773,993	-£18,743,461	-£18,806,874	-£18,883,889	-£18,985,101	-£19,317,656	-£22,498,621

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,662,933	-£16,628,962	-£16,691,374	-£16,769,389	-£16,870,602	-£17,203,158	-£20,384,122
10% affordable housing (70:30)	-£16,450,205	-£16,419,892	-£16,482,304	-£16,560,320	-£16,661,533	-£16,994,088	-£20,175,053
15% affordable housing (70:30)	-£16,343,841	-£16,315,358	-£16,377,771	-£16,455,786	-£16,556,998	-£16,889,554	-£20,070,518
20% affordable housing (70:30)	-£16,237,477	-£16,210,824	-£16,273,236	-£16,351,252	-£16,452,464	-£16,785,019	-£19,965,984
25% affordable housing (70:30)	-£16,131,114	-£16,106,289	-£16,168,701	-£16,246,717	-£16,347,929	-£16,680,485	-£19,861,450
30% affordable housing (70:30)	-£16,024,750	-£16,001,754	-£16,064,167	-£16,142,182	-£16,243,395	-£16,575,951	-£19,756,915
30% affordable housing (60:40)	-£16,462,993	-£16,432,461	-£16,494,874	-£16,572,889	-£16,674,101	-£17,006,656	-£20,187,621

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,882,933	-£15,848,962	-£15,911,374	-£15,989,389	-£16,090,602	-£16,423,158	-£19,604,122
10% affordable housing (70:30)	-£15,670,205	-£15,639,892	-£15,702,304	-£15,780,320	-£15,881,533	-£16,214,088	-£19,395,053
15% affordable housing (70:30)	-£15,563,841	-£15,535,358	-£15,597,771	-£15,675,786	-£15,776,998	-£16,109,554	-£19,290,518
20% affordable housing (70:30)	-£15,457,477	-£15,430,824	-£15,493,236	-£15,571,252	-£15,672,464	-£16,005,019	-£19,185,984
25% affordable housing (70:30)	-£15,351,114	-£15,326,289	-£15,388,701	-£15,466,717	-£15,567,929	-£15,900,485	-£19,081,450
30% affordable housing (70:30)	-£15,244,750	-£15,221,754	-£15,284,167	-£15,362,182	-£15,463,395	-£15,795,951	-£18,976,915
30% affordable housing (60:40)	-£15,682,993	-£15,652,461	-£15,714,874	-£15,792,889	-£15,894,101	-£16,226,656	-£19,407,621

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,176,933	-£15,142,962	-£15,205,374	-£15,283,389	-£15,384,602	-£15,717,158	-£18,898,122
10% affordable housing (70:30)	-£14,964,205	-£14,933,892	-£14,996,304	-£15,074,320	-£15,175,533	-£15,508,088	-£18,689,053
15% affordable housing (70:30)	-£14,857,841	-£14,829,358	-£14,891,771	-£14,969,786	-£15,070,998	-£15,403,554	-£18,584,518
20% affordable housing (70:30)	-£14,751,477	-£14,724,824	-£14,787,236	-£14,865,252	-£14,966,464	-£15,299,019	-£18,479,984
25% affordable housing (70:30)	-£14,645,114	-£14,620,289	-£14,682,701	-£14,760,717	-£14,861,929	-£15,194,485	-£18,375,450
30% affordable housing (70:30)	-£14,538,750	-£14,515,754	-£14,578,167	-£14,656,182	-£14,757,395	-£15,089,951	-£18,270,915
30% affordable housing (60:40)	-£14,976,993	-£14,946,461	-£15,008,874	-£15,086,889	-£15,188,101	-£15,520,656	-£18,701,621

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 7a

Site location

Mid central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,258,154	-£13,251,921	-£13,314,334	-£13,392,349	-£13,493,561	-£13,826,116	-£17,007,081
10% affordable housing (70:30)	-£13,206,704	-£13,201,356	-£13,263,769	-£13,341,784	-£13,442,997	-£13,775,552	-£16,956,516
15% affordable housing (70:30)	-£13,180,979	-£13,176,073	-£13,238,486	-£13,316,501	-£13,417,714	-£13,750,269	-£16,931,234
20% affordable housing (70:30)	-£13,155,254	-£13,150,791	-£13,213,203	-£13,291,219	-£13,392,432	-£13,724,987	-£16,905,952
25% affordable housing (70:30)	-£13,129,529	-£13,125,509	-£13,187,921	-£13,265,936	-£13,367,149	-£13,699,705	-£16,880,669
30% affordable housing (70:30)	-£13,103,804	-£13,100,226	-£13,162,639	-£13,240,654	-£13,341,866	-£13,674,421	-£16,855,387
30% affordable housing (60:40)	-£13,542,048	-£13,530,932	-£13,593,344	-£13,671,361	-£13,772,573	-£14,105,128	-£17,286,093

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£17,361,154	-£17,354,921	-£17,417,334	-£17,495,349	-£17,596,561	-£17,929,116	-£21,110,081
10% affordable housing (70:30)	-£17,309,704	-£17,304,356	-£17,366,769	-£17,444,784	-£17,545,997	-£17,878,552	-£21,059,516
15% affordable housing (70:30)	-£17,283,979	-£17,279,073	-£17,341,486	-£17,419,501	-£17,520,714	-£17,853,269	-£21,034,234
20% affordable housing (70:30)	-£17,258,254	-£17,253,791	-£17,316,203	-£17,394,219	-£17,495,432	-£17,827,987	-£21,008,952
25% affordable housing (70:30)	-£17,232,529	-£17,228,509	-£17,290,921	-£17,368,936	-£17,470,149	-£17,802,705	-£20,983,669
30% affordable housing (70:30)	-£17,206,804	-£17,203,226	-£17,265,639	-£17,343,654	-£17,444,866	-£17,777,421	-£20,958,387
30% affordable housing (60:40)	-£17,645,048	-£17,633,932	-£17,696,344	-£17,774,361	-£17,875,573	-£18,208,128	-£21,389,093

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,050,154	-£15,043,921	-£15,106,334	-£15,184,349	-£15,285,561	-£15,618,116	-£18,799,081
10% affordable housing (70:30)	-£14,998,704	-£14,993,356	-£15,055,769	-£15,133,784	-£15,234,997	-£15,567,552	-£18,748,516
15% affordable housing (70:30)	-£14,972,979	-£14,968,073	-£15,030,486	-£15,108,501	-£15,209,714	-£15,542,269	-£18,723,234
20% affordable housing (70:30)	-£14,947,254	-£14,942,791	-£15,005,203	-£15,083,219	-£15,184,432	-£15,516,987	-£18,697,952
25% affordable housing (70:30)	-£14,921,529	-£14,917,509	-£14,979,921	-£15,057,936	-£15,159,149	-£15,491,705	-£18,672,669
30% affordable housing (70:30)	-£14,895,804	-£14,892,226	-£14,954,639	-£15,032,654	-£15,133,866	-£15,466,421	-£18,647,387
30% affordable housing (60:40)	-£15,334,048	-£15,322,932	-£15,385,344	-£15,463,361	-£15,564,573	-£15,897,128	-£19,078,093

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,270,154	-£14,263,921	-£14,326,334	-£14,404,349	-£14,505,561	-£14,838,116	-£18,019,081
10% affordable housing (70:30)	-£14,218,704	-£14,213,356	-£14,275,769	-£14,353,784	-£14,454,997	-£14,787,552	-£17,968,516
15% affordable housing (70:30)	-£14,192,979	-£14,188,073	-£14,250,486	-£14,328,501	-£14,429,714	-£14,762,269	-£17,943,234
20% affordable housing (70:30)	-£14,167,254	-£14,162,791	-£14,225,203	-£14,303,219	-£14,404,432	-£14,736,987	-£17,917,952
25% affordable housing (70:30)	-£14,141,529	-£14,137,509	-£14,199,921	-£14,277,936	-£14,379,149	-£14,711,705	-£17,892,669
30% affordable housing (70:30)	-£14,115,804	-£14,112,226	-£14,174,639	-£14,252,654	-£14,353,866	-£14,686,421	-£17,867,387
30% affordable housing (60:40)	-£14,554,048	-£14,542,932	-£14,605,344	-£14,683,361	-£14,784,573	-£15,117,128	-£18,298,093

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,554,154	-£13,557,921	-£13,620,334	-£13,698,349	-£13,799,561	-£14,132,116	-£17,313,081
10% affordable housing (70:30)	-£13,512,704	-£13,507,356	-£13,569,769	-£13,647,784	-£13,748,997	-£14,081,552	-£17,262,516
15% affordable housing (70:30)	-£13,486,979	-£13,482,073	-£13,544,486	-£13,622,501	-£13,723,714	-£14,056,269	-£17,237,234
20% affordable housing (70:30)	-£13,461,254	-£13,456,791	-£13,519,203	-£13,597,219	-£13,698,432	-£14,030,987	-£17,211,952
25% affordable housing (70:30)	-£13,435,529	-£13,431,509	-£13,493,921	-£13,571,936	-£13,673,149	-£14,005,705	-£17,186,669
30% affordable housing (70:30)	-£13,409,804	-£13,406,226	-£13,468,639	-£13,546,654	-£13,647,866	-£13,980,421	-£17,161,387
30% affordable housing (60:40)	-£13,848,048	-£13,836,932	-£13,899,344	-£13,977,361	-£14,078,573	-£14,411,128	-£17,592,093

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 7a

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,649,117	-£11,670,558	-£11,732,971	-£11,810,986	-£11,912,199	-£12,244,754	-£15,425,718
10% affordable housing (70:30)	-£11,758,571	-£11,778,129	-£11,840,542	-£11,918,557	-£12,019,770	-£12,352,325	-£15,533,290
15% affordable housing (70:30)	-£11,813,298	-£11,831,915	-£11,894,328	-£11,972,343	-£12,073,556	-£12,406,111	-£15,587,075
20% affordable housing (70:30)	-£11,868,024	-£11,885,701	-£11,948,113	-£12,026,129	-£12,127,341	-£12,459,896	-£15,640,862
25% affordable housing (70:30)	-£11,922,752	-£11,939,486	-£12,001,899	-£12,079,914	-£12,181,126	-£12,513,683	-£15,694,647
30% affordable housing (70:30)	-£11,977,478	-£11,993,272	-£12,055,684	-£12,133,700	-£12,234,913	-£12,567,468	-£15,748,432
30% affordable housing (60:40)	-£12,415,722	-£12,423,979	-£12,486,391	-£12,564,406	-£12,665,619	-£12,998,175	-£16,179,139

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,752,117	-£15,773,558	-£15,835,971	-£15,913,986	-£16,015,199	-£16,347,754	-£19,528,718
10% affordable housing (70:30)	-£15,861,571	-£15,881,129	-£15,943,542	-£16,021,557	-£16,122,770	-£16,455,325	-£19,636,290
15% affordable housing (70:30)	-£15,916,298	-£15,934,915	-£15,997,328	-£16,075,343	-£16,176,556	-£16,509,111	-£19,690,075
20% affordable housing (70:30)	-£15,971,024	-£15,988,701	-£16,051,113	-£16,129,129	-£16,230,341	-£16,562,896	-£19,743,862
25% affordable housing (70:30)	-£16,025,752	-£16,042,486	-£16,104,899	-£16,182,914	-£16,284,126	-£16,616,683	-£19,797,647
30% affordable housing (70:30)	-£16,080,478	-£16,096,272	-£16,158,684	-£16,236,700	-£16,337,913	-£16,670,468	-£19,851,432
30% affordable housing (60:40)	-£16,518,722	-£16,526,979	-£16,589,391	-£16,667,406	-£16,768,619	-£17,101,175	-£20,282,139

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,441,117	-£13,462,558	-£13,524,971	-£13,602,986	-£13,704,199	-£14,036,754	-£17,217,718
10% affordable housing (70:30)	-£13,550,571	-£13,570,129	-£13,632,542	-£13,710,557	-£13,811,770	-£14,144,325	-£17,325,290
15% affordable housing (70:30)	-£13,605,298	-£13,623,915	-£13,686,328	-£13,764,343	-£13,865,556	-£14,198,111	-£17,379,075
20% affordable housing (70:30)	-£13,660,024	-£13,677,701	-£13,740,113	-£13,818,129	-£13,919,341	-£14,251,896	-£17,432,862
25% affordable housing (70:30)	-£13,714,752	-£13,731,486	-£13,793,899	-£13,871,914	-£13,973,126	-£14,305,683	-£17,486,647
30% affordable housing (70:30)	-£13,769,478	-£13,785,272	-£13,847,684	-£13,925,700	-£14,026,913	-£14,359,468	-£17,540,432
30% affordable housing (60:40)	-£14,207,722	-£14,215,979	-£14,278,391	-£14,356,406	-£14,457,619	-£14,790,175	-£17,971,139

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,661,117	-£12,682,558	-£12,744,971	-£12,822,986	-£12,924,199	-£13,256,754	-£16,437,718
10% affordable housing (70:30)	-£12,770,571	-£12,790,129	-£12,852,542	-£12,930,557	-£13,031,770	-£13,364,325	-£16,545,290
15% affordable housing (70:30)	-£12,825,298	-£12,843,915	-£12,906,328	-£12,984,343	-£13,085,556	-£13,418,111	-£16,599,075
20% affordable housing (70:30)	-£12,880,024	-£12,897,701	-£12,960,113	-£13,038,129	-£13,139,341	-£13,471,896	-£16,652,862
25% affordable housing (70:30)	-£12,934,752	-£12,951,486	-£13,013,899	-£13,091,914	-£13,193,126	-£13,525,683	-£16,706,647
30% affordable housing (70:30)	-£12,989,478	-£13,005,272	-£13,067,684	-£13,145,700	-£13,246,913	-£13,579,468	-£16,760,432
30% affordable housing (60:40)	-£13,427,722	-£13,435,979	-£13,498,391	-£13,576,406	-£13,677,619	-£14,010,175	-£17,191,139

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,855,117	-£11,876,558	-£12,038,971	-£12,116,986	-£12,218,199	-£12,550,754	-£15,731,718
10% affordable housing (70:30)	-£12,064,571	-£12,084,129	-£12,146,542	-£12,224,557	-£12,325,770	-£12,658,325	-£15,839,290
15% affordable housing (70:30)	-£12,119,298	-£12,137,915	-£12,200,328	-£12,278,343	-£12,379,556	-£12,712,111	-£15,893,075
20% affordable housing (70:30)	-£12,174,024	-£12,191,701	-£12,254,113	-£12,332,129	-£12,433,341	-£12,765,896	-£15,946,862
25% affordable housing (70:30)	-£12,228,752	-£12,245,486	-£12,307,899	-£12,385,914	-£12,487,126	-£12,819,683	-£16,000,647
30% affordable housing (70:30)	-£12,283,478	-£12,299,272	-£12,361,684	-£12,439,700	-£12,540,913	-£12,873,468	-£16,054,432
30% affordable housing (60:40)	-£12,721,722	-£12,729,979	-£12,792,391	-£12,870,406	-£12,971,619	-£13,304,175	-£16,485,139

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8

Site location

North central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 150
Site Area 2 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£752,965	-£1,015,701	-£1,103,168	-£1,212,500	-£1,356,853	-£1,831,156	-£6,367,964
10% affordable housing (70:30)	-£244,594	-£516,074	-£603,539	-£712,873	-£857,226	-£1,331,528	-£5,868,337
15% affordable housing (70:30)	£9,438	-£266,260	-£353,726	-£463,059	-£607,412	-£1,081,715	-£5,618,523
20% affordable housing (70:30)	£259,533	-£16,445	-£103,912	-£213,244	-£357,597	-£831,900	-£5,368,710
25% affordable housing (70:30)	£509,190	£229,612	£143,554	£35,981	-£107,784	-£582,086	-£5,118,895
30% affordable housing (70:30)	£754,744	£474,877	£389,348	£281,775	£139,745	-£332,273	-£4,869,081
30% affordable housing (60:40)	-£7,513	-£283,071	-£370,537	-£479,870	-£624,223	-£1,096,526	-£5,635,334

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£8,958,965	-£9,221,701	-£9,309,168	-£9,418,500	-£9,562,853	-£10,037,156	-£14,573,964
10% affordable housing (70:30)	-£8,450,594	-£8,722,074	-£8,809,539	-£8,918,873	-£9,063,226	-£9,537,528	-£14,074,337
15% affordable housing (70:30)	-£8,196,562	-£8,472,260	-£8,559,726	-£8,669,059	-£8,813,412	-£9,287,715	-£13,824,523
20% affordable housing (70:30)	-£7,946,467	-£8,222,445	-£8,309,912	-£8,419,244	-£8,563,597	-£9,037,900	-£13,574,710
25% affordable housing (70:30)	-£7,696,810	-£7,976,388	-£8,062,446	-£8,170,019	-£8,313,784	-£8,788,086	-£13,324,895
30% affordable housing (70:30)	-£7,451,256	-£7,731,123	-£7,816,652	-£7,924,225	-£8,066,255	-£8,538,273	-£13,075,081
30% affordable housing (60:40)	-£8,213,513	-£8,489,071	-£8,576,537	-£8,685,870	-£8,830,223	-£9,304,526	-£13,841,334

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£4,336,965	-£4,599,701	-£4,687,168	-£4,796,500	-£4,940,853	-£5,415,156	-£9,951,964
10% affordable housing (70:30)	-£3,828,594	-£4,100,074	-£4,187,539	-£4,296,873	-£4,441,226	-£4,915,528	-£9,452,337
15% affordable housing (70:30)	-£3,574,562	-£3,850,260	-£3,937,726	-£4,047,059	-£4,191,412	-£4,665,715	-£9,202,523
20% affordable housing (70:30)	-£3,324,467	-£3,600,445	-£3,687,912	-£3,797,244	-£3,941,597	-£4,415,900	-£8,952,710
25% affordable housing (70:30)	-£3,074,810	-£3,354,388	-£3,440,446	-£3,548,019	-£3,691,784	-£4,166,086	-£8,702,895
30% affordable housing (70:30)	-£2,829,256	-£3,109,123	-£3,194,652	-£3,302,225	-£3,444,255	-£3,916,273	-£8,453,081
30% affordable housing (60:40)	-£3,591,513	-£3,867,071	-£3,954,537	-£4,063,870	-£4,208,223	-£4,682,526	-£9,219,334

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,776,965	-£3,039,701	-£3,127,168	-£3,236,500	-£3,380,853	-£3,855,156	-£8,391,964
10% affordable housing (70:30)	-£2,268,594	-£2,540,074	-£2,627,539	-£2,736,873	-£2,881,226	-£3,355,528	-£7,892,337
15% affordable housing (70:30)	-£2,014,562	-£2,290,260	-£2,377,726	-£2,487,059	-£2,631,412	-£3,105,715	-£7,642,523
20% affordable housing (70:30)	-£1,764,467	-£2,040,445	-£2,127,912	-£2,237,244	-£2,381,597	-£2,855,900	-£7,392,710
25% affordable housing (70:30)	-£1,514,810	-£1,794,388	-£1,880,446	-£1,988,019	-£2,131,784	-£2,606,086	-£7,142,895
30% affordable housing (70:30)	-£1,269,256	-£1,549,123	-£1,634,652	-£1,742,225	-£1,884,255	-£2,356,273	-£6,893,081
30% affordable housing (60:40)	-£2,031,513	-£2,307,071	-£2,394,537	-£2,503,870	-£2,648,223	-£3,122,526	-£7,659,334

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,364,965	-£1,627,701	-£1,715,168	-£1,824,500	-£1,968,853	-£2,443,156	-£8,979,964
10% affordable housing (70:30)	-£856,594	-£1,128,074	-£1,215,539	-£1,324,873	-£1,469,226	-£1,943,528	-£6,480,337
15% affordable housing (70:30)	-£602,562	-£878,260	-£965,726	-£1,075,059	-£1,219,412	-£1,693,715	-£6,230,523
20% affordable housing (70:30)	-£352,467	-£628,445	-£715,912	-£825,244	-£969,597	-£1,443,900	-£5,980,710
25% affordable housing (70:30)	-£102,810	-£382,388	-£468,446	-£576,019	-£719,784	-£1,194,086	-£5,730,895
30% affordable housing (70:30)	£142,744	-£137,123	-£222,652	-£330,225	-£472,255	-£944,273	-£5,481,081
30% affordable housing (60:40)	-£619,513	-£895,071	-£982,537	-£1,091,870	-£1,236,223	-£1,710,526	-£6,247,334

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8

Site location

Mid central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,810,025	£1,515,874	£1,431,200	£1,325,358	£1,185,613	£725,720	-£3,799,220
10% affordable housing (70:30)	£2,110,439	£1,811,551	£1,728,239	£1,624,100	£1,486,604	£1,029,048	-£3,485,364
15% affordable housing (70:30)	£2,256,477	£1,959,174	£1,875,863	£1,771,724	£1,634,228	£1,180,347	-£3,328,436
20% affordable housing (70:30)	£2,402,374	£2,102,691	£2,020,720	£1,918,257	£1,781,851	£1,330,079	-£3,171,509
25% affordable housing (70:30)	£2,545,165	£2,246,079	£2,164,108	£2,061,645	£1,926,362	£1,477,703	-£3,014,581
30% affordable housing (70:30)	£2,686,192	£2,385,785	£2,305,133	£2,204,319	£2,069,750	£1,625,249	-£2,857,653
30% affordable housing (60:40)	£2,166,897	£1,871,263	£1,789,292	£1,686,829	£1,550,419	£1,098,647	-£3,410,600

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£6,395,975	-£6,690,126	-£6,774,800	-£6,880,642	-£7,020,387	-£7,480,280	-£12,005,220
10% affordable housing (70:30)	-£6,095,561	-£6,394,449	-£6,477,761	-£6,581,900	-£6,719,396	-£7,176,952	-£11,691,364
15% affordable housing (70:30)	-£5,949,523	-£6,246,826	-£6,330,137	-£6,434,276	-£6,571,772	-£7,025,653	-£11,534,436
20% affordable housing (70:30)	-£5,803,626	-£6,103,309	-£6,185,280	-£6,287,743	-£6,424,149	-£6,875,921	-£11,377,509
25% affordable housing (70:30)	-£5,660,835	-£5,959,921	-£6,041,892	-£6,144,355	-£6,279,638	-£6,728,297	-£11,220,581
30% affordable housing (70:30)	-£5,519,808	-£5,820,215	-£5,900,867	-£6,001,681	-£6,136,250	-£6,580,751	-£11,063,653
30% affordable housing (60:40)	-£5,039,103	-£6,334,737	-£6,416,708	-£6,519,171	-£6,655,581	-£7,107,353	-£11,616,600

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,773,975	-£2,068,126	-£2,152,800	-£2,258,642	-£2,398,387	-£2,858,280	-£7,383,220
10% affordable housing (70:30)	-£1,473,561	-£1,772,449	-£1,855,761	-£1,959,900	-£2,097,396	-£2,554,952	-£7,069,364
15% affordable housing (70:30)	-£1,327,523	-£1,624,826	-£1,708,137	-£1,812,276	-£1,949,772	-£2,403,653	-£6,912,436
20% affordable housing (70:30)	-£1,181,626	-£1,481,309	-£1,563,280	-£1,665,743	-£1,802,149	-£2,253,921	-£6,755,509
25% affordable housing (70:30)	-£1,038,835	-£1,337,921	-£1,419,892	-£1,522,355	-£1,657,638	-£2,106,297	-£6,598,581
30% affordable housing (70:30)	-£897,808	-£1,188,215	-£1,278,867	-£1,379,681	-£1,514,250	-£1,958,751	-£6,441,653
30% affordable housing (60:40)	-£1,417,103	-£1,712,737	-£1,794,708	-£1,897,171	-£2,033,581	-£2,485,353	-£6,594,600

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£213,975	-£508,126	-£592,800	-£698,642	-£838,387	-£1,298,280	-£5,823,220
10% affordable housing (70:30)	£86,439	-£212,449	-£295,761	-£399,900	-£537,396	-£994,952	-£5,509,364
15% affordable housing (70:30)	£232,477	-£64,826	-£148,137	-£252,276	-£389,772	-£843,653	-£5,352,436
20% affordable housing (70:30)	£378,374	£78,691	-£3,280	-£105,743	-£242,149	-£693,921	-£5,195,509
25% affordable housing (70:30)	£521,165	£222,079	£140,108	£37,645	-£97,638	-£546,297	-£5,038,581
30% affordable housing (70:30)	£662,192	£361,785	£281,133	£180,319	£45,750	-£398,751	-£4,881,653
30% affordable housing (60:40)	£142,897	-£152,737	-£234,708	-£337,171	-£473,581	-£925,353	-£5,434,600

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,198,025	£903,874	£819,200	£713,358	£573,613	£113,720	-£4,411,220
10% affordable housing (70:30)	£1,498,439	£1,199,551	£1,116,239	£1,012,100	£874,604	£417,048	-£4,097,364
15% affordable housing (70:30)	£1,644,477	£1,347,174	£1,263,863	£1,159,724	£1,022,228	£568,347	-£3,940,436
20% affordable housing (70:30)	£1,790,374	£1,490,691	£1,408,720	£1,306,257	£1,169,851	£718,079	-£3,783,509
25% affordable housing (70:30)	£1,933,165	£1,634,079	£1,552,108	£1,449,645	£1,314,362	£865,703	-£3,626,581
30% affordable housing (70:30)	£2,074,192	£1,773,785	£1,693,133	£1,592,319	£1,457,750	£1,013,249	-£3,469,653
30% affordable housing (60:40)	£1,554,897	£1,259,263	£1,177,292	£1,074,829	£938,419	£486,647	-£4,022,600

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 8

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£4,266,921	£3,939,326	£3,858,675	£3,757,860	£3,624,476	£3,179,973	-£1,236,435
10% affordable housing (70:30)	£4,369,562	£4,043,424	£3,962,773	£3,861,958	£3,728,852	£3,291,503	-£1,107,921
15% affordable housing (70:30)	£4,417,946	£4,091,845	£4,012,491	£3,913,300	£3,780,901	£3,343,552	-£1,043,664
20% affordable housing (70:30)	£4,466,030	£4,139,398	£4,060,044	£3,960,852	£3,829,888	£3,395,601	-£979,407
25% affordable housing (70:30)	£4,509,167	£4,185,523	£4,107,446	£4,008,404	£3,877,440	£3,447,128	-£915,150
30% affordable housing (70:30)	£4,552,124	£4,227,918	£4,149,842	£4,052,246	£3,923,389	£3,494,681	-£850,893
30% affordable housing (60:40)	£4,243,370	£3,924,297	£3,846,220	£3,747,368	£3,616,404	£3,186,064	-£1,191,027

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,939,079	-£4,266,674	-£4,347,325	-£4,448,140	-£4,581,524	-£5,026,027	-£9,442,435
10% affordable housing (70:30)	-£3,836,438	-£4,162,576	-£4,243,227	-£4,344,042	-£4,477,148	-£4,914,497	-£9,313,921
15% affordable housing (70:30)	-£3,788,054	-£4,114,155	-£4,193,509	-£4,292,700	-£4,425,099	-£4,862,448	-£9,249,664
20% affordable housing (70:30)	-£3,739,970	-£4,066,602	-£4,145,956	-£4,245,148	-£4,376,112	-£4,810,399	-£9,185,407
25% affordable housing (70:30)	-£3,696,833	-£4,020,477	-£4,098,554	-£4,197,596	-£4,328,560	-£4,758,872	-£9,121,150
30% affordable housing (70:30)	-£3,653,876	-£3,978,082	-£4,056,158	-£4,153,754	-£4,282,611	-£4,711,319	-£9,056,893
30% affordable housing (60:40)	-£3,962,630	-£4,281,703	-£4,359,780	-£4,458,632	-£4,589,596	-£5,019,936	-£9,397,027

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£682,921	£355,326	£274,675	£173,860	£40,476	-£404,027	-£4,820,435
10% affordable housing (70:30)	£785,562	£459,424	£378,773	£277,958	£144,852	-£292,497	-£4,691,921
15% affordable housing (70:30)	£833,946	£507,845	£428,491	£329,300	£196,901	-£240,448	-£4,527,664
20% affordable housing (70:30)	£882,030	£555,398	£476,044	£376,852	£245,888	-£188,399	-£4,363,407
25% affordable housing (70:30)	£925,167	£601,523	£523,446	£424,404	£293,440	-£136,872	-£4,199,150
30% affordable housing (70:30)	£968,124	£643,918	£565,842	£468,246	£339,389	-£89,319	-£4,034,893
30% affordable housing (60:40)	£659,370	£340,297	£262,220	£163,368	£32,404	-£397,936	-£4,775,027

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,242,921	£1,915,326	£1,834,675	£1,733,860	£1,600,476	£1,155,973	-£3,260,435
10% affordable housing (70:30)	£2,345,562	£2,019,424	£1,938,773	£1,837,958	£1,704,852	£1,267,503	-£3,131,921
15% affordable housing (70:30)	£2,393,946	£2,067,845	£1,988,491	£1,889,300	£1,756,901	£1,319,552	-£3,067,664
20% affordable housing (70:30)	£2,442,030	£2,115,398	£2,036,044	£1,936,852	£1,805,888	£1,371,601	-£2,903,407
25% affordable housing (70:30)	£2,485,167	£2,161,523	£2,083,446	£1,984,404	£1,853,440	£1,423,128	-£2,839,150
30% affordable housing (70:30)	£2,528,124	£2,203,918	£2,125,842	£2,028,246	£1,899,389	£1,470,681	-£2,874,893
30% affordable housing (60:40)	£2,219,370	£1,900,297	£1,822,220	£1,723,368	£1,592,404	£1,162,064	-£3,215,027

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,654,921	£3,327,326	£3,246,675	£3,145,860	£3,012,476	£2,567,973	-£1,848,435
10% affordable housing (70:30)	£3,757,562	£3,431,424	£3,350,773	£3,249,958	£3,116,852	£2,679,503	-£1,719,921
15% affordable housing (70:30)	£3,805,946	£3,479,845	£3,400,491	£3,301,300	£3,168,901	£2,731,552	-£1,655,664
20% affordable housing (70:30)	£3,854,030	£3,527,398	£3,448,044	£3,348,852	£3,217,888	£2,783,601	-£1,591,407
25% affordable housing (70:30)	£3,897,167	£3,573,523	£3,495,446	£3,396,404	£3,265,440	£2,835,128	-£1,527,150
30% affordable housing (70:30)	£3,940,124	£3,615,918	£3,537,842	£3,440,246	£3,311,389	£2,882,681	-£1,462,893
30% affordable housing (60:40)	£3,631,370	£3,312,297	£3,234,220	£3,135,368	£3,004,404	£2,574,064	-£1,803,027

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8a

Site location

North central area

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 150
Site Area 2 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,865,066	-£13,847,150	-£13,938,782	-£14,053,320	-£14,204,548	-£14,701,436	-£19,454,283
10% affordable housing (70:30)	-£13,442,464	-£13,431,817	-£13,523,448	-£13,637,987	-£13,789,214	-£14,286,103	-£19,038,949
15% affordable housing (70:30)	-£13,231,163	-£13,224,150	-£13,315,781	-£13,430,320	-£13,581,547	-£14,078,436	-£18,831,283
20% affordable housing (70:30)	-£13,019,862	-£13,016,482	-£13,108,115	-£13,222,653	-£13,373,880	-£13,870,769	-£18,623,616
25% affordable housing (70:30)	-£12,808,561	-£12,808,816	-£12,900,447	-£13,014,987	-£13,166,213	-£13,663,102	-£18,415,949
30% affordable housing (70:30)	-£12,597,260	-£12,601,149	-£12,692,780	-£12,807,320	-£12,958,547	-£13,455,435	-£18,208,283
30% affordable housing (60:40)	-£13,376,923	-£13,367,402	-£13,459,033	-£13,573,573	-£13,724,800	-£14,221,688	-£18,974,536

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£22,071,066	-£22,053,150	-£22,144,782	-£22,259,320	-£22,410,548	-£22,907,436	-£27,660,283
10% affordable housing (70:30)	-£21,648,464	-£21,637,817	-£21,729,448	-£21,843,987	-£21,995,214	-£22,492,103	-£27,244,949
15% affordable housing (70:30)	-£21,437,163	-£21,430,150	-£21,521,781	-£21,636,320	-£21,787,547	-£22,284,436	-£27,037,283
20% affordable housing (70:30)	-£21,225,862	-£21,222,482	-£21,314,115	-£21,428,653	-£21,579,880	-£22,076,769	-£26,829,616
25% affordable housing (70:30)	-£21,014,561	-£21,014,816	-£21,106,447	-£21,220,987	-£21,372,213	-£21,869,102	-£26,621,949
30% affordable housing (70:30)	-£20,803,260	-£20,807,149	-£20,898,780	-£21,013,320	-£21,164,547	-£21,661,435	-£26,414,283
30% affordable housing (60:40)	-£21,582,923	-£21,573,402	-£21,665,033	-£21,779,573	-£21,930,800	-£22,427,688	-£27,180,536

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£17,449,066	-£17,431,150	-£17,522,782	-£17,637,320	-£17,788,548	-£18,285,436	-£23,038,283
10% affordable housing (70:30)	-£17,026,464	-£17,015,817	-£17,107,448	-£17,221,987	-£17,373,214	-£17,870,103	-£22,622,949
15% affordable housing (70:30)	-£16,815,163	-£16,808,150	-£16,899,781	-£17,014,320	-£17,165,547	-£17,662,436	-£22,415,283
20% affordable housing (70:30)	-£16,603,862	-£16,600,482	-£16,692,115	-£16,806,653	-£16,957,880	-£17,454,769	-£22,207,616
25% affordable housing (70:30)	-£16,392,561	-£16,392,816	-£16,484,447	-£16,598,987	-£16,750,213	-£17,247,102	-£21,999,949
30% affordable housing (70:30)	-£16,181,260	-£16,185,149	-£16,276,780	-£16,391,320	-£16,542,547	-£17,039,435	-£21,792,283
30% affordable housing (60:40)	-£16,960,923	-£16,951,402	-£17,043,033	-£17,157,573	-£17,308,800	-£17,805,688	-£22,558,536

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,889,066	-£15,871,150	-£15,962,782	-£16,077,320	-£16,228,548	-£16,725,436	-£21,478,283
10% affordable housing (70:30)	-£15,466,464	-£15,455,817	-£15,547,448	-£15,661,987	-£15,813,214	-£16,310,103	-£21,062,949
15% affordable housing (70:30)	-£15,255,163	-£15,248,150	-£15,339,781	-£15,454,320	-£15,605,547	-£16,102,436	-£20,855,283
20% affordable housing (70:30)	-£15,043,862	-£15,040,482	-£15,132,115	-£15,246,653	-£15,397,880	-£15,894,769	-£20,647,616
25% affordable housing (70:30)	-£14,832,561	-£14,832,816	-£14,924,447	-£15,038,987	-£15,190,213	-£15,687,102	-£20,439,949
30% affordable housing (70:30)	-£14,621,260	-£14,625,149	-£14,716,780	-£14,831,320	-£14,982,547	-£15,479,435	-£20,232,283
30% affordable housing (60:40)	-£15,400,923	-£15,391,402	-£15,483,033	-£15,597,573	-£15,748,800	-£16,245,688	-£20,998,536

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,477,066	-£14,459,150	-£14,550,782	-£14,665,320	-£14,816,548	-£15,313,436	-£20,066,283
10% affordable housing (70:30)	-£14,054,464	-£14,043,817	-£14,135,448	-£14,249,987	-£14,401,214	-£14,898,103	-£19,650,949
15% affordable housing (70:30)	-£13,843,163	-£13,836,150	-£13,927,781	-£14,042,320	-£14,193,547	-£14,690,436	-£19,443,283
20% affordable housing (70:30)	-£13,631,862	-£13,628,482	-£13,720,115	-£13,834,653	-£13,985,880	-£14,482,769	-£19,235,616
25% affordable housing (70:30)	-£13,420,561	-£13,420,816	-£13,512,447	-£13,626,987	-£13,778,213	-£14,275,102	-£19,027,949
30% affordable housing (70:30)	-£13,209,260	-£13,213,149	-£13,304,780	-£13,419,320	-£13,570,547	-£14,067,435	-£18,820,283
30% affordable housing (60:40)	-£13,988,923	-£13,979,402	-£14,071,033	-£14,185,573	-£14,336,800	-£14,833,688	-£19,586,536

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 8a

Sales value inflation 0%
Build cost inflation 0%

Site location

Mid central area

Affordable Housing Affordable Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,061,774	-£11,092,072	-£11,183,703	-£11,298,243	-£11,449,469	-£11,946,357	-£16,699,205
10% affordable housing (70:30)	-£10,919,502	-£10,952,246	-£11,043,877	-£11,158,417	-£11,309,644	-£11,806,532	-£16,559,379
15% affordable housing (70:30)	-£10,848,365	-£10,882,333	-£10,973,965	-£11,088,503	-£11,239,730	-£11,736,619	-£16,489,466
20% affordable housing (70:30)	-£10,777,229	-£10,812,420	-£10,904,051	-£11,018,591	-£11,169,818	-£11,666,706	-£16,419,554
25% affordable housing (70:30)	-£10,706,093	-£10,742,508	-£10,834,139	-£10,948,678	-£11,099,904	-£11,596,793	-£16,349,640
30% affordable housing (70:30)	-£10,634,956	-£10,672,594	-£10,764,226	-£10,878,765	-£11,029,992	-£11,526,880	-£16,279,728
30% affordable housing (60:40)	-£11,414,618	-£11,438,847	-£11,530,478	-£11,645,018	-£11,796,245	-£12,293,133	-£17,045,981

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£19,267,774	-£19,298,072	-£19,389,703	-£19,504,243	-£19,655,469	-£20,152,357	-£24,905,205
10% affordable housing (70:30)	-£19,125,502	-£19,158,246	-£19,249,877	-£19,364,417	-£19,515,644	-£20,012,532	-£24,765,379
15% affordable housing (70:30)	-£19,054,365	-£19,088,333	-£19,179,965	-£19,294,503	-£19,445,730	-£19,942,619	-£24,695,466
20% affordable housing (70:30)	-£18,983,229	-£19,018,420	-£19,110,051	-£19,224,591	-£19,375,818	-£19,872,706	-£24,625,554
25% affordable housing (70:30)	-£18,912,093	-£18,948,508	-£19,040,139	-£19,154,678	-£19,305,904	-£19,802,793	-£24,555,640
30% affordable housing (70:30)	-£18,840,956	-£18,878,594	-£18,970,226	-£19,084,765	-£19,235,992	-£19,732,880	-£24,485,728
30% affordable housing (60:40)	-£19,620,618	-£19,644,847	-£19,736,478	-£19,851,018	-£20,002,245	-£20,499,133	-£25,251,981

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,645,774	-£14,676,072	-£14,767,703	-£14,882,243	-£15,033,469	-£15,530,357	-£20,283,205
10% affordable housing (70:30)	-£14,503,502	-£14,536,246	-£14,627,877	-£14,742,417	-£14,893,644	-£15,390,532	-£20,143,379
15% affordable housing (70:30)	-£14,432,365	-£14,466,333	-£14,557,965	-£14,672,503	-£14,823,730	-£15,320,619	-£20,073,466
20% affordable housing (70:30)	-£14,361,229	-£14,396,420	-£14,488,051	-£14,602,591	-£14,753,818	-£15,250,706	-£20,003,554
25% affordable housing (70:30)	-£14,290,093	-£14,326,508	-£14,418,139	-£14,532,678	-£14,683,904	-£15,180,793	-£19,933,640
30% affordable housing (70:30)	-£14,218,956	-£14,256,594	-£14,348,226	-£14,462,765	-£14,613,992	-£15,110,880	-£19,863,728
30% affordable housing (60:40)	-£14,998,618	-£15,022,847	-£15,114,478	-£15,229,018	-£15,380,245	-£15,877,133	-£20,629,981

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,085,774	-£13,116,072	-£13,207,703	-£13,322,243	-£13,473,469	-£13,970,357	-£18,723,205
10% affordable housing (70:30)	-£12,943,502	-£12,976,246	-£13,067,877	-£13,182,417	-£13,333,644	-£13,830,532	-£18,583,379
15% affordable housing (70:30)	-£12,872,365	-£12,906,333	-£12,997,965	-£13,112,503	-£13,263,730	-£13,760,619	-£18,513,466
20% affordable housing (70:30)	-£12,801,229	-£12,836,420	-£12,928,051	-£13,042,591	-£13,193,818	-£13,690,706	-£18,443,554
25% affordable housing (70:30)	-£12,730,093	-£12,766,508	-£12,858,139	-£12,972,678	-£13,123,904	-£13,620,793	-£18,373,640
30% affordable housing (70:30)	-£12,658,956	-£12,696,594	-£12,788,226	-£12,902,765	-£13,053,992	-£13,550,880	-£18,303,728
30% affordable housing (60:40)	-£13,438,618	-£13,462,847	-£13,554,478	-£13,669,018	-£13,820,245	-£14,317,133	-£19,069,981

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,673,774	-£11,704,072	-£11,795,703	-£11,910,243	-£12,061,469	-£12,558,357	-£17,311,205
10% affordable housing (70:30)	-£11,531,502	-£11,564,246	-£11,655,877	-£11,770,417	-£11,921,644	-£12,418,532	-£17,171,379
15% affordable housing (70:30)	-£11,460,365	-£11,494,333	-£11,585,965	-£11,700,503	-£11,851,730	-£12,348,619	-£17,101,466
20% affordable housing (70:30)	-£11,389,229	-£11,424,420	-£11,516,051	-£11,630,591	-£11,781,818	-£12,278,706	-£17,031,554
25% affordable housing (70:30)	-£11,318,093	-£11,354,508	-£11,446,139	-£11,560,678	-£11,711,904	-£12,208,793	-£16,961,640
30% affordable housing (70:30)	-£11,246,956	-£11,284,594	-£11,376,226	-£11,490,765	-£11,641,992	-£12,138,880	-£16,891,728
30% affordable housing (60:40)	-£12,026,618	-£12,050,847	-£12,142,478	-£12,257,018	-£12,408,245	-£12,905,133	-£17,657,981

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 8a

Sales value inflation 0%
Build cost inflation 0%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£8,264,986	-£8,343,386	-£8,435,018	-£8,549,556	-£8,700,783	-£9,197,672	-£13,950,519
10% affordable housing (70:30)	-£8,402,392	-£8,478,429	-£8,570,060	-£8,684,599	-£8,835,826	-£9,332,714	-£14,085,562
15% affordable housing (70:30)	-£8,471,095	-£8,545,950	-£8,637,581	-£8,752,120	-£8,903,347	-£9,400,236	-£14,153,083
20% affordable housing (70:30)	-£8,539,798	-£8,613,472	-£8,705,103	-£8,819,642	-£8,970,869	-£9,467,758	-£14,220,604
25% affordable housing (70:30)	-£8,608,501	-£8,680,992	-£8,772,624	-£8,887,163	-£9,038,390	-£9,535,279	-£14,288,126
30% affordable housing (70:30)	-£8,677,205	-£8,748,514	-£8,840,145	-£8,954,685	-£9,105,912	-£9,602,800	-£14,355,648
30% affordable housing (60:40)	-£9,456,867	-£9,514,767	-£9,606,398	-£9,720,938	-£9,872,165	-£10,369,053	-£15,121,901

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,470,986	-£16,549,386	-£16,641,018	-£16,755,556	-£16,906,783	-£17,403,672	-£22,156,519
10% affordable housing (70:30)	-£16,608,392	-£16,684,429	-£16,776,060	-£16,890,599	-£17,041,826	-£17,538,714	-£22,291,562
15% affordable housing (70:30)	-£16,677,095	-£16,751,950	-£16,843,581	-£16,958,120	-£17,109,347	-£17,606,236	-£22,359,083
20% affordable housing (70:30)	-£16,745,798	-£16,819,472	-£16,911,103	-£17,025,642	-£17,176,869	-£17,673,758	-£22,426,604
25% affordable housing (70:30)	-£16,814,501	-£16,886,992	-£16,978,624	-£17,093,163	-£17,244,390	-£17,741,279	-£22,494,126
30% affordable housing (70:30)	-£16,883,205	-£16,954,514	-£17,046,145	-£17,160,685	-£17,311,912	-£17,808,800	-£22,561,648
30% affordable housing (60:40)	-£17,662,867	-£17,720,767	-£17,812,398	-£17,926,938	-£18,078,165	-£18,575,053	-£23,327,901

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,848,986	-£11,927,386	-£12,019,018	-£12,133,556	-£12,284,783	-£12,781,672	-£17,534,519
10% affordable housing (70:30)	-£11,986,392	-£12,062,429	-£12,154,060	-£12,268,599	-£12,419,826	-£12,916,714	-£17,669,562
15% affordable housing (70:30)	-£12,055,095	-£12,129,950	-£12,221,581	-£12,336,120	-£12,487,347	-£12,984,236	-£17,737,083
20% affordable housing (70:30)	-£12,123,798	-£12,197,472	-£12,289,103	-£12,403,642	-£12,554,869	-£13,051,758	-£17,804,604
25% affordable housing (70:30)	-£12,192,501	-£12,264,992	-£12,356,624	-£12,471,163	-£12,622,390	-£13,119,279	-£17,872,126
30% affordable housing (70:30)	-£12,261,205	-£12,332,514	-£12,424,145	-£12,538,685	-£12,689,912	-£13,186,800	-£17,939,648
30% affordable housing (60:40)	-£13,040,867	-£13,098,767	-£13,190,398	-£13,304,938	-£13,456,165	-£13,953,053	-£18,705,901

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£10,288,986	-£10,367,386	-£10,459,018	-£10,573,556	-£10,724,783	-£11,221,672	-£15,974,519
10% affordable housing (70:30)	-£10,426,392	-£10,502,429	-£10,594,060	-£10,708,599	-£10,859,826	-£11,356,714	-£16,109,562
15% affordable housing (70:30)	-£10,495,095	-£10,569,950	-£10,661,581	-£10,776,120	-£10,927,347	-£11,424,236	-£16,177,083
20% affordable housing (70:30)	-£10,563,798	-£10,637,472	-£10,729,103	-£10,843,642	-£10,994,869	-£11,491,758	-£16,244,604
25% affordable housing (70:30)	-£10,632,501	-£10,704,992	-£10,796,624	-£10,911,163	-£11,062,390	-£11,559,279	-£16,312,126
30% affordable housing (70:30)	-£10,701,205	-£10,772,514	-£10,864,145	-£10,978,685	-£11,129,912	-£11,626,800	-£16,379,648
30% affordable housing (60:40)	-£11,480,867	-£11,538,767	-£11,630,398	-£11,744,938	-£11,896,165	-£12,393,053	-£17,145,901

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,876,986	-£9,955,386	-£10,047,018	-£10,161,556	-£10,312,783	-£10,809,672	-£14,562,519
10% affordable housing (70:30)	-£9,014,392	-£9,090,429	-£9,182,060	-£9,296,599	-£9,447,826	-£9,944,714	-£14,697,562
15% affordable housing (70:30)	-£9,083,095	-£9,157,950	-£9,249,581	-£9,364,120	-£9,515,347	-£10,012,236	-£14,765,083
20% affordable housing (70:30)	-£9,151,798	-£9,225,472	-£9,317,103	-£9,431,642	-£9,582,869	-£10,079,758	-£14,832,604
25% affordable housing (70:30)	-£9,220,501	-£9,292,992	-£9,384,624	-£9,499,163	-£9,650,390	-£10,147,279	-£14,900,126
30% affordable housing (70:30)	-£9,289,205	-£9,360,514	-£9,452,145	-£9,566,685	-£9,717,912	-£10,214,800	-£14,967,648
30% affordable housing (60:40)	-£10,068,867	-£10,126,767	-£10,218,398	-£10,332,938	-£10,484,165	-£10,981,053	-£15,733,901

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Affordable Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£27,272	-£30,558	-£31,827	-£33,415	-£35,585	-£42,717	-£110,927
10% affordable housing (70:30)	-£23,307	-£26,661	-£27,931	-£29,519	-£31,689	-£38,820	-£107,030
15% affordable housing (70:30)	-£21,325	-£24,713	-£25,983	-£27,570	-£29,741	-£36,872	-£105,082
20% affordable housing (70:30)	-£19,342	-£22,765	-£24,035	-£25,622	-£27,793	-£34,924	-£103,134
25% affordable housing (70:30)	-£17,360	-£20,816	-£22,087	-£23,674	-£25,845	-£32,976	-£101,186
30% affordable housing (70:30)	-£15,378	-£18,868	-£20,138	-£21,726	-£23,897	-£31,028	-£99,238
30% affordable housing (60:40)	-£24,659	-£27,990	-£29,259	-£30,848	-£33,018	-£40,149	-£108,359

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£150,362	-£153,648	-£154,917	-£156,505	-£158,675	-£165,807	-£234,017
10% affordable housing (70:30)	-£146,397	-£149,751	-£151,021	-£152,609	-£154,779	-£161,910	-£230,120
15% affordable housing (70:30)	-£144,415	-£147,803	-£149,073	-£150,660	-£152,831	-£159,962	-£228,172
20% affordable housing (70:30)	-£142,432	-£145,855	-£147,125	-£148,712	-£150,883	-£158,014	-£226,224
25% affordable housing (70:30)	-£140,450	-£143,906	-£145,177	-£146,764	-£148,935	-£156,066	-£224,276
30% affordable housing (70:30)	-£138,468	-£141,958	-£143,228	-£144,816	-£146,987	-£154,118	-£222,328
30% affordable housing (60:40)	-£147,749	-£151,080	-£152,349	-£153,938	-£156,108	-£163,239	-£231,449

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£81,032	-£84,318	-£85,587	-£87,175	-£89,345	-£96,477	-£164,687
10% affordable housing (70:30)	-£77,067	-£80,421	-£81,691	-£83,279	-£85,449	-£92,580	-£160,790
15% affordable housing (70:30)	-£75,085	-£78,473	-£79,743	-£81,330	-£83,501	-£90,632	-£158,842
20% affordable housing (70:30)	-£73,102	-£76,525	-£77,795	-£79,382	-£81,553	-£88,684	-£156,894
25% affordable housing (70:30)	-£71,120	-£74,576	-£75,847	-£77,434	-£79,605	-£86,736	-£154,946
30% affordable housing (70:30)	-£69,138	-£72,628	-£73,898	-£75,486	-£77,657	-£84,788	-£152,998
30% affordable housing (60:40)	-£78,419	-£81,750	-£83,019	-£84,608	-£86,778	-£93,909	-£162,119

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£57,632	-£60,918	-£62,187	-£63,775	-£65,945	-£73,077	-£141,287
10% affordable housing (70:30)	-£53,667	-£57,021	-£58,291	-£59,879	-£62,049	-£69,180	-£137,390
15% affordable housing (70:30)	-£51,685	-£55,073	-£56,343	-£57,930	-£60,101	-£67,232	-£135,442
20% affordable housing (70:30)	-£49,702	-£53,125	-£54,395	-£55,982	-£58,153	-£65,284	-£133,494
25% affordable housing (70:30)	-£47,720	-£51,176	-£52,447	-£54,034	-£56,205	-£63,336	-£131,546
30% affordable housing (70:30)	-£45,738	-£49,228	-£50,498	-£52,086	-£54,257	-£61,388	-£129,598
30% affordable housing (60:40)	-£55,019	-£58,350	-£59,619	-£61,208	-£63,378	-£70,509	-£138,719

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£36,452	-£39,738	-£41,007	-£42,595	-£44,765	-£51,897	-£120,107
10% affordable housing (70:30)	-£32,487	-£35,841	-£37,111	-£38,699	-£40,869	-£48,000	-£116,210
15% affordable housing (70:30)	-£30,505	-£33,893	-£35,163	-£36,750	-£38,921	-£46,052	-£114,262
20% affordable housing (70:30)	-£28,522	-£31,945	-£33,215	-£34,802	-£36,973	-£44,104	-£112,314
25% affordable housing (70:30)	-£26,540	-£29,996	-£31,267	-£32,854	-£35,025	-£42,156	-£110,366
30% affordable housing (70:30)	-£24,558	-£28,048	-£29,318	-£30,906	-£33,077	-£40,208	-£108,418
30% affordable housing (60:40)	-£33,839	-£37,170	-£38,439	-£40,028	-£42,198	-£49,329	-£117,539

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,773	-£13,360	-£14,630	-£16,218	-£18,389	-£25,520	-£93,730
10% affordable housing (70:30)	-£7,129	-£10,761	-£12,031	-£13,619	-£15,790	-£22,921	-£91,131
15% affordable housing (70:30)	-£5,806	-£9,462	-£10,732	-£12,319	-£14,490	-£21,621	-£89,832
20% affordable housing (70:30)	-£4,485	-£8,162	-£9,433	-£11,020	-£13,191	-£20,322	-£88,532
25% affordable housing (70:30)	-£3,162	-£6,863	-£8,133	-£9,720	-£11,891	-£19,022	-£87,233
30% affordable housing (70:30)	-£1,841	-£5,564	-£6,834	-£8,421	-£10,592	-£17,723	-£85,933
30% affordable housing (60:40)	-£9,833	-£13,419	-£14,689	-£16,276	-£18,446	-£25,577	-£93,788

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£132,863	-£136,450	-£137,720	-£139,308	-£141,479	-£148,610	-£216,820
10% affordable housing (70:30)	-£130,219	-£133,851	-£135,121	-£136,709	-£138,880	-£146,011	-£214,221
15% affordable housing (70:30)	-£128,896	-£132,552	-£133,822	-£135,409	-£137,580	-£144,711	-£212,922
20% affordable housing (70:30)	-£127,575	-£131,252	-£132,523	-£134,110	-£136,281	-£143,412	-£211,622
25% affordable housing (70:30)	-£126,252	-£129,953	-£131,223	-£132,810	-£134,981	-£142,112	-£210,323
30% affordable housing (70:30)	-£124,931	-£128,654	-£129,924	-£131,511	-£133,682	-£140,813	-£209,023
30% affordable housing (60:40)	-£132,923	-£136,509	-£137,779	-£139,366	-£141,536	-£148,667	-£216,878

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£63,533	-£67,120	-£68,390	-£68,978	-£72,149	-£79,280	-£147,490
10% affordable housing (70:30)	-£60,889	-£64,521	-£65,791	-£67,379	-£69,550	-£76,681	-£144,891
15% affordable housing (70:30)	-£59,566	-£63,222	-£64,492	-£66,079	-£68,250	-£75,381	-£143,592
20% affordable housing (70:30)	-£58,245	-£61,922	-£63,193	-£64,780	-£66,951	-£74,082	-£142,292
25% affordable housing (70:30)	-£56,922	-£60,623	-£61,893	-£63,480	-£65,651	-£72,782	-£140,993
30% affordable housing (70:30)	-£55,601	-£59,324	-£60,594	-£62,181	-£64,352	-£71,483	-£139,693
30% affordable housing (60:40)	-£63,593	-£67,179	-£68,449	-£70,036	-£72,206	-£79,337	-£147,548

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£40,133	-£43,720	-£44,990	-£46,578	-£48,749	-£55,880	-£124,080
10% affordable housing (70:30)	-£37,489	-£41,121	-£42,391	-£43,979	-£46,150	-£53,281	-£121,491
15% affordable housing (70:30)	-£36,166	-£39,822	-£41,092	-£42,679	-£44,850	-£51,981	-£120,192
20% affordable housing (70:30)	-£34,845	-£38,522	-£39,793	-£41,380	-£43,551	-£50,682	-£118,892
25% affordable housing (70:30)	-£33,522	-£37,223	-£38,493	-£40,080	-£42,251	-£49,382	-£117,593
30% affordable housing (70:30)	-£32,201	-£35,924	-£37,194	-£38,781	-£40,952	-£48,083	-£116,293
30% affordable housing (60:40)	-£40,193	-£43,779	-£45,049	-£46,636	-£48,806	-£55,937	-£124,148

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£18,853	-£22,540	-£23,810	-£25,398	-£27,569	-£34,700	-£102,910
10% affordable housing (70:30)	-£16,309	-£19,941	-£21,211	-£22,799	-£24,970	-£32,101	-£100,311
15% affordable housing (70:30)	-£14,986	-£18,642	-£19,912	-£21,499	-£23,670	-£30,801	-£99,012
20% affordable housing (70:30)	-£13,665	-£17,342	-£18,613	-£20,200	-£22,371	-£29,502	-£97,712
25% affordable housing (70:30)	-£12,342	-£16,043	-£17,313	-£18,900	-£21,071	-£28,202	-£96,413
30% affordable housing (70:30)	-£11,021	-£14,744	-£16,014	-£17,601	-£19,772	-£26,903	-£95,113
30% affordable housing (60:40)	-£19,013	-£22,599	-£23,869	-£25,456	-£27,626	-£34,757	-£102,968

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 9

Sales value inflation	0%
Build cost inflation	0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Affordable Rent
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No Units	2
Site Area	0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£20,572	£16,524	£15,275	£13,713	£11,577	£4,561	-£63,575
10% affordable housing (70:30)	£20,896	£16,843	£15,593	£14,031	£11,896	£4,880	-£63,252
15% affordable housing (70:30)	£21,058	£17,002	£15,752	£14,190	£12,055	£5,039	-£63,090
20% affordable housing (70:30)	£21,220	£17,161	£15,911	£14,349	£12,214	£5,198	-£62,927
25% affordable housing (70:30)	£21,382	£17,321	£16,071	£14,509	£12,373	£5,357	-£62,765
30% affordable housing (70:30)	£21,545	£17,480	£16,230	£14,668	£12,532	£5,516	-£62,603
30% affordable housing (60:40)	£15,905	£11,936	£10,687	£9,125	£6,990	-£27	-£68,238

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£102,518	-£106,566	-£107,815	-£109,377	-£111,513	-£118,529	-£186,665
10% affordable housing (70:30)	-£102,194	-£106,247	-£107,497	-£109,059	-£111,194	-£118,210	-£186,342
15% affordable housing (70:30)	-£102,032	-£106,088	-£107,338	-£108,900	-£111,035	-£118,051	-£186,180
20% affordable housing (70:30)	-£101,870	-£105,929	-£107,179	-£108,741	-£110,876	-£117,892	-£186,017
25% affordable housing (70:30)	-£101,708	-£105,769	-£107,019	-£108,581	-£110,717	-£117,733	-£185,855
30% affordable housing (70:30)	-£101,545	-£105,610	-£106,860	-£108,422	-£110,558	-£117,574	-£185,693
30% affordable housing (60:40)	-£107,185	-£111,154	-£112,403	-£113,965	-£116,100	-£123,117	-£191,328

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£33,188	-£37,236	-£38,485	-£40,047	-£42,183	-£49,199	-£117,335
10% affordable housing (70:30)	-£32,864	-£36,917	-£38,167	-£39,729	-£41,864	-£48,880	-£117,012
15% affordable housing (70:30)	-£32,702	-£36,758	-£38,008	-£39,570	-£41,705	-£48,721	-£116,850
20% affordable housing (70:30)	-£32,540	-£36,599	-£37,849	-£39,411	-£41,546	-£48,562	-£116,687
25% affordable housing (70:30)	-£32,378	-£36,439	-£37,689	-£39,251	-£41,387	-£48,403	-£116,525
30% affordable housing (70:30)	-£32,215	-£36,280	-£37,530	-£39,092	-£41,228	-£48,244	-£116,363
30% affordable housing (60:40)	-£37,855	-£41,824	-£43,073	-£44,635	-£46,770	-£53,787	-£121,398

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,788	-£13,836	-£15,085	-£16,647	-£18,783	-£25,799	-£93,935
10% affordable housing (70:30)	-£9,464	-£13,517	-£14,767	-£16,329	-£18,464	-£25,480	-£93,612
15% affordable housing (70:30)	-£9,302	-£13,358	-£14,608	-£16,170	-£18,305	-£25,321	-£93,450
20% affordable housing (70:30)	-£9,140	-£13,199	-£14,449	-£16,011	-£18,146	-£25,162	-£93,287
25% affordable housing (70:30)	-£8,978	-£13,039	-£14,289	-£15,851	-£17,987	-£25,003	-£93,125
30% affordable housing (70:30)	-£8,815	-£12,880	-£14,130	-£15,692	-£17,828	-£24,844	-£92,963
30% affordable housing (60:40)	-£14,455	-£18,424	-£19,673	-£21,235	-£23,370	-£30,387	-£98,598

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£11,392	£7,344	£6,095	£4,533	£2,397	-£4,619	-£72,755
10% affordable housing (70:30)	£11,716	£7,663	£6,413	£4,851	£2,716	-£4,300	-£72,432
15% affordable housing (70:30)	£11,878	£7,822	£6,572	£5,010	£2,875	-£4,141	-£72,270
20% affordable housing (70:30)	£12,040	£7,981	£6,731	£5,169	£3,034	-£3,982	-£72,107
25% affordable housing (70:30)	£12,202	£8,141	£6,891	£5,329	£3,193	-£3,823	-£71,945
30% affordable housing (70:30)	£12,365	£8,300	£7,050	£5,488	£3,352	-£3,664	-£71,783
30% affordable housing (60:40)	£6,725	£2,756	£1,507	-£55	-£2,190	-£9,207	-£77,418

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Site location

Shoeburyness

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£16,249	£12,274	£11,024	£9,462	£7,328	£311	-£67,895
10% affordable housing (70:30)	£16,899	£12,913	£11,664	£10,102	£7,966	£950	-£67,245
15% affordable housing (70:30)	£17,224	£13,233	£11,983	£10,421	£8,286	£1,270	-£66,920
20% affordable housing (70:30)	£17,549	£13,553	£12,303	£10,741	£8,606	£1,589	-£66,595
25% affordable housing (70:30)	£17,874	£13,872	£12,623	£11,061	£8,925	£1,908	-£66,271
30% affordable housing (70:30)	£18,199	£14,192	£12,942	£11,380	£9,245	£2,229	-£65,946
30% affordable housing (60:40)	£12,241	£8,336	£7,086	£5,524	£3,388	-£3,687	-£71,897

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£106,841	-£110,816	-£112,066	-£113,628	-£115,762	-£122,779	-£190,985
10% affordable housing (70:30)	-£106,191	-£110,177	-£111,426	-£112,988	-£115,124	-£122,140	-£190,335
15% affordable housing (70:30)	-£105,866	-£109,857	-£111,107	-£112,669	-£114,804	-£121,820	-£190,010
20% affordable housing (70:30)	-£105,541	-£109,537	-£110,787	-£112,349	-£114,484	-£121,501	-£189,685
25% affordable housing (70:30)	-£105,216	-£109,218	-£110,467	-£112,029	-£114,165	-£121,182	-£189,361
30% affordable housing (70:30)	-£104,891	-£108,898	-£110,148	-£111,710	-£113,845	-£120,861	-£189,036
30% affordable housing (60:40)	-£110,849	-£114,754	-£116,004	-£117,566	-£119,702	-£126,777	-£194,387

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£37,511	-£41,486	-£42,736	-£44,298	-£46,432	-£53,449	-£121,655
10% affordable housing (70:30)	-£36,861	-£40,847	-£42,096	-£43,658	-£45,794	-£52,810	-£121,005
15% affordable housing (70:30)	-£36,536	-£40,527	-£41,777	-£43,339	-£45,474	-£52,490	-£120,680
20% affordable housing (70:30)	-£36,211	-£40,207	-£41,457	-£43,019	-£45,154	-£52,171	-£120,355
25% affordable housing (70:30)	-£35,886	-£39,888	-£41,137	-£42,699	-£44,835	-£51,852	-£120,031
30% affordable housing (70:30)	-£35,561	-£39,568	-£40,818	-£42,380	-£44,515	-£51,531	-£119,708
30% affordable housing (60:40)	-£41,519	-£45,424	-£46,674	-£48,236	-£50,372	-£57,447	-£125,657

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,111	-£18,086	-£19,336	-£20,898	-£23,032	-£30,049	-£96,255
10% affordable housing (70:30)	-£13,461	-£17,447	-£18,696	-£20,258	-£22,394	-£29,410	-£97,605
15% affordable housing (70:30)	-£13,136	-£17,127	-£18,377	-£19,939	-£22,074	-£29,090	-£97,280
20% affordable housing (70:30)	-£12,811	-£16,807	-£18,057	-£19,619	-£21,754	-£28,771	-£96,955
25% affordable housing (70:30)	-£12,486	-£16,488	-£17,737	-£19,299	-£21,435	-£28,452	-£96,631
30% affordable housing (70:30)	-£12,161	-£16,168	-£17,418	-£18,980	-£21,115	-£28,131	-£96,306
30% affordable housing (60:40)	-£18,119	-£22,024	-£23,274	-£24,836	-£26,972	-£34,047	-£102,257

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£7,069	£3,094	£1,844	£282	-£1,652	-£8,869	-£77,075
10% affordable housing (70:30)	£7,719	£3,733	£2,484	£922	-£1,214	-£8,230	-£76,425
15% affordable housing (70:30)	£8,044	£4,053	£2,803	£1,241	-£894	-£7,910	-£76,100
20% affordable housing (70:30)	£8,369	£4,373	£3,123	£1,561	-£574	-£7,591	-£75,775
25% affordable housing (70:30)	£8,694	£4,692	£3,443	£1,881	-£255	-£7,272	-£75,451
30% affordable housing (70:30)	£9,019	£5,012	£3,762	£2,200	£65	-£6,951	-£75,126
30% affordable housing (60:40)	£3,061	-£844	-£2,094	-£3,656	-£5,792	-£12,867	-£81,077

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£55,005	£50,365	£49,115	£47,553	£45,418	£38,402	£29,181
10% affordable housing (70:30)	£52,731	£48,130	£46,881	£45,319	£43,183	£36,167	£31,452
15% affordable housing (70:30)	£51,595	£47,012	£45,763	£44,201	£42,066	£35,049	£32,588
20% affordable housing (70:30)	£50,458	£45,895	£44,646	£43,083	£40,949	£33,932	£33,724
25% affordable housing (70:30)	£49,321	£44,778	£43,528	£41,966	£39,831	£32,815	£34,859
30% affordable housing (70:30)	£48,184	£43,661	£42,411	£40,849	£38,713	£31,697	£35,995
30% affordable housing (60:40)	£45,080	£40,610	£39,361	£37,799	£35,663	£28,647	£39,095

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£68,085	£72,725	£73,975	£75,537	£77,672	£84,688	£152,271
10% affordable housing (70:30)	£70,359	£74,960	£76,209	£77,771	£79,907	£86,923	£154,542
15% affordable housing (70:30)	£71,495	£76,078	£77,327	£78,889	£81,024	£88,041	£155,678
20% affordable housing (70:30)	£72,632	£77,195	£78,444	£80,007	£82,141	£89,158	£156,814
25% affordable housing (70:30)	£73,769	£78,312	£79,562	£81,124	£83,259	£90,275	£157,949
30% affordable housing (70:30)	£74,906	£79,429	£80,679	£82,241	£84,377	£91,393	£159,085
30% affordable housing (60:40)	£78,010	£82,480	£83,729	£85,291	£87,427	£94,443	£162,185

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,245	£3,395	£4,645	£6,207	£8,342	£15,358	£82,941
10% affordable housing (70:30)	£1,029	£5,630	£6,879	£8,441	£10,577	£17,593	£85,212
15% affordable housing (70:30)	£2,165	£6,748	£7,997	£9,559	£11,694	£18,711	£86,348
20% affordable housing (70:30)	£3,302	£7,865	£9,114	£10,677	£12,811	£19,828	£87,484
25% affordable housing (70:30)	£4,439	£8,982	£10,232	£11,794	£13,929	£20,945	£88,619
30% affordable housing (70:30)	£5,576	£10,099	£11,349	£12,911	£15,047	£22,063	£89,755
30% affordable housing (60:40)	£8,680	£13,150	£14,399	£15,961	£18,097	£25,113	£92,855

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£24,645	£20,005	£18,755	£17,193	£15,058	£8,042	£59,541
10% affordable housing (70:30)	£22,371	£17,770	£16,521	£14,959	£12,823	£5,807	£61,812
15% affordable housing (70:30)	£21,235	£16,652	£15,403	£13,841	£11,706	£4,689	£62,948
20% affordable housing (70:30)	£20,098	£15,535	£14,286	£12,723	£10,589	£3,572	£64,084
25% affordable housing (70:30)	£18,961	£14,418	£13,168	£11,606	£9,471	£2,455	£65,219
30% affordable housing (70:30)	£17,824	£13,301	£12,051	£10,489	£8,353	£1,337	£66,355
30% affordable housing (60:40)	£14,720	£10,250	£9,001	£7,439	£5,303	£1,713	£69,455

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£45,825	£41,185	£39,935	£38,373	£36,238	£28,222	£38,301
10% affordable housing (70:30)	£43,551	£38,950	£37,701	£36,139	£34,003	£26,987	£40,632
15% affordable housing (70:30)	£42,415	£37,832	£36,583	£35,021	£32,886	£25,869	£41,768
20% affordable housing (70:30)	£41,278	£36,715	£35,466	£33,903	£31,769	£24,752	£42,904
25% affordable housing (70:30)	£40,141	£35,598	£34,348	£32,786	£30,651	£23,635	£44,039
30% affordable housing (70:30)	£39,004	£34,481	£33,231	£31,669	£29,533	£22,517	£45,175
30% affordable housing (60:40)	£35,900	£31,430	£30,181	£28,619	£26,483	£19,467	£48,275

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£76,546	£71,535	£70,285	£68,724	£66,588	£59,571	-£7,665
10% affordable housing (70:30)	£72,647	£67,702	£66,453	£64,892	£62,756	£55,739	-£11,559
15% affordable housing (70:30)	£70,697	£65,786	£64,537	£62,976	£60,840	£53,824	-£13,506
20% affordable housing (70:30)	£68,748	£63,870	£62,621	£61,060	£58,924	£51,908	-£15,453
25% affordable housing (70:30)	£66,798	£61,954	£60,705	£59,143	£57,008	£49,992	-£17,402
30% affordable housing (70:30)	£64,849	£60,038	£58,789	£57,227	£55,092	£48,076	-£19,349
30% affordable housing (60:40)	£63,332	£58,547	£57,298	£55,736	£53,601	£46,585	-£20,864

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£46,544	-£51,555	-£52,805	-£54,366	-£56,502	-£63,519	-£130,755
10% affordable housing (70:30)	-£50,443	-£55,388	-£56,637	-£58,198	-£60,334	-£67,351	-£134,649
15% affordable housing (70:30)	-£52,393	-£57,304	-£58,553	-£60,114	-£62,250	-£69,266	-£136,596
20% affordable housing (70:30)	-£54,342	-£59,220	-£60,469	-£62,030	-£64,166	-£71,182	-£138,543
25% affordable housing (70:30)	-£56,292	-£61,136	-£62,385	-£63,947	-£66,082	-£73,098	-£140,492
30% affordable housing (70:30)	-£58,241	-£63,052	-£64,301	-£65,863	-£67,998	-£75,014	-£142,439
30% affordable housing (60:40)	-£59,758	-£64,543	-£65,792	-£67,354	-£69,489	-£76,505	-£143,954

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£22,786	£17,775	£16,525	£14,964	£12,828	£5,811	-£81,425
10% affordable housing (70:30)	£18,887	£13,942	£12,693	£11,132	£8,996	£1,979	-£65,319
15% affordable housing (70:30)	£16,937	£12,026	£10,777	£9,216	£7,080	£64	-£67,266
20% affordable housing (70:30)	£14,988	£10,110	£8,861	£7,300	£5,164	-£1,852	-£69,213
25% affordable housing (70:30)	£13,038	£8,194	£6,945	£5,383	£3,248	-£3,768	-£71,162
30% affordable housing (70:30)	£11,089	£6,278	£5,029	£3,467	£1,332	-£5,684	-£73,109
30% affordable housing (60:40)	£9,572	£4,787	£3,538	£1,976	-£159	-£7,175	-£74,624

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£46,186	£41,175	£39,925	£38,364	£36,228	£29,211	-£38,025
10% affordable housing (70:30)	£42,287	£37,342	£36,093	£34,532	£32,396	£25,379	-£41,919
15% affordable housing (70:30)	£40,337	£35,426	£34,177	£32,616	£30,480	£23,464	-£43,866
20% affordable housing (70:30)	£38,388	£33,510	£32,261	£30,700	£28,564	£21,548	-£45,813
25% affordable housing (70:30)	£36,438	£31,594	£30,345	£28,783	£26,648	£19,632	-£47,762
30% affordable housing (70:30)	£34,489	£29,678	£28,429	£26,867	£24,732	£17,716	-£49,709
30% affordable housing (60:40)	£32,972	£28,187	£26,938	£25,376	£23,241	£16,225	-£51,224

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£67,366	£62,355	£61,105	£59,544	£57,408	£50,391	-£16,845
10% affordable housing (70:30)	£63,467	£58,522	£57,273	£55,712	£53,576	£46,559	-£20,739
15% affordable housing (70:30)	£61,517	£56,606	£55,357	£53,796	£51,660	£44,644	-£22,686
20% affordable housing (70:30)	£59,568	£54,690	£53,441	£51,880	£49,744	£42,728	-£24,633
25% affordable housing (70:30)	£57,618	£52,774	£51,525	£49,963	£47,828	£40,812	-£26,582
30% affordable housing (70:30)	£55,669	£50,858	£49,609	£48,047	£45,912	£38,896	-£28,529
30% affordable housing (60:40)	£54,152	£49,367	£48,118	£46,556	£44,421	£37,405	-£30,044

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Affordable Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£83,287	£74,591	£72,142	£69,081	£64,933	£51,306	-£80,330
10% affordable housing (70:30)	£95,394	£86,492	£84,042	£80,980	£76,833	£63,206	-£68,236
15% affordable housing (70:30)	£101,449	£92,441	£89,992	£86,931	£82,783	£69,156	-£62,189
20% affordable housing (70:30)	£107,503	£98,391	£95,942	£92,880	£88,733	£75,106	-£56,141
25% affordable housing (70:30)	£113,557	£104,342	£101,891	£98,830	£94,682	£81,056	-£50,094
30% affordable housing (70:30)	£119,611	£110,291	£107,842	£104,780	£100,633	£87,006	-£44,047
30% affordable housing (60:40)	£93,545	£84,674	£82,224	£79,163	£75,015	£61,388	-£70,083

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£409,073	-£417,769	-£420,218	-£423,279	-£427,427	-£441,054	-£572,690
10% affordable housing (70:30)	-£396,966	-£405,868	-£408,318	-£411,380	-£415,527	-£429,154	-£560,596
15% affordable housing (70:30)	-£390,911	-£399,919	-£402,368	-£405,429	-£409,577	-£423,204	-£554,549
20% affordable housing (70:30)	-£384,857	-£393,969	-£396,418	-£399,480	-£403,627	-£417,254	-£548,501
25% affordable housing (70:30)	-£378,803	-£388,018	-£390,469	-£393,530	-£397,678	-£411,304	-£542,454
30% affordable housing (70:30)	-£372,749	-£382,069	-£384,518	-£387,580	-£391,727	-£405,354	-£536,407
30% affordable housing (60:40)	-£398,815	-£407,686	-£410,136	-£413,197	-£417,345	-£430,972	-£562,443

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£131,753	-£140,449	-£142,898	-£145,959	-£150,107	-£163,734	-£295,370
10% affordable housing (70:30)	-£119,646	-£128,548	-£130,998	-£134,060	-£138,207	-£151,834	-£283,276
15% affordable housing (70:30)	-£113,591	-£122,599	-£125,048	-£128,109	-£132,257	-£145,884	-£277,229
20% affordable housing (70:30)	-£107,537	-£116,649	-£119,098	-£122,160	-£126,307	-£139,934	-£271,181
25% affordable housing (70:30)	-£101,483	-£110,698	-£113,149	-£116,210	-£120,358	-£133,984	-£265,134
30% affordable housing (70:30)	-£95,429	-£104,749	-£107,198	-£110,260	-£114,407	-£128,034	-£259,087
30% affordable housing (60:40)	-£121,495	-£130,366	-£132,816	-£135,877	-£140,025	-£153,652	-£285,123

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£38,153	-£46,849	-£49,298	-£52,359	-£56,507	-£70,134	-£201,770
10% affordable housing (70:30)	-£26,046	-£34,948	-£37,398	-£40,460	-£44,607	-£58,234	-£189,676
15% affordable housing (70:30)	-£19,991	-£28,999	-£31,448	-£34,509	-£38,657	-£52,284	-£183,629
20% affordable housing (70:30)	-£13,937	-£23,049	-£25,498	-£28,560	-£32,707	-£46,334	-£177,581
25% affordable housing (70:30)	-£7,883	-£17,098	-£19,549	-£22,610	-£26,758	-£40,384	-£171,534
30% affordable housing (70:30)	-£1,829	-£11,149	-£13,598	-£16,660	-£20,807	-£34,434	-£165,487
30% affordable housing (60:40)	-£27,895	-£36,766	-£39,216	-£42,277	-£46,425	-£60,052	-£191,523

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£46,567	£37,671	£35,422	£32,361	£28,213	£14,586	-£117,050
10% affordable housing (70:30)	£58,674	£49,772	£47,322	£44,260	£40,113	£26,486	-£104,956
15% affordable housing (70:30)	£64,729	£55,721	£53,272	£50,211	£46,063	£32,436	-£98,909
20% affordable housing (70:30)	£70,783	£61,671	£59,222	£56,160	£52,013	£38,386	-£92,861
25% affordable housing (70:30)	£76,837	£67,622	£65,171	£62,110	£57,962	£44,336	-£86,814
30% affordable housing (70:30)	£82,891	£73,571	£71,122	£68,060	£63,913	£50,286	-£80,767
30% affordable housing (60:40)	£56,825	£47,954	£45,504	£42,443	£38,295	£24,668	-£106,803

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£132,564	£123,020	£120,571	£117,510	£113,362	£99,735	-£31,109
10% affordable housing (70:30)	£140,951	£131,264	£128,814	£125,752	£121,605	£107,978	-£22,731
15% affordable housing (70:30)	£145,144	£135,385	£132,935	£129,874	£125,726	£112,100	-£18,542
20% affordable housing (70:30)	£149,337	£139,506	£137,057	£133,995	£129,848	£116,221	-£14,354
25% affordable housing (70:30)	£153,531	£143,628	£141,179	£138,116	£133,969	£120,342	-£10,165
30% affordable housing (70:30)	£157,725	£147,749	£145,300	£142,237	£138,091	£124,464	-£5,976
30% affordable housing (60:40)	£135,278	£125,689	£123,239	£120,178	£116,030	£102,404	-£28,398

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£359,796	-£369,340	-£371,789	-£374,850	-£378,998	-£392,625	-£523,469
10% affordable housing (70:30)	-£351,409	-£361,096	-£363,546	-£366,608	-£370,755	-£384,382	-£515,091
15% affordable housing (70:30)	-£347,216	-£356,975	-£359,425	-£362,486	-£366,634	-£380,280	-£510,902
20% affordable housing (70:30)	-£343,023	-£352,854	-£355,303	-£358,365	-£362,512	-£376,139	-£506,714
25% affordable housing (70:30)	-£338,829	-£348,732	-£351,181	-£354,244	-£358,391	-£372,018	-£502,525
30% affordable housing (70:30)	-£334,635	-£344,611	-£347,060	-£350,123	-£354,269	-£367,896	-£498,336
30% affordable housing (60:40)	-£357,082	-£366,671	-£369,121	-£372,182	-£376,330	-£389,956	-£520,758

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£82,476	-£92,020	-£94,469	-£97,530	-£101,678	-£115,305	-£246,149
10% affordable housing (70:30)	-£74,089	-£83,776	-£86,226	-£89,288	-£93,435	-£107,062	-£237,771
15% affordable housing (70:30)	-£69,896	-£79,655	-£82,105	-£85,166	-£89,314	-£102,940	-£233,582
20% affordable housing (70:30)	-£65,703	-£75,534	-£77,983	-£81,045	-£85,192	-£98,819	-£229,394
25% affordable housing (70:30)	-£61,509	-£71,412	-£73,861	-£76,924	-£81,071	-£94,698	-£225,205
30% affordable housing (70:30)	-£57,315	-£67,291	-£69,740	-£72,803	-£76,949	-£90,576	-£221,016
30% affordable housing (60:40)	-£79,762	-£89,351	-£91,801	-£94,862	-£99,010	-£112,636	-£243,438

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£11,124	£1,580	-£869	-£3,930	-£8,078	-£21,705	-£152,549
10% affordable housing (70:30)	£19,511	£9,824	£7,374	£4,312	£165	-£13,462	-£144,171
15% affordable housing (70:30)	£23,704	£13,945	£11,495	£8,434	£4,286	-£9,340	-£139,982
20% affordable housing (70:30)	£27,897	£18,066	£15,617	£12,555	£8,408	-£5,219	-£135,794
25% affordable housing (70:30)	£32,091	£22,188	£19,739	£16,676	£12,529	-£1,098	-£131,605
30% affordable housing (70:30)	£36,285	£26,309	£23,860	£20,797	£16,651	£3,024	-£127,416
30% affordable housing (60:40)	£13,838	£4,248	£1,799	-£1,262	-£5,410	-£19,036	-£149,838

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£95,844	£86,300	£83,851	£80,790	£76,642	£63,015	-£97,829
10% affordable housing (70:30)	£104,231	£94,544	£92,094	£89,032	£84,885	£71,258	-£59,451
15% affordable housing (70:30)	£108,424	£98,665	£96,215	£93,154	£89,006	£75,380	-£55,262
20% affordable housing (70:30)	£112,617	£102,796	£100,337	£97,275	£93,128	£79,501	-£51,074
25% affordable housing (70:30)	£116,811	£106,908	£104,459	£101,396	£97,249	£83,622	-£46,885
30% affordable housing (70:30)	£121,005	£111,029	£108,580	£105,517	£101,371	£87,744	-£42,696
30% affordable housing (60:40)	£98,558	£88,969	£86,519	£83,458	£79,310	£65,684	-£65,118

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Sales value inflation 0%
Build cost inflation 0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Affordable Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£218,970	£207,941	£205,492	£202,429	£198,283	£184,656	£54,312
10% affordable housing (70:30)	£220,831	£209,771	£207,321	£204,260	£200,112	£186,486	£56,141
15% affordable housing (70:30)	£221,763	£210,686	£208,237	£205,174	£201,028	£187,401	£57,057
20% affordable housing (70:30)	£222,694	£211,601	£209,151	£206,090	£201,942	£188,315	£57,972
25% affordable housing (70:30)	£223,624	£212,516	£210,066	£207,004	£202,857	£189,231	£58,886
30% affordable housing (70:30)	£224,556	£213,431	£210,982	£207,919	£203,773	£190,146	£59,802
30% affordable housing (60:40)	£208,456	£197,608	£195,159	£192,097	£187,950	£174,323	£43,979

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£273,390	-£284,419	-£286,868	-£289,931	-£294,077	-£307,704	-£438,048
10% affordable housing (70:30)	-£271,529	-£282,589	-£285,039	-£288,100	-£292,248	-£305,874	-£436,219
15% affordable housing (70:30)	-£270,597	-£281,674	-£284,123	-£287,186	-£291,332	-£304,959	-£435,303
20% affordable housing (70:30)	-£269,666	-£280,759	-£283,209	-£286,270	-£290,418	-£304,045	-£434,388
25% affordable housing (70:30)	-£268,736	-£279,844	-£282,294	-£285,356	-£289,503	-£303,129	-£433,474
30% affordable housing (70:30)	-£267,804	-£278,929	-£281,378	-£284,441	-£288,587	-£302,214	-£432,558
30% affordable housing (60:40)	-£283,904	-£294,752	-£297,201	-£300,263	-£304,410	-£318,037	-£448,381

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,930	-£7,099	-£9,548	-£12,611	-£16,757	-£30,384	-£180,728
10% affordable housing (70:30)	£5,791	-£5,269	-£7,719	-£10,780	-£14,928	-£28,554	-£158,899
15% affordable housing (70:30)	£6,723	-£4,354	-£6,803	-£9,866	-£14,012	-£27,639	-£157,983
20% affordable housing (70:30)	£7,654	-£3,439	-£5,889	-£8,950	-£13,098	-£26,725	-£157,068
25% affordable housing (70:30)	£8,584	-£2,524	-£4,974	-£8,036	-£12,183	-£25,809	-£156,154
30% affordable housing (70:30)	£9,516	-£1,609	-£4,058	-£7,121	-£11,267	-£24,894	-£155,238
30% affordable housing (60:40)	£6,584	-£17,432	-£19,881	-£22,943	-£27,090	-£40,717	-£171,061

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£97,530	£86,501	£84,052	£80,989	£76,843	£63,216	-£67,128
10% affordable housing (70:30)	£99,391	£88,331	£85,881	£82,820	£78,672	£65,046	-£65,299
15% affordable housing (70:30)	£100,323	£89,246	£86,797	£83,734	£79,588	£65,961	-£64,383
20% affordable housing (70:30)	£101,254	£90,161	£87,711	£84,650	£80,502	£66,875	-£63,468
25% affordable housing (70:30)	£102,184	£91,076	£88,626	£85,564	£81,417	£67,791	-£62,554
30% affordable housing (70:30)	£103,116	£91,991	£89,542	£86,479	£82,333	£68,706	-£61,638
30% affordable housing (60:40)	£87,016	£78,168	£73,719	£70,657	£66,510	£52,883	-£77,461

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£182,250	£171,221	£168,772	£165,709	£161,563	£147,936	£17,592
10% affordable housing (70:30)	£184,111	£173,051	£170,601	£167,540	£163,392	£149,766	£19,421
15% affordable housing (70:30)	£185,043	£173,966	£171,517	£168,454	£164,308	£150,681	£20,337
20% affordable housing (70:30)	£185,974	£174,881	£172,431	£169,370	£165,222	£151,595	£21,252
25% affordable housing (70:30)	£186,904	£175,796	£173,346	£170,284	£166,137	£152,511	£22,166
30% affordable housing (70:30)	£187,836	£176,711	£174,262	£171,199	£167,053	£153,426	£23,082
30% affordable housing (60:40)	£171,736	£160,888	£158,439	£155,377	£151,230	£137,603	£7,259

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Site location

Shoeburyness

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£206,593	£195,777	£193,328	£190,266	£186,118	£172,491	£42,148
10% affordable housing (70:30)	£209,390	£198,526	£196,076	£193,015	£188,867	£175,240	£44,897
15% affordable housing (70:30)	£210,788	£199,900	£197,451	£194,388	£190,242	£176,615	£46,271
20% affordable housing (70:30)	£212,186	£201,274	£198,825	£195,763	£191,616	£177,989	£47,645
25% affordable housing (70:30)	£213,584	£202,649	£200,200	£197,137	£192,990	£179,363	£49,020
30% affordable housing (70:30)	£214,983	£204,023	£201,573	£198,511	£194,364	£180,738	£50,393
30% affordable housing (60:40)	£197,974	£167,307	£184,857	£181,796	£177,648	£164,022	£33,677

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£285,767	-£296,583	-£299,032	-£302,094	-£306,242	-£319,869	-£450,212
10% affordable housing (70:30)	-£282,970	-£293,834	-£296,284	-£299,345	-£303,493	-£317,120	-£447,463
15% affordable housing (70:30)	-£281,572	-£292,460	-£294,909	-£297,972	-£302,118	-£315,745	-£446,089
20% affordable housing (70:30)	-£280,174	-£291,086	-£293,535	-£296,597	-£300,744	-£314,371	-£444,715
25% affordable housing (70:30)	-£278,776	-£289,711	-£292,160	-£295,223	-£299,370	-£312,997	-£443,340
30% affordable housing (70:30)	-£277,377	-£288,337	-£290,787	-£293,849	-£297,996	-£311,622	-£441,967
30% affordable housing (60:40)	-£294,386	-£305,053	-£307,503	-£310,564	-£314,712	-£328,338	-£458,683

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£8,447	-£19,263	-£21,712	-£24,774	-£28,922	-£42,549	-£172,892
10% affordable housing (70:30)	-£5,650	-£16,514	-£18,964	-£22,025	-£26,173	-£39,800	-£170,143
15% affordable housing (70:30)	-£4,252	-£15,140	-£17,589	-£20,652	-£24,798	-£38,425	-£168,769
20% affordable housing (70:30)	-£2,854	-£13,766	-£16,215	-£19,277	-£23,424	-£37,051	-£167,395
25% affordable housing (70:30)	-£1,456	-£12,391	-£14,840	-£17,903	-£22,050	-£35,677	-£166,020
30% affordable housing (70:30)	-£57	-£11,017	-£13,467	-£16,529	-£20,676	-£34,302	-£164,647
30% affordable housing (60:40)	-£17,066	-£27,733	-£30,183	-£33,244	-£37,392	-£51,018	-£181,363

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£85,153	£74,337	£71,888	£68,826	£64,676	£51,051	-£79,292
10% affordable housing (70:30)	£87,950	£77,086	£74,636	£71,575	£67,427	£53,800	-£76,543
15% affordable housing (70:30)	£89,348	£78,460	£76,011	£72,948	£68,802	£55,175	-£75,169
20% affordable housing (70:30)	£90,746	£79,834	£77,385	£74,323	£70,176	£56,549	-£73,795
25% affordable housing (70:30)	£92,144	£81,209	£78,760	£75,697	£71,550	£57,923	-£72,420
30% affordable housing (70:30)	£93,543	£82,583	£80,133	£77,071	£72,924	£59,298	-£71,047
30% affordable housing (60:40)	£76,534	£65,867	£63,417	£60,356	£56,208	£42,582	-£87,763

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£169,873	£159,057	£156,608	£153,546	£149,398	£135,771	£5,428
10% affordable housing (70:30)	£172,670	£161,806	£159,356	£156,295	£152,147	£138,520	£9,177
15% affordable housing (70:30)	£174,068	£163,180	£160,731	£157,668	£153,522	£139,895	£9,551
20% affordable housing (70:30)	£175,466	£164,554	£162,105	£159,043	£154,896	£141,269	£10,925
25% affordable housing (70:30)	£176,864	£165,929	£163,480	£160,417	£156,270	£142,643	£12,300
30% affordable housing (70:30)	£178,263	£167,303	£164,853	£161,791	£157,644	£144,018	£13,673
30% affordable housing (60:40)	£161,264	£150,587	£148,137	£145,076	£140,928	£127,302	-£3,043

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£317,523	£304,799	£302,350	£299,288	£295,141	£281,514	£151,170
10% affordable housing (70:30)	£311,942	£299,315	£296,866	£293,803	£289,657	£276,030	£145,686
15% affordable housing (70:30)	£309,152	£296,573	£294,123	£291,062	£286,914	£273,287	£142,944
20% affordable housing (70:30)	£306,363	£293,831	£291,381	£288,320	£284,172	£270,545	£140,202
25% affordable housing (70:30)	£303,573	£291,088	£288,639	£285,578	£281,430	£267,803	£137,459
30% affordable housing (70:30)	£300,783	£288,346	£285,897	£282,836	£278,688	£265,061	£134,717
30% affordable housing (60:40)	£291,922	£279,639	£277,189	£274,128	£269,980	£256,353	£126,009

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£174,837	-£187,561	-£190,010	-£193,072	-£197,219	-£210,846	-£341,190
10% affordable housing (70:30)	-£180,418	-£193,045	-£195,494	-£198,557	-£202,703	-£216,330	-£346,674
15% affordable housing (70:30)	-£183,208	-£195,787	-£198,237	-£201,298	-£205,446	-£219,073	-£349,416
20% affordable housing (70:30)	-£185,997	-£198,529	-£200,979	-£204,040	-£208,188	-£221,815	-£352,158
25% affordable housing (70:30)	-£188,787	-£201,272	-£203,721	-£206,782	-£210,930	-£224,557	-£354,901
30% affordable housing (70:30)	-£191,577	-£204,014	-£206,463	-£209,524	-£213,672	-£227,299	-£357,643
30% affordable housing (60:40)	-£200,438	-£212,721	-£215,171	-£218,232	-£222,380	-£236,007	-£366,351

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£102,483	£89,759	£87,310	£84,248	£80,101	£66,474	-£63,870
10% affordable housing (70:30)	£96,902	£84,275	£81,826	£78,763	£74,617	£60,990	-£69,354
15% affordable housing (70:30)	£94,112	£81,533	£79,083	£76,022	£71,874	£58,247	-£72,096
20% affordable housing (70:30)	£91,323	£78,791	£76,341	£73,280	£69,132	£55,505	-£74,838
25% affordable housing (70:30)	£88,533	£76,048	£73,599	£70,538	£66,390	£52,763	-£77,581
30% affordable housing (70:30)	£85,743	£73,306	£70,857	£67,796	£63,648	£50,021	-£80,323
30% affordable housing (60:40)	£76,882	£64,599	£62,148	£59,088	£54,940	£41,313	-£89,031

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£196,083	£183,359	£180,910	£177,846	£173,701	£160,074	£28,730
10% affordable housing (70:30)	£190,502	£177,875	£175,426	£172,363	£168,217	£154,590	£24,246
15% affordable housing (70:30)	£187,712	£175,133	£172,683	£169,622	£165,474	£151,847	£21,504
20% affordable housing (70:30)	£184,923	£172,391	£169,941	£166,880	£162,732	£149,105	£18,762
25% affordable housing (70:30)	£182,133	£169,648	£167,199	£164,138	£159,990	£146,363	£16,019
30% affordable housing (70:30)	£179,343	£166,906	£164,457	£161,396	£157,248	£143,621	£13,277
30% affordable housing (60:40)	£170,482	£158,199	£155,748	£152,688	£148,540	£134,913	£4,569

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£280,803	£268,079	£265,630	£262,568	£258,421	£244,794	£114,450
10% affordable housing (70:30)	£275,222	£262,595	£260,146	£257,083	£252,937	£239,310	£108,966
15% affordable housing (70:30)	£272,432	£259,853	£257,403	£254,342	£250,194	£236,567	£106,224
20% affordable housing (70:30)	£269,643	£257,111	£254,661	£251,600	£247,452	£233,825	£103,482
25% affordable housing (70:30)	£266,853	£254,368	£251,919	£248,858	£244,710	£231,083	£100,739
30% affordable housing (70:30)	£264,063	£251,626	£249,177	£246,116	£241,968	£228,341	£97,997
30% affordable housing (60:40)	£255,202	£242,919	£240,469	£237,408	£233,260	£219,633	£89,289

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£379,176	£365,392	£362,942	£359,881	£355,733	£342,106	£211,763
10% affordable housing (70:30)	£368,940	£355,332	£352,883	£349,821	£345,673	£332,047	£201,703
15% affordable housing (70:30)	£363,822	£350,303	£347,852	£344,791	£340,643	£327,016	£196,673
20% affordable housing (70:30)	£358,704	£345,272	£342,823	£339,761	£335,614	£321,987	£191,643
25% affordable housing (70:30)	£353,586	£340,242	£337,793	£334,731	£330,584	£316,957	£186,613
30% affordable housing (70:30)	£348,468	£335,213	£332,762	£329,701	£325,553	£311,926	£181,583
30% affordable housing (60:40)	£344,137	£330,956	£328,507	£325,444	£321,297	£307,670	£177,327

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£113,184	-£126,968	-£129,418	-£132,479	-£136,627	-£150,254	-£280,597
10% affordable housing (70:30)	-£123,420	-£137,028	-£139,477	-£142,539	-£146,687	-£160,313	-£290,657
15% affordable housing (70:30)	-£128,538	-£142,057	-£144,508	-£147,569	-£151,717	-£165,344	-£295,687
20% affordable housing (70:30)	-£133,656	-£147,088	-£149,537	-£152,599	-£156,746	-£170,373	-£300,717
25% affordable housing (70:30)	-£138,774	-£152,118	-£154,567	-£157,629	-£161,776	-£175,403	-£305,747
30% affordable housing (70:30)	-£143,892	-£157,147	-£159,598	-£162,659	-£166,807	-£180,434	-£310,777
30% affordable housing (60:40)	-£148,223	-£161,404	-£163,853	-£166,916	-£171,063	-£184,690	-£315,033

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£164,136	£150,352	£147,902	£144,841	£140,693	£127,066	-£3,277
10% affordable housing (70:30)	£153,900	£140,292	£137,843	£134,781	£130,633	£117,007	-£13,337
15% affordable housing (70:30)	£148,782	£135,263	£132,812	£129,751	£125,603	£111,976	-£18,367
20% affordable housing (70:30)	£143,664	£130,232	£127,783	£124,721	£120,574	£106,947	-£23,397
25% affordable housing (70:30)	£138,546	£125,202	£122,753	£119,691	£115,544	£101,917	-£28,427
30% affordable housing (70:30)	£133,428	£120,173	£117,722	£114,661	£110,513	£96,886	-£33,457
30% affordable housing (60:40)	£129,097	£115,916	£113,467	£110,404	£106,257	£92,630	-£37,713

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£257,736	£243,952	£241,502	£238,441	£234,293	£220,666	£90,323
10% affordable housing (70:30)	£247,500	£233,892	£231,443	£228,381	£224,233	£210,607	£80,263
15% affordable housing (70:30)	£242,382	£228,863	£226,412	£223,351	£219,203	£205,576	£75,233
20% affordable housing (70:30)	£237,264	£223,832	£221,383	£218,321	£214,174	£200,547	£70,203
25% affordable housing (70:30)	£232,146	£218,802	£216,353	£213,291	£209,144	£195,517	£65,173
30% affordable housing (70:30)	£227,028	£213,773	£211,322	£208,261	£204,113	£190,486	£60,143
30% affordable housing (60:40)	£222,697	£209,516	£207,067	£204,004	£199,857	£186,230	£55,887

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£342,456	£328,672	£326,222	£323,161	£319,013	£305,386	£175,043
10% affordable housing (70:30)	£332,220	£318,612	£316,163	£313,101	£308,953	£295,327	£164,983
15% affordable housing (70:30)	£327,102	£313,583	£311,132	£308,071	£303,923	£290,296	£159,953
20% affordable housing (70:30)	£321,984	£308,552	£306,103	£303,041	£298,894	£285,267	£154,923
25% affordable housing (70:30)	£316,866	£303,522	£301,073	£298,011	£293,864	£280,237	£149,893
30% affordable housing (70:30)	£311,748	£298,493	£296,042	£292,981	£288,833	£275,206	£144,863
30% affordable housing (60:40)	£307,417	£294,236	£291,787	£288,724	£284,577	£270,950	£140,607

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Affordable Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£105,311	-£118,487	-£123,475	-£129,709	-£137,374	-£162,558	-£403,454
10% affordable housing (70:30)	-£90,419	-£103,851	-£108,839	-£115,073	-£122,738	-£147,922	-£388,818
15% affordable housing (70:30)	-£82,972	-£96,533	-£101,520	-£107,755	-£115,419	-£140,605	-£381,501
20% affordable housing (70:30)	-£75,527	-£89,215	-£94,203	-£100,437	-£108,102	-£133,286	-£374,182
25% affordable housing (70:30)	-£68,080	-£81,898	-£86,884	-£93,120	-£100,784	-£125,969	-£366,865
30% affordable housing (70:30)	-£60,635	-£74,579	-£79,567	-£85,801	-£93,466	-£118,651	-£359,546
30% affordable housing (60:40)	-£93,343	-£106,725	-£111,713	-£117,947	-£125,612	-£150,796	-£391,692

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£310,461	-£323,637	-£328,625	-£334,859	-£342,524	-£367,708	-£608,604
10% affordable housing (70:30)	-£295,569	-£309,001	-£313,989	-£320,223	-£327,888	-£353,072	-£593,968
15% affordable housing (70:30)	-£288,122	-£301,683	-£306,670	-£312,905	-£320,569	-£345,755	-£586,651
20% affordable housing (70:30)	-£280,677	-£294,365	-£299,353	-£305,587	-£313,252	-£338,436	-£579,332
25% affordable housing (70:30)	-£273,230	-£287,048	-£292,034	-£298,270	-£305,934	-£331,119	-£572,015
30% affordable housing (70:30)	-£265,785	-£279,729	-£284,717	-£290,951	-£298,616	-£323,801	-£564,696
30% affordable housing (60:40)	-£298,493	-£311,875	-£316,863	-£323,097	-£330,762	-£355,946	-£596,842

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£194,911	-£208,087	-£213,075	-£219,309	-£226,974	-£252,158	-£493,054
10% affordable housing (70:30)	-£180,019	-£193,451	-£198,439	-£204,673	-£212,338	-£237,522	-£478,418
15% affordable housing (70:30)	-£172,572	-£186,133	-£191,120	-£197,355	-£205,019	-£230,205	-£471,101
20% affordable housing (70:30)	-£165,127	-£178,815	-£183,803	-£190,037	-£197,702	-£222,886	-£463,782
25% affordable housing (70:30)	-£157,680	-£171,498	-£176,484	-£182,720	-£190,384	-£215,569	-£456,465
30% affordable housing (70:30)	-£150,235	-£164,179	-£169,167	-£175,401	-£183,066	-£208,251	-£449,146
30% affordable housing (60:40)	-£182,943	-£196,325	-£201,313	-£207,547	-£215,212	-£240,396	-£481,292

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£155,911	-£169,087	-£174,075	-£180,309	-£187,974	-£213,158	-£454,054
10% affordable housing (70:30)	-£141,019	-£154,451	-£159,439	-£165,673	-£173,338	-£198,522	-£439,418
15% affordable housing (70:30)	-£133,572	-£147,133	-£152,120	-£158,355	-£166,019	-£191,205	-£432,101
20% affordable housing (70:30)	-£126,127	-£139,815	-£144,803	-£151,037	-£158,702	-£183,886	-£424,782
25% affordable housing (70:30)	-£118,680	-£132,498	-£137,484	-£143,720	-£151,384	-£176,569	-£417,465
30% affordable housing (70:30)	-£111,235	-£125,179	-£130,167	-£136,401	-£144,066	-£169,251	-£410,146
30% affordable housing (60:40)	-£143,943	-£157,325	-£162,313	-£168,547	-£176,212	-£201,396	-£442,292

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£120,611	-£133,787	-£138,775	-£145,009	-£152,674	-£177,858	-£418,754
10% affordable housing (70:30)	-£105,719	-£119,151	-£124,139	-£130,373	-£138,038	-£163,222	-£404,118
15% affordable housing (70:30)	-£98,272	-£111,833	-£116,820	-£123,055	-£130,719	-£155,905	-£396,801
20% affordable housing (70:30)	-£90,827	-£104,515	-£109,503	-£115,737	-£123,402	-£148,586	-£389,482
25% affordable housing (70:30)	-£83,380	-£97,198	-£102,184	-£108,420	-£116,084	-£141,269	-£382,165
30% affordable housing (70:30)	-£75,935	-£89,879	-£94,867	-£101,101	-£108,766	-£133,951	-£374,846
30% affordable housing (60:40)	-£108,643	-£122,025	-£127,013	-£133,247	-£140,912	-£166,096	-£406,992

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 11

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£44,644	-£58,864	-£63,851	-£70,086	-£77,751	-£102,935	-£343,831
10% affordable housing (70:30)	-£34,305	-£48,702	-£53,689	-£59,924	-£67,588	-£92,774	-£333,670
15% affordable housing (70:30)	-£29,135	-£43,621	-£48,609	-£54,843	-£62,508	-£87,693	-£328,588
20% affordable housing (70:30)	-£23,965	-£38,540	-£43,528	-£49,762	-£57,427	-£82,611	-£323,508
25% affordable housing (70:30)	-£18,796	-£33,460	-£38,447	-£44,682	-£52,347	-£77,531	-£318,427
30% affordable housing (70:30)	-£13,626	-£28,379	-£33,367	-£39,601	-£47,266	-£72,450	-£313,347
30% affordable housing (60:40)	-£41,792	-£56,061	-£61,048	-£67,282	-£74,947	-£100,132	-£341,029

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£249,794	-£264,014	-£269,001	-£275,236	-£282,901	-£308,085	-£548,981
10% affordable housing (70:30)	-£239,455	-£253,852	-£258,839	-£265,074	-£272,738	-£297,924	-£538,820
15% affordable housing (70:30)	-£234,285	-£248,771	-£253,759	-£259,993	-£267,658	-£292,843	-£533,738
20% affordable housing (70:30)	-£229,115	-£243,690	-£248,678	-£254,912	-£262,577	-£287,761	-£528,658
25% affordable housing (70:30)	-£223,946	-£238,610	-£243,597	-£249,832	-£257,497	-£282,681	-£523,577
30% affordable housing (70:30)	-£218,776	-£233,529	-£238,517	-£244,751	-£252,416	-£277,600	-£518,497
30% affordable housing (60:40)	-£246,942	-£261,211	-£266,198	-£272,432	-£280,097	-£305,282	-£546,179

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£134,244	-£148,464	-£153,451	-£159,686	-£167,351	-£192,535	-£433,431
10% affordable housing (70:30)	-£123,905	-£138,302	-£143,289	-£149,524	-£157,188	-£182,374	-£423,270
15% affordable housing (70:30)	-£118,735	-£133,221	-£138,209	-£144,443	-£152,108	-£177,293	-£418,188
20% affordable housing (70:30)	-£113,565	-£128,140	-£133,128	-£139,362	-£147,027	-£172,211	-£413,108
25% affordable housing (70:30)	-£108,396	-£123,060	-£128,047	-£134,282	-£141,947	-£167,131	-£408,027
30% affordable housing (70:30)	-£103,226	-£117,979	-£122,967	-£129,201	-£136,866	-£162,050	-£402,947
30% affordable housing (60:40)	-£131,392	-£145,661	-£150,648	-£156,882	-£164,547	-£189,732	-£430,629

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£95,244	-£109,464	-£114,451	-£120,686	-£128,351	-£153,535	-£394,431
10% affordable housing (70:30)	-£84,905	-£99,302	-£104,289	-£110,524	-£118,188	-£143,374	-£384,270
15% affordable housing (70:30)	-£79,735	-£94,221	-£99,209	-£105,443	-£113,108	-£138,293	-£379,188
20% affordable housing (70:30)	-£74,565	-£89,140	-£94,128	-£100,362	-£108,027	-£133,211	-£374,108
25% affordable housing (70:30)	-£69,396	-£84,060	-£89,047	-£95,282	-£102,947	-£128,131	-£369,027
30% affordable housing (70:30)	-£64,226	-£78,979	-£83,967	-£90,201	-£97,866	-£123,050	-£363,947
30% affordable housing (60:40)	-£92,392	-£106,661	-£111,648	-£117,882	-£125,547	-£150,732	-£391,629

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£59,944	-£74,164	-£79,151	-£85,386	-£93,051	-£118,235	-£359,131
10% affordable housing (70:30)	-£49,605	-£64,002	-£68,989	-£75,224	-£82,888	-£108,074	-£348,970
15% affordable housing (70:30)	-£44,435	-£58,921	-£63,909	-£70,143	-£77,808	-£102,993	-£343,888
20% affordable housing (70:30)	-£39,265	-£53,840	-£58,828	-£65,062	-£72,727	-£97,911	-£338,808
25% affordable housing (70:30)	-£34,096	-£48,760	-£53,747	-£59,982	-£67,647	-£92,831	-£333,727
30% affordable housing (70:30)	-£28,926	-£43,679	-£48,667	-£54,901	-£62,566	-£87,750	-£328,647
30% affordable housing (60:40)	-£57,092	-£71,361	-£76,348	-£82,582	-£90,247	-£115,432	-£356,329

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Sales value inflation	0%
Build cost inflation	0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Affordable Rent
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No Units	8
Site Area	0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£60,741	£44,950	£40,043	£33,908	£26,368	£1,588	-£239,282
10% affordable housing (70:30)	£63,059	£47,228	£42,321	£36,187	£28,645	£3,866	-£236,967
15% affordable housing (70:30)	£64,219	£48,368	£43,460	£37,327	£29,785	£5,006	-£235,809
20% affordable housing (70:30)	£65,378	£49,507	£44,600	£38,466	£30,924	£6,145	-£234,650
25% affordable housing (70:30)	£66,537	£50,647	£45,739	£39,604	£32,064	£7,285	-£233,493
30% affordable housing (70:30)	£67,696	£51,786	£46,879	£40,744	£33,203	£8,423	-£232,335
30% affordable housing (60:40)	£47,820	£32,250	£27,343	£21,209	£13,667	-£11,294	-£252,189

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£144,409	-£160,200	-£165,107	-£171,242	-£178,782	-£203,562	-£444,432
10% affordable housing (70:30)	-£142,091	-£157,922	-£162,829	-£168,963	-£176,505	-£201,284	-£442,117
15% affordable housing (70:30)	-£140,931	-£156,782	-£161,690	-£167,823	-£175,365	-£200,144	-£440,959
20% affordable housing (70:30)	-£139,772	-£155,643	-£160,550	-£166,684	-£174,226	-£199,005	-£439,800
25% affordable housing (70:30)	-£138,613	-£154,503	-£159,411	-£165,546	-£173,086	-£197,865	-£438,643
30% affordable housing (70:30)	-£137,454	-£153,364	-£158,271	-£164,406	-£171,947	-£196,727	-£437,485
30% affordable housing (60:40)	-£157,330	-£172,900	-£177,807	-£183,941	-£191,483	-£216,444	-£457,339

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£28,859	-£44,650	-£49,557	-£55,692	-£63,232	-£88,012	-£328,882
10% affordable housing (70:30)	-£26,541	-£42,372	-£47,279	-£53,413	-£60,955	-£85,734	-£326,567
15% affordable housing (70:30)	-£25,381	-£41,232	-£46,140	-£52,273	-£59,815	-£84,594	-£325,409
20% affordable housing (70:30)	-£24,222	-£40,093	-£45,000	-£51,134	-£58,676	-£83,455	-£324,250
25% affordable housing (70:30)	-£23,063	-£38,953	-£43,861	-£49,996	-£57,536	-£82,315	-£323,093
30% affordable housing (70:30)	-£21,904	-£37,814	-£42,721	-£48,856	-£56,397	-£81,177	-£321,935
30% affordable housing (60:40)	-£41,780	-£57,350	-£62,257	-£68,391	-£75,933	-£100,894	-£341,789

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£10,141	-£5,650	-£10,557	-£16,692	-£24,232	-£49,012	-£289,882
10% affordable housing (70:30)	£12,459	-£3,372	-£8,279	-£14,413	-£21,955	-£46,734	-£287,567
15% affordable housing (70:30)	£13,619	-£2,232	-£7,140	-£13,273	-£20,815	-£45,594	-£286,409
20% affordable housing (70:30)	£14,778	-£1,093	-£6,000	-£12,134	-£19,676	-£44,455	-£285,250
25% affordable housing (70:30)	£15,937	£47	-£4,861	-£10,996	-£18,536	-£43,315	-£284,093
30% affordable housing (70:30)	£17,096	£1,186	-£3,721	-£9,856	-£17,397	-£42,177	-£282,935
30% affordable housing (60:40)	-£2,780	-£18,350	-£23,257	-£29,391	-£36,933	-£61,894	-£302,789

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£45,441	£29,650	£24,743	£18,608	£11,066	-£13,712	-£254,582
10% affordable housing (70:30)	£47,759	£31,928	£27,021	£20,887	£13,345	-£11,434	-£252,267
15% affordable housing (70:30)	£48,919	£33,068	£28,160	£22,027	£14,485	-£10,294	-£251,109
20% affordable housing (70:30)	£50,078	£34,207	£29,300	£23,166	£15,624	-£9,155	-£249,950
25% affordable housing (70:30)	£51,237	£35,347	£30,439	£24,304	£16,764	-£8,015	-£248,793
30% affordable housing (70:30)	£52,396	£36,486	£31,579	£25,444	£17,903	-£6,877	-£247,635
30% affordable housing (60:40)	£32,520	£16,950	£12,043	£5,909	-£1,633	-£26,594	-£267,489

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 11

Site location

Shoeburyness

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£45,749	£30,216	£25,309	£19,174	£11,633	-£13,361	-£254,257
10% affordable housing (70:30)	£49,192	£33,600	£28,692	£22,559	£15,017	-£9,922	-£250,818
15% affordable housing (70:30)	£50,914	£35,292	£30,385	£24,251	£16,709	-£8,202	-£249,098
20% affordable housing (70:30)	£52,636	£36,985	£32,077	£25,943	£18,401	-£6,482	-£247,379
25% affordable housing (70:30)	£54,357	£38,677	£33,769	£27,635	£20,094	-£4,763	-£245,659
30% affordable housing (70:30)	£56,079	£40,368	£35,462	£29,327	£21,786	-£3,043	-£243,938
30% affordable housing (60:40)	£35,080	£19,730	£14,823	£8,689	£1,147	-£24,018	-£264,914

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£159,401	-£174,934	-£179,841	-£185,976	-£193,517	-£218,511	-£459,407
10% affordable housing (70:30)	-£155,958	-£171,550	-£176,458	-£182,591	-£190,133	-£215,072	-£455,968
15% affordable housing (70:30)	-£154,236	-£169,858	-£174,765	-£180,899	-£188,441	-£213,352	-£454,248
20% affordable housing (70:30)	-£152,514	-£168,165	-£173,073	-£179,207	-£186,749	-£211,632	-£452,529
25% affordable housing (70:30)	-£150,793	-£166,473	-£171,381	-£177,515	-£185,056	-£209,913	-£450,809
30% affordable housing (70:30)	-£149,071	-£164,782	-£169,688	-£175,823	-£183,364	-£208,193	-£449,088
30% affordable housing (60:40)	-£170,070	-£185,420	-£190,327	-£196,461	-£204,003	-£229,168	-£470,064

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£43,851	-£59,384	-£64,291	-£70,426	-£77,967	-£102,961	-£343,857
10% affordable housing (70:30)	-£40,408	-£56,000	-£60,908	-£67,041	-£74,583	-£99,522	-£340,418
15% affordable housing (70:30)	-£38,686	-£54,308	-£59,215	-£65,349	-£72,891	-£97,802	-£338,698
20% affordable housing (70:30)	-£36,964	-£52,615	-£57,523	-£63,657	-£71,199	-£96,082	-£336,979
25% affordable housing (70:30)	-£35,243	-£50,923	-£55,831	-£61,965	-£69,506	-£94,363	-£335,259
30% affordable housing (70:30)	-£33,521	-£49,232	-£54,139	-£60,273	-£67,814	-£92,643	-£333,538
30% affordable housing (60:40)	-£54,520	-£69,870	-£74,777	-£80,911	-£88,453	-£113,618	-£354,514

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£4,851	-£20,384	-£25,291	-£31,426	-£38,967	-£63,961	-£304,857
10% affordable housing (70:30)	-£1,408	-£17,000	-£21,908	-£28,041	-£35,583	-£60,522	-£301,418
15% affordable housing (70:30)	£314	-£15,308	-£20,215	-£26,349	-£33,891	-£58,082	-£299,698
20% affordable housing (70:30)	£2,036	-£13,615	-£18,523	-£24,657	-£32,199	-£57,082	-£297,979
25% affordable housing (70:30)	£3,757	-£11,923	-£16,831	-£22,965	-£30,506	-£55,363	-£296,259
30% affordable housing (70:30)	£5,479	-£10,232	-£15,138	-£21,273	-£28,814	-£53,643	-£294,538
30% affordable housing (60:40)	-£15,520	-£30,870	-£35,777	-£41,911	-£49,453	-£74,618	-£315,514

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£30,449	£14,916	£10,009	£3,874	-£3,667	-£28,661	-£269,257
10% affordable housing (70:30)	£33,892	£18,300	£13,392	£7,259	-£283	-£25,222	-£266,118
15% affordable housing (70:30)	£35,614	£19,992	£15,085	£8,951	£1,409	-£23,502	-£264,398
20% affordable housing (70:30)	£37,336	£21,685	£16,777	£10,643	£3,101	-£21,782	-£262,679
25% affordable housing (70:30)	£39,057	£23,377	£18,469	£12,335	£4,794	-£20,063	-£260,959
30% affordable housing (70:30)	£40,779	£25,068	£20,162	£14,027	£6,486	-£18,343	-£259,238
30% affordable housing (60:40)	£19,780	£4,430	-£477	-£6,611	-£14,153	-£38,318	-£280,214

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 11

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£180,122	£162,277	£157,371	£151,236	£143,695	£118,915	-£120,036
10% affordable housing (70:30)	£173,482	£155,751	£150,844	£144,710	£137,168	£112,389	-£126,669
15% affordable housing (70:30)	£170,161	£152,488	£147,581	£141,447	£133,905	£109,126	-£129,985
20% affordable housing (70:30)	£166,841	£149,225	£144,318	£138,184	£130,642	£105,863	-£133,301
25% affordable housing (70:30)	£163,521	£145,962	£141,055	£134,921	£127,379	£102,600	-£136,618
30% affordable housing (70:30)	£160,200	£142,699	£137,792	£131,658	£124,116	£99,337	-£139,934
30% affordable housing (60:40)	£149,262	£131,949	£127,041	£120,907	£113,366	£88,587	-£150,861

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£25,028	-£42,873	-£47,779	-£53,914	-£61,455	-£86,235	-£325,186
10% affordable housing (70:30)	-£31,668	-£49,399	-£54,306	-£60,440	-£67,982	-£92,761	-£331,819
15% affordable housing (70:30)	-£34,989	-£52,662	-£57,569	-£63,703	-£71,245	-£96,024	-£335,135
20% affordable housing (70:30)	-£38,309	-£55,925	-£60,832	-£66,966	-£74,508	-£99,287	-£338,451
25% affordable housing (70:30)	-£41,629	-£59,188	-£64,095	-£70,229	-£77,771	-£102,550	-£341,768
30% affordable housing (70:30)	-£44,950	-£62,451	-£67,358	-£73,492	-£81,034	-£105,813	-£345,084
30% affordable housing (60:40)	-£55,888	-£73,201	-£78,109	-£84,243	-£91,784	-£118,563	-£356,011

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£90,522	£72,677	£67,771	£61,636	£54,095	£29,315	-£209,636
10% affordable housing (70:30)	£83,882	£66,151	£61,244	£55,110	£47,568	£22,789	-£216,269
15% affordable housing (70:30)	£80,561	£62,888	£57,981	£51,847	£44,305	£19,526	-£219,585
20% affordable housing (70:30)	£77,241	£59,625	£54,718	£48,584	£41,042	£16,263	-£222,901
25% affordable housing (70:30)	£73,921	£56,362	£51,455	£45,321	£37,779	£13,000	-£226,218
30% affordable housing (70:30)	£70,600	£53,099	£48,192	£42,058	£34,516	£9,737	-£229,534
30% affordable housing (60:40)	£59,662	£42,349	£37,441	£31,307	£23,766	-£1,013	-£240,461

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£129,522	£111,677	£106,771	£100,636	£93,095	£68,315	-£170,636
10% affordable housing (70:30)	£122,882	£105,151	£100,244	£94,110	£86,568	£61,789	-£177,269
15% affordable housing (70:30)	£119,561	£101,888	£96,981	£90,847	£83,305	£58,526	-£180,585
20% affordable housing (70:30)	£116,241	£98,625	£93,718	£87,584	£80,042	£55,263	-£183,901
25% affordable housing (70:30)	£112,921	£95,362	£90,455	£84,321	£76,779	£52,000	-£187,218
30% affordable housing (70:30)	£109,600	£92,099	£87,192	£81,058	£73,516	£48,737	-£190,534
30% affordable housing (60:40)	£98,662	£81,349	£76,441	£70,307	£62,766	£37,987	-£201,461

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£164,822	£146,977	£142,071	£135,936	£128,395	£103,615	-£135,336
10% affordable housing (70:30)	£158,182	£140,451	£135,544	£129,410	£121,868	£97,089	-£141,969
15% affordable housing (70:30)	£154,861	£137,188	£132,281	£126,147	£118,605	£93,826	-£145,285
20% affordable housing (70:30)	£151,541	£133,925	£129,018	£122,884	£115,342	£90,563	-£148,601
25% affordable housing (70:30)	£148,221	£130,662	£125,755	£119,621	£112,079	£87,300	-£151,918
30% affordable housing (70:30)	£144,900	£127,399	£122,492	£116,358	£108,816	£84,037	-£155,234
30% affordable housing (60:40)	£133,962	£116,649	£111,741	£105,607	£98,066	£73,287	-£166,161

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£254,804	£235,675	£230,768	£224,634	£217,092	£192,313	-£45,437
10% affordable housing (70:30)	£242,559	£223,641	£218,734	£212,600	£205,058	£180,279	-£57,668
15% affordable housing (70:30)	£236,437	£217,625	£212,717	£206,582	£199,042	£174,262	-£63,784
20% affordable housing (70:30)	£230,314	£211,607	£206,700	£200,566	£193,024	£168,245	-£69,899
25% affordable housing (70:30)	£224,192	£205,590	£200,683	£194,548	£187,007	£162,227	-£76,015
30% affordable housing (70:30)	£218,070	£199,573	£194,665	£188,532	£180,990	£156,211	-£82,130
30% affordable housing (60:40)	£212,722	£194,318	£189,410	£183,276	£175,735	£150,956	-£87,472

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£49,654	£30,525	£25,618	£19,484	£11,942	-£12,837	-£250,587
10% affordable housing (70:30)	£37,409	£18,491	£13,584	£7,450	-£92	-£24,871	-£262,818
15% affordable housing (70:30)	£31,287	£12,475	£7,567	£1,432	-£6,108	-£30,888	-£268,934
20% affordable housing (70:30)	£25,164	£6,457	£1,550	-£4,584	-£12,126	-£36,905	-£275,049
25% affordable housing (70:30)	£19,042	£440	-£4,467	-£10,602	-£18,143	-£42,923	-£281,165
30% affordable housing (70:30)	£12,920	-£5,577	-£10,485	-£16,618	-£24,160	-£48,939	-£287,280
30% affordable housing (60:40)	£7,572	-£10,832	-£15,740	-£21,874	-£29,415	-£54,194	-£292,622

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£165,204	£146,075	£141,168	£135,034	£127,492	£102,713	-£135,037
10% affordable housing (70:30)	£152,959	£134,041	£129,134	£123,000	£115,458	£90,679	-£147,268
15% affordable housing (70:30)	£146,837	£128,025	£123,117	£116,982	£109,442	£84,662	-£153,384
20% affordable housing (70:30)	£140,714	£122,007	£117,100	£110,966	£103,424	£78,645	-£159,499
25% affordable housing (70:30)	£134,592	£115,990	£111,083	£104,948	£97,407	£72,627	-£165,615
30% affordable housing (70:30)	£128,470	£109,973	£105,065	£98,932	£91,390	£66,611	-£171,730
30% affordable housing (60:40)	£123,122	£104,718	£99,810	£93,676	£86,135	£61,356	-£177,072

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£204,204	£185,075	£180,168	£174,034	£166,492	£141,713	-£96,037
10% affordable housing (70:30)	£191,959	£173,041	£168,134	£162,000	£154,458	£129,679	-£108,268
15% affordable housing (70:30)	£185,837	£167,025	£162,117	£155,982	£148,442	£123,662	-£114,384
20% affordable housing (70:30)	£179,714	£161,007	£156,100	£149,966	£142,424	£117,645	-£120,499
25% affordable housing (70:30)	£173,592	£154,990	£150,083	£143,948	£136,407	£111,627	-£126,615
30% affordable housing (70:30)	£167,470	£148,973	£144,065	£137,932	£130,390	£105,611	-£132,730
30% affordable housing (60:40)	£162,122	£143,718	£138,810	£132,676	£125,135	£100,356	-£138,072

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£239,504	£220,375	£215,468	£209,334	£201,792	£177,013	-£60,737
10% affordable housing (70:30)	£227,259	£208,341	£203,434	£197,300	£189,758	£164,979	-£72,968
15% affordable housing (70:30)	£221,137	£202,325	£197,417	£191,282	£183,742	£158,962	-£79,084
20% affordable housing (70:30)	£215,014	£196,307	£191,400	£185,266	£177,724	£152,945	-£85,199
25% affordable housing (70:30)	£208,892	£190,290	£185,383	£179,248	£171,707	£146,927	-£91,315
30% affordable housing (70:30)	£202,770	£184,273	£179,365	£173,232	£165,690	£140,911	-£97,430
30% affordable housing (60:40)	£197,422	£179,018	£174,110	£167,976	£160,435	£135,656	-£102,772

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Affordable Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£252,650	£226,210	£218,858	£209,667	£195,032	£146,944	-£318,136
10% affordable housing (70:30)	£299,707	£272,457	£265,105	£255,914	£241,279	£193,193	-£271,132
15% affordable housing (70:30)	£323,236	£295,582	£288,229	£279,038	£264,403	£216,316	-£247,630
20% affordable housing (70:30)	£346,764	£318,706	£311,353	£302,163	£287,527	£239,440	-£224,128
25% affordable housing (70:30)	£370,293	£341,829	£334,477	£325,286	£310,651	£262,564	-£200,626
30% affordable housing (70:30)	£393,821	£364,953	£357,601	£348,410	£333,775	£285,688	-£177,123
30% affordable housing (60:40)	£301,578	£274,297	£266,945	£257,754	£243,119	£195,032	-£269,262

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,183,400	-£1,209,840	-£1,217,192	-£1,226,383	-£1,241,018	-£1,289,106	-£1,754,186
10% affordable housing (70:30)	-£1,136,343	-£1,163,593	-£1,170,945	-£1,180,136	-£1,194,771	-£1,242,857	-£1,707,182
15% affordable housing (70:30)	-£1,112,814	-£1,140,468	-£1,147,821	-£1,157,012	-£1,171,647	-£1,219,734	-£1,683,680
20% affordable housing (70:30)	-£1,089,286	-£1,117,344	-£1,124,697	-£1,133,887	-£1,148,523	-£1,196,610	-£1,660,178
25% affordable housing (70:30)	-£1,065,757	-£1,094,221	-£1,101,573	-£1,110,764	-£1,125,399	-£1,173,486	-£1,636,676
30% affordable housing (70:30)	-£1,042,229	-£1,071,097	-£1,078,449	-£1,087,640	-£1,102,275	-£1,150,362	-£1,613,173
30% affordable housing (60:40)	-£1,134,472	-£1,161,753	-£1,169,105	-£1,178,296	-£1,192,931	-£1,241,018	-£1,705,312

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£374,550	-£400,990	-£408,342	-£417,533	-£432,168	-£480,256	-£945,336
10% affordable housing (70:30)	-£327,493	-£354,743	-£362,095	-£371,286	-£385,921	-£434,007	-£898,332
15% affordable housing (70:30)	-£303,964	-£331,618	-£338,971	-£348,162	-£362,797	-£410,884	-£874,830
20% affordable housing (70:30)	-£280,436	-£308,494	-£315,847	-£325,037	-£339,673	-£387,760	-£851,328
25% affordable housing (70:30)	-£256,907	-£285,371	-£292,723	-£301,914	-£316,549	-£364,636	-£827,826
30% affordable housing (70:30)	-£233,379	-£262,247	-£269,599	-£278,790	-£293,425	-£341,512	-£804,323
30% affordable housing (60:40)	-£325,622	-£352,903	-£360,255	-£369,446	-£384,081	-£432,168	-£896,462

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£101,550	-£127,990	-£135,342	-£144,533	-£159,168	-£207,256	-£672,336
10% affordable housing (70:30)	-£54,493	-£81,743	-£89,095	-£98,286	-£112,921	-£161,007	-£625,332
15% affordable housing (70:30)	-£30,964	-£58,618	-£65,971	-£75,162	-£89,797	-£137,884	-£601,830
20% affordable housing (70:30)	-£7,436	-£35,494	-£42,847	-£52,037	-£66,673	-£114,760	-£578,328
25% affordable housing (70:30)	£16,093	-£12,371	-£19,723	-£28,914	-£43,549	-£91,636	-£554,826
30% affordable housing (70:30)	£39,621	£10,753	£3,401	-£5,790	-£20,425	-£68,512	-£531,323
30% affordable housing (60:40)	-£52,622	-£79,903	-£87,255	-£96,446	-£111,081	-£159,168	-£623,462

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£145,550	£119,110	£111,758	£102,567	£87,932	£39,844	-£425,236
10% affordable housing (70:30)	£192,607	£165,357	£158,005	£148,814	£134,179	£86,093	-£378,232
15% affordable housing (70:30)	£216,136	£188,482	£181,129	£171,938	£157,303	£109,216	-£354,730
20% affordable housing (70:30)	£239,664	£211,606	£204,253	£195,063	£180,427	£132,340	-£331,228
25% affordable housing (70:30)	£263,193	£234,729	£227,377	£218,186	£203,551	£155,464	-£307,726
30% affordable housing (70:30)	£286,721	£257,853	£250,501	£241,310	£226,675	£178,588	-£284,223
30% affordable housing (60:40)	£194,478	£167,197	£159,845	£150,654	£136,019	£87,932	-£376,362

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£422,363	£393,003	£385,651	£376,460	£361,825	£313,738	-£148,615
10% affordable housing (70:30)	£456,718	£426,768	£419,416	£410,225	£395,590	£347,503	-£114,298
15% affordable housing (70:30)	£473,896	£443,651	£436,299	£427,108	£412,473	£364,385	-£97,139
20% affordable housing (70:30)	£491,074	£460,533	£453,180	£443,990	£429,354	£381,268	-£79,980
25% affordable housing (70:30)	£508,251	£477,416	£470,063	£460,872	£446,237	£398,150	-£62,822
30% affordable housing (70:30)	£525,429	£494,298	£486,945	£477,754	£463,119	£415,032	-£45,663
30% affordable housing (60:40)	£445,997	£416,231	£408,878	£399,688	£385,052	£336,966	-£125,007

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,013,687	-£1,043,047	-£1,050,399	-£1,059,590	-£1,074,225	-£1,122,312	-£1,584,665
10% affordable housing (70:30)	-£979,332	-£1,009,282	-£1,016,634	-£1,025,825	-£1,040,460	-£1,088,547	-£1,550,348
15% affordable housing (70:30)	-£962,154	-£992,399	-£999,751	-£1,008,942	-£1,023,577	-£1,071,665	-£1,533,189
20% affordable housing (70:30)	-£944,976	-£975,517	-£982,870	-£992,060	-£1,006,696	-£1,054,782	-£1,516,030
25% affordable housing (70:30)	-£927,799	-£958,634	-£965,987	-£975,178	-£989,813	-£1,037,900	-£1,498,872
30% affordable housing (70:30)	-£910,621	-£941,752	-£949,105	-£958,296	-£972,931	-£1,021,018	-£1,481,713
30% affordable housing (60:40)	-£990,053	-£1,019,519	-£1,027,172	-£1,036,362	-£1,050,998	-£1,099,084	-£1,561,057

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£204,837	-£234,197	-£241,549	-£250,740	-£265,375	-£313,462	-£775,815
10% affordable housing (70:30)	-£170,482	-£200,432	-£207,784	-£216,975	-£231,610	-£279,697	-£741,498
15% affordable housing (70:30)	-£153,304	-£183,549	-£190,901	-£200,092	-£214,727	-£262,815	-£724,339
20% affordable housing (70:30)	-£136,126	-£166,667	-£174,020	-£183,210	-£197,846	-£245,932	-£707,180
25% affordable housing (70:30)	-£118,949	-£149,784	-£157,137	-£166,328	-£180,963	-£229,050	-£690,022
30% affordable housing (70:30)	-£101,771	-£132,902	-£140,255	-£149,448	-£164,081	-£212,168	-£672,863
30% affordable housing (60:40)	-£181,203	-£210,969	-£218,322	-£227,512	-£242,148	-£290,234	-£752,207

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£68,163	£38,803	£31,451	£22,260	£7,625	-£40,462	-£502,815
10% affordable housing (70:30)	£102,518	£72,568	£65,216	£56,025	£41,390	-£6,697	-£468,498
15% affordable housing (70:30)	£119,696	£89,451	£82,099	£72,908	£58,273	£10,186	-£451,339
20% affordable housing (70:30)	£136,874	£106,333	£98,980	£89,790	£75,154	£27,068	-£434,180
25% affordable housing (70:30)	£154,051	£123,216	£115,863	£106,672	£92,037	£43,950	-£417,022
30% affordable housing (70:30)	£171,229	£140,098	£132,745	£123,554	£108,919	£60,832	-£399,863
30% affordable housing (60:40)	£91,797	£62,031	£54,678	£45,488	£30,852	-£17,234	-£479,207

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£315,263	£285,903	£278,551	£269,360	£254,725	£206,638	-£255,715
10% affordable housing (70:30)	£349,618	£319,668	£312,316	£303,125	£288,490	£240,403	-£221,398
15% affordable housing (70:30)	£366,796	£336,551	£329,199	£320,008	£305,373	£257,285	-£204,239
20% affordable housing (70:30)	£383,974	£353,433	£346,080	£336,890	£322,254	£274,168	-£187,080
25% affordable housing (70:30)	£401,151	£370,316	£362,963	£353,772	£339,137	£291,050	-£169,922
30% affordable housing (70:30)	£418,329	£387,198	£379,845	£370,654	£356,019	£307,932	-£152,763
30% affordable housing (60:40)	£338,897	£309,131	£301,778	£292,588	£277,952	£229,866	-£232,107

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Sales value inflation	0%
Build cost inflation	0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Affordable Rent
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No Units	12
Site Area	0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£719,951	£685,475	£678,121	£668,931	£654,295	£606,209	£146,247
10% affordable housing (70:30)	£732,035	£697,350	£689,997	£680,807	£666,171	£618,085	£158,123
15% affordable housing (70:30)	£738,077	£703,288	£695,935	£686,744	£672,109	£624,022	£164,062
20% affordable housing (70:30)	£744,119	£709,226	£701,873	£692,683	£678,048	£629,961	£169,999
25% affordable housing (70:30)	£750,042	£715,164	£707,811	£698,620	£683,985	£635,898	£175,937
30% affordable housing (70:30)	£755,190	£720,462	£713,229	£704,186	£689,786	£641,836	£181,875
30% affordable housing (60:40)	£699,134	£665,109	£657,757	£648,566	£633,931	£585,844	£125,882

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£716,099	-£750,575	-£757,929	-£767,119	-£781,755	-£829,841	-£1,289,803
10% affordable housing (70:30)	-£704,015	-£738,700	-£746,053	-£755,243	-£769,879	-£817,965	-£1,277,927
15% affordable housing (70:30)	-£697,973	-£732,762	-£740,115	-£749,306	-£763,941	-£812,028	-£1,271,988
20% affordable housing (70:30)	-£691,931	-£726,824	-£734,177	-£743,367	-£758,002	-£806,089	-£1,266,051
25% affordable housing (70:30)	-£686,008	-£720,886	-£728,239	-£737,430	-£752,065	-£800,152	-£1,260,113
30% affordable housing (70:30)	-£680,860	-£715,588	-£722,821	-£731,884	-£746,264	-£794,214	-£1,254,175
30% affordable housing (60:40)	-£736,916	-£770,941	-£778,293	-£787,484	-£802,119	-£850,206	-£1,310,168

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£92,751	£58,275	£50,921	£41,731	£27,095	-£20,991	-£480,953
10% affordable housing (70:30)	£104,835	£70,150	£62,797	£53,607	£38,971	-£9,115	-£469,077
15% affordable housing (70:30)	£110,877	£76,088	£68,735	£59,544	£44,909	-£3,178	-£463,138
20% affordable housing (70:30)	£116,919	£82,026	£74,673	£65,483	£50,848	£2,761	-£457,201
25% affordable housing (70:30)	£122,842	£87,964	£80,611	£71,420	£56,785	£8,698	-£451,263
30% affordable housing (70:30)	£127,990	£93,262	£86,029	£76,986	£62,586	£14,636	-£445,325
30% affordable housing (60:40)	£71,934	£37,909	£30,557	£21,366	£6,731	-£41,356	-£501,318

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£365,751	£331,275	£323,921	£314,731	£300,095	£252,009	-£207,953
10% affordable housing (70:30)	£377,835	£343,150	£335,797	£326,607	£311,971	£263,885	-£196,077
15% affordable housing (70:30)	£383,877	£349,088	£341,735	£332,544	£317,909	£269,822	-£190,138
20% affordable housing (70:30)	£389,919	£355,026	£347,673	£338,483	£323,848	£275,761	-£184,201
25% affordable housing (70:30)	£395,842	£360,964	£353,611	£344,420	£329,785	£281,698	-£178,263
30% affordable housing (70:30)	£400,990	£366,262	£359,029	£349,986	£335,586	£287,636	-£172,325
30% affordable housing (60:40)	£344,934	£310,909	£303,557	£294,366	£279,731	£231,644	-£228,318

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£612,851	£578,375	£571,021	£561,831	£547,195	£499,109	£39,147
10% affordable housing (70:30)	£624,935	£590,250	£582,897	£573,707	£559,071	£510,985	£51,023
15% affordable housing (70:30)	£630,977	£596,188	£588,835	£579,644	£565,009	£516,922	£56,962
20% affordable housing (70:30)	£637,019	£602,126	£594,773	£585,583	£570,948	£522,861	£62,899
25% affordable housing (70:30)	£642,942	£608,064	£600,711	£591,520	£576,885	£528,798	£68,837
30% affordable housing (70:30)	£648,090	£613,362	£606,129	£597,086	£582,686	£534,736	£74,775
30% affordable housing (60:40)	£592,034	£558,009	£550,657	£541,466	£526,831	£478,744	£18,782

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Site location

Shoeburyness

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£677,325	£643,582	£636,230	£627,039	£612,404	£564,316	£104,355
10% affordable housing (70:30)	£692,600	£658,593	£651,240	£642,049	£627,414	£579,327	£119,366
15% affordable housing (70:30)	£700,237	£666,099	£658,746	£649,555	£634,920	£586,833	£126,871
20% affordable housing (70:30)	£707,873	£673,604	£666,251	£657,061	£642,425	£594,339	£134,377
25% affordable housing (70:30)	£715,510	£681,109	£673,757	£664,566	£649,931	£601,845	£141,883
30% affordable housing (70:30)	£722,429	£688,265	£681,030	£671,988	£657,437	£609,350	£149,388
30% affordable housing (60:40)	£662,958	£629,461	£622,108	£612,918	£598,282	£550,196	£90,234

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£758,725	-£792,468	-£799,820	-£809,011	-£823,646	-£871,734	-£1,331,695
10% affordable housing (70:30)	-£743,450	-£777,457	-£784,810	-£794,001	-£808,636	-£856,723	-£1,316,684
15% affordable housing (70:30)	-£735,813	-£769,951	-£777,304	-£786,495	-£801,130	-£849,217	-£1,309,179
20% affordable housing (70:30)	-£728,177	-£762,446	-£769,799	-£778,989	-£793,625	-£841,711	-£1,301,673
25% affordable housing (70:30)	-£720,540	-£754,941	-£762,293	-£771,484	-£786,119	-£834,205	-£1,294,167
30% affordable housing (70:30)	-£713,621	-£747,785	-£755,020	-£764,062	-£778,613	-£826,700	-£1,286,662
30% affordable housing (60:40)	-£773,092	-£806,589	-£813,942	-£823,132	-£837,768	-£885,854	-£1,345,816

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£50,125	£16,382	£9,030	-£161	-£14,796	-£62,884	-£522,845
10% affordable housing (70:30)	£65,400	£31,393	£24,040	£14,849	£214	-£47,873	-£507,834
15% affordable housing (70:30)	£73,037	£38,899	£31,546	£22,355	£7,720	-£40,367	-£500,329
20% affordable housing (70:30)	£80,673	£46,404	£39,051	£29,861	£15,225	-£32,861	-£492,823
25% affordable housing (70:30)	£88,310	£53,909	£46,557	£37,366	£22,731	-£25,355	-£485,317
30% affordable housing (70:30)	£95,229	£61,065	£53,830	£44,788	£30,237	-£17,850	-£477,812
30% affordable housing (60:40)	£35,758	£2,261	-£5,092	-£14,282	-£28,918	-£77,004	-£536,966

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£323,125	£289,382	£282,030	£272,839	£258,204	£210,116	-£249,845
10% affordable housing (70:30)	£338,400	£304,393	£297,040	£287,849	£273,214	£225,127	-£234,834
15% affordable housing (70:30)	£346,037	£311,899	£304,546	£295,355	£280,720	£232,633	-£227,329
20% affordable housing (70:30)	£353,673	£319,404	£312,051	£302,861	£288,225	£240,139	-£219,823
25% affordable housing (70:30)	£361,310	£326,909	£319,557	£310,366	£295,731	£247,645	-£212,317
30% affordable housing (70:30)	£368,229	£334,065	£326,830	£317,788	£303,237	£255,150	-£204,812
30% affordable housing (60:40)	£308,758	£275,261	£267,908	£258,718	£244,082	£195,996	-£263,966

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£570,225	£536,482	£529,130	£519,939	£505,304	£457,216	-£2,745
10% affordable housing (70:30)	£585,500	£551,493	£544,140	£534,949	£520,314	£472,227	£12,266
15% affordable housing (70:30)	£593,137	£558,999	£551,646	£542,455	£527,820	£479,733	£19,771
20% affordable housing (70:30)	£600,773	£566,504	£559,151	£549,961	£535,325	£487,239	£27,277
25% affordable housing (70:30)	£608,410	£574,009	£566,657	£557,466	£542,831	£494,745	£34,783
30% affordable housing (70:30)	£615,329	£581,165	£573,930	£564,888	£550,337	£502,250	£42,288
30% affordable housing (60:40)	£555,858	£522,361	£515,008	£505,818	£491,182	£443,096	-£16,866

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,059,376	£1,019,061	£1,011,709	£1,002,518	£987,883	£939,796	£479,834
10% affordable housing (70:30)	£1,046,006	£1,005,971	£998,619	£989,428	£974,793	£926,706	£466,744
15% affordable housing (70:30)	£1,038,521	£998,920	£991,687	£982,644	£968,244	£920,161	£460,199
20% affordable housing (70:30)	£1,031,036	£991,564	£984,331	£975,287	£960,888	£913,574	£453,654
25% affordable housing (70:30)	£1,023,552	£984,208	£976,975	£967,931	£953,532	£906,218	£447,109
30% affordable housing (70:30)	£1,016,067	£976,852	£969,618	£960,575	£946,176	£898,862	£440,564
30% affordable housing (60:40)	£985,217	£946,534	£939,299	£930,256	£915,857	£868,544	£409,749

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£376,674	-£416,989	-£424,341	-£433,532	-£448,167	-£496,254	-£956,216
10% affordable housing (70:30)	-£390,044	-£430,079	-£437,431	-£446,622	-£461,257	-£509,344	-£969,306
15% affordable housing (70:30)	-£397,529	-£437,130	-£444,363	-£453,406	-£467,806	-£515,889	-£975,851
20% affordable housing (70:30)	-£405,014	-£444,486	-£451,719	-£460,763	-£475,162	-£522,476	-£982,396
25% affordable housing (70:30)	-£412,498	-£451,842	-£459,075	-£468,119	-£482,518	-£529,832	-£988,941
30% affordable housing (70:30)	-£419,983	-£459,198	-£466,432	-£475,475	-£489,874	-£537,188	-£995,486
30% affordable housing (60:40)	-£450,833	-£489,516	-£496,751	-£505,794	-£520,193	-£567,506	-£1,026,301

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£432,176	£391,861	£384,509	£375,318	£360,683	£312,596	-£147,366
10% affordable housing (70:30)	£418,806	£378,771	£371,419	£362,228	£347,593	£299,506	-£160,456
15% affordable housing (70:30)	£411,321	£371,720	£364,487	£355,444	£341,044	£292,961	-£167,001
20% affordable housing (70:30)	£403,836	£364,364	£357,131	£348,087	£333,688	£286,374	-£173,546
25% affordable housing (70:30)	£396,352	£357,008	£349,775	£340,731	£326,332	£279,018	-£180,091
30% affordable housing (70:30)	£388,867	£349,652	£342,418	£333,375	£318,976	£271,662	-£186,636
30% affordable housing (60:40)	£358,017	£319,334	£312,099	£303,056	£288,657	£241,344	-£217,451

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£705,176	£664,861	£657,509	£648,316	£633,683	£585,596	£125,634
10% affordable housing (70:30)	£691,806	£651,771	£644,419	£635,228	£620,593	£572,506	£112,544
15% affordable housing (70:30)	£684,321	£644,720	£637,487	£628,444	£614,044	£565,961	£105,999
20% affordable housing (70:30)	£676,836	£637,364	£630,131	£621,087	£606,688	£559,374	£99,454
25% affordable housing (70:30)	£669,352	£630,008	£622,775	£613,731	£599,332	£552,018	£92,909
30% affordable housing (70:30)	£661,867	£622,652	£615,418	£606,375	£591,976	£544,662	£86,364
30% affordable housing (60:40)	£631,017	£592,334	£585,099	£576,056	£561,657	£514,344	£55,549

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£952,276	£911,961	£904,609	£895,416	£880,783	£832,696	£372,734
10% affordable housing (70:30)	£938,906	£898,871	£891,519	£882,326	£867,693	£819,606	£359,644
15% affordable housing (70:30)	£931,421	£891,820	£884,587	£875,544	£861,144	£813,061	£353,099
20% affordable housing (70:30)	£923,936	£884,464	£877,231	£868,187	£853,788	£806,474	£346,554
25% affordable housing (70:30)	£916,452	£877,108	£869,875	£860,831	£846,432	£799,118	£340,009
30% affordable housing (70:30)	£908,967	£869,752	£862,518	£853,475	£839,076	£791,762	£333,464
30% affordable housing (60:40)	£878,117	£839,434	£832,199	£823,156	£808,757	£761,444	£302,649

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,271,591	£1,227,747	£1,220,395	£1,211,204	£1,196,569	£1,148,482	£688,520
10% affordable housing (70:30)	£1,240,817	£1,197,736	£1,190,502	£1,181,459	£1,167,060	£1,119,747	£659,812
15% affordable housing (70:30)	£1,225,429	£1,182,613	£1,175,380	£1,166,336	£1,151,937	£1,104,624	£645,457
20% affordable housing (70:30)	£1,210,041	£1,167,490	£1,160,257	£1,151,213	£1,136,814	£1,089,501	£631,103
25% affordable housing (70:30)	£1,194,654	£1,152,367	£1,145,134	£1,136,091	£1,121,691	£1,074,378	£616,749
30% affordable housing (70:30)	£1,179,266	£1,137,245	£1,130,011	£1,120,968	£1,106,568	£1,059,255	£602,395
30% affordable housing (60:40)	£1,164,186	£1,122,424	£1,115,190	£1,106,146	£1,091,747	£1,044,434	£587,331

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£164,459	-£208,303	-£215,655	-£224,846	-£239,481	-£287,568	-£747,530
10% affordable housing (70:30)	-£195,233	-£238,314	-£245,548	-£254,591	-£268,990	-£316,303	-£776,238
15% affordable housing (70:30)	-£210,621	-£253,437	-£260,670	-£269,714	-£284,113	-£331,426	-£790,593
20% affordable housing (70:30)	-£226,009	-£268,560	-£275,793	-£284,837	-£299,236	-£346,549	-£804,947
25% affordable housing (70:30)	-£241,396	-£283,883	-£290,916	-£299,959	-£314,359	-£361,672	-£819,301
30% affordable housing (70:30)	-£256,784	-£298,905	-£306,039	-£315,082	-£329,482	-£376,795	-£833,655
30% affordable housing (60:40)	-£271,864	-£313,626	-£320,860	-£329,904	-£344,303	-£391,616	-£848,719

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£644,391	£600,547	£593,195	£584,004	£569,369	£521,282	£61,320
10% affordable housing (70:30)	£613,617	£570,536	£563,302	£554,259	£539,860	£492,547	£32,612
15% affordable housing (70:30)	£598,229	£555,413	£548,180	£539,136	£524,737	£477,424	£18,257
20% affordable housing (70:30)	£582,841	£540,290	£533,057	£524,013	£509,614	£462,301	£3,903
25% affordable housing (70:30)	£567,454	£525,167	£517,934	£508,891	£494,491	£447,178	-£10,451
30% affordable housing (70:30)	£552,066	£510,045	£502,811	£493,768	£479,368	£432,055	-£24,805
30% affordable housing (60:40)	£536,986	£495,224	£487,990	£478,946	£464,547	£417,234	-£39,869

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£917,391	£873,547	£866,195	£857,004	£842,369	£794,282	£334,320
10% affordable housing (70:30)	£886,617	£843,536	£836,302	£827,259	£812,860	£765,547	£305,612
15% affordable housing (70:30)	£871,229	£828,413	£821,180	£812,136	£797,737	£750,424	£291,257
20% affordable housing (70:30)	£855,841	£813,290	£806,057	£797,013	£782,614	£735,301	£276,903
25% affordable housing (70:30)	£840,454	£798,167	£790,934	£781,891	£767,491	£720,178	£262,549
30% affordable housing (70:30)	£825,066	£783,045	£775,811	£766,768	£752,368	£705,055	£248,195
30% affordable housing (60:40)	£809,986	£768,224	£760,990	£751,946	£737,547	£690,234	£233,131

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,164,491	£1,120,647	£1,113,295	£1,104,104	£1,089,469	£1,041,382	£581,420
10% affordable housing (70:30)	£1,133,717	£1,090,636	£1,083,402	£1,074,359	£1,059,960	£1,012,647	£552,712
15% affordable housing (70:30)	£1,118,329	£1,075,513	£1,068,280	£1,059,236	£1,044,837	£997,524	£538,357
20% affordable housing (70:30)	£1,102,941	£1,060,390	£1,053,157	£1,044,113	£1,029,714	£982,401	£524,003
25% affordable housing (70:30)	£1,087,554	£1,045,267	£1,038,034	£1,028,991	£1,014,591	£967,278	£509,649
30% affordable housing (70:30)	£1,072,166	£1,030,145	£1,022,911	£1,013,868	£999,468	£952,155	£495,295
30% affordable housing (60:40)	£1,057,086	£1,015,324	£1,008,090	£999,046	£984,647	£937,334	£480,231

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Affordable Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£245,566	-£271,250	-£281,203	-£293,644	-£309,371	-£361,046	-£855,333
10% affordable housing (70:30)	-£211,861	-£238,124	-£248,078	-£260,519	-£276,245	-£327,921	-£822,208
15% affordable housing (70:30)	-£195,008	-£221,562	-£231,514	-£243,955	-£259,683	-£311,358	-£805,645
20% affordable housing (70:30)	-£178,156	-£204,999	-£214,952	-£227,393	-£243,120	-£294,795	-£789,082
25% affordable housing (70:30)	-£161,303	-£188,437	-£198,389	-£210,830	-£226,558	-£278,233	-£772,519
30% affordable housing (70:30)	-£144,451	-£171,874	-£181,827	-£194,268	-£209,994	-£261,670	-£755,957
30% affordable housing (60:40)	-£211,602	-£237,870	-£247,823	-£260,264	-£275,991	-£327,667	-£821,953

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£737,926	-£763,610	-£773,563	-£786,004	-£801,731	-£853,406	-£1,347,693
10% affordable housing (70:30)	-£704,221	-£730,484	-£740,438	-£752,879	-£768,605	-£820,281	-£1,314,568
15% affordable housing (70:30)	-£687,368	-£713,922	-£723,874	-£736,315	-£752,043	-£803,718	-£1,298,005
20% affordable housing (70:30)	-£670,516	-£697,359	-£707,312	-£719,753	-£735,480	-£787,155	-£1,281,442
25% affordable housing (70:30)	-£653,663	-£680,797	-£690,749	-£703,190	-£718,918	-£770,593	-£1,264,879
30% affordable housing (70:30)	-£636,811	-£664,234	-£674,187	-£686,628	-£702,354	-£754,030	-£1,248,317
30% affordable housing (60:40)	-£703,962	-£730,230	-£740,183	-£752,624	-£768,351	-£820,027	-£1,314,313

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£460,606	-£486,290	-£496,243	-£508,684	-£524,411	-£576,086	-£1,070,373
10% affordable housing (70:30)	-£426,901	-£453,164	-£463,118	-£475,559	-£491,285	-£542,961	-£1,037,248
15% affordable housing (70:30)	-£410,048	-£436,602	-£446,554	-£458,995	-£474,723	-£526,398	-£1,020,685
20% affordable housing (70:30)	-£393,196	-£420,039	-£429,992	-£442,433	-£458,160	-£509,835	-£1,004,122
25% affordable housing (70:30)	-£376,343	-£403,477	-£413,429	-£425,870	-£441,598	-£493,273	-£987,559
30% affordable housing (70:30)	-£359,491	-£386,914	-£396,867	-£409,308	-£425,034	-£476,710	-£970,997
30% affordable housing (60:40)	-£426,642	-£452,910	-£462,863	-£475,304	-£491,031	-£542,707	-£1,036,993

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£367,006	-£392,690	-£402,643	-£415,084	-£430,811	-£482,486	-£976,773
10% affordable housing (70:30)	-£333,301	-£359,564	-£369,518	-£381,959	-£397,685	-£449,361	-£943,648
15% affordable housing (70:30)	-£316,448	-£343,002	-£352,954	-£365,395	-£381,123	-£432,798	-£927,085
20% affordable housing (70:30)	-£299,596	-£326,439	-£336,392	-£348,833	-£364,560	-£416,235	-£910,522
25% affordable housing (70:30)	-£282,743	-£309,877	-£319,829	-£332,270	-£347,998	-£399,673	-£893,959
30% affordable housing (70:30)	-£265,891	-£293,314	-£303,267	-£315,708	-£331,434	-£383,110	-£877,397
30% affordable housing (60:40)	-£333,042	-£359,310	-£369,263	-£381,704	-£397,431	-£449,107	-£943,393

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£282,286	-£307,970	-£317,923	-£330,364	-£346,091	-£397,766	-£892,053
10% affordable housing (70:30)	-£248,581	-£274,844	-£284,798	-£297,239	-£312,965	-£364,641	-£858,928
15% affordable housing (70:30)	-£231,728	-£258,282	-£268,234	-£280,675	-£296,403	-£348,078	-£842,365
20% affordable housing (70:30)	-£214,876	-£241,719	-£251,672	-£264,113	-£279,840	-£331,515	-£825,802
25% affordable housing (70:30)	-£198,023	-£225,157	-£235,109	-£247,550	-£263,278	-£314,953	-£809,239
30% affordable housing (70:30)	-£181,171	-£208,594	-£218,547	-£230,988	-£246,714	-£298,390	-£792,677
30% affordable housing (60:40)	-£248,322	-£274,590	-£284,543	-£296,984	-£312,711	-£364,387	-£858,673

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 13

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£124,005	-£151,780	-£161,733	-£174,173	-£189,901	-£241,576	-£735,862
10% affordable housing (70:30)	-£99,348	-£127,547	-£137,499	-£149,940	-£165,668	-£217,343	-£711,629
15% affordable housing (70:30)	-£87,019	-£115,430	-£125,382	-£137,823	-£153,551	-£205,226	-£699,512
20% affordable housing (70:30)	-£74,690	-£103,313	-£113,266	-£125,707	-£141,434	-£193,109	-£687,396
25% affordable housing (70:30)	-£62,361	-£91,197	-£101,149	-£113,590	-£129,318	-£180,993	-£675,279
30% affordable housing (70:30)	-£50,033	-£79,080	-£89,032	-£101,473	-£117,201	-£168,876	-£663,162
30% affordable housing (60:40)	-£107,860	-£135,912	-£145,865	-£158,305	-£174,033	-£225,708	-£719,995

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£616,365	-£644,140	-£654,093	-£666,533	-£682,261	-£733,936	-£1,228,222
10% affordable housing (70:30)	-£591,708	-£619,907	-£629,859	-£642,300	-£658,028	-£709,703	-£1,203,989
15% affordable housing (70:30)	-£579,379	-£607,790	-£617,742	-£630,183	-£645,911	-£697,586	-£1,191,872
20% affordable housing (70:30)	-£567,050	-£595,673	-£605,626	-£618,067	-£633,794	-£685,469	-£1,179,756
25% affordable housing (70:30)	-£554,721	-£583,557	-£593,509	-£605,950	-£621,678	-£673,353	-£1,167,639
30% affordable housing (70:30)	-£542,393	-£571,440	-£581,392	-£593,833	-£609,561	-£661,236	-£1,155,522
30% affordable housing (60:40)	-£600,220	-£628,272	-£638,225	-£650,665	-£666,393	-£718,068	-£1,212,355

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£339,045	-£366,820	-£376,773	-£389,213	-£404,941	-£456,616	-£950,902
10% affordable housing (70:30)	-£314,388	-£342,587	-£352,539	-£364,980	-£380,708	-£432,383	-£926,669
15% affordable housing (70:30)	-£302,059	-£330,470	-£340,422	-£352,863	-£368,591	-£420,266	-£914,552
20% affordable housing (70:30)	-£289,730	-£318,353	-£328,306	-£340,747	-£356,474	-£408,149	-£902,436
25% affordable housing (70:30)	-£277,401	-£306,237	-£316,189	-£328,630	-£344,358	-£396,033	-£890,319
30% affordable housing (70:30)	-£265,073	-£294,120	-£304,072	-£316,513	-£332,241	-£383,916	-£878,202
30% affordable housing (60:40)	-£322,900	-£350,952	-£360,905	-£373,345	-£389,073	-£440,748	-£935,035

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£245,445	-£273,220	-£283,173	-£295,613	-£311,341	-£363,016	-£857,302
10% affordable housing (70:30)	-£220,788	-£248,987	-£258,939	-£271,380	-£287,108	-£338,783	-£833,069
15% affordable housing (70:30)	-£208,459	-£236,870	-£246,822	-£259,263	-£274,991	-£326,666	-£820,952
20% affordable housing (70:30)	-£196,130	-£224,753	-£234,706	-£247,147	-£262,874	-£314,549	-£808,836
25% affordable housing (70:30)	-£183,801	-£212,637	-£222,589	-£235,030	-£250,758	-£302,433	-£796,719
30% affordable housing (70:30)	-£171,473	-£200,520	-£210,472	-£222,913	-£238,641	-£290,316	-£784,602
30% affordable housing (60:40)	-£229,300	-£257,352	-£267,305	-£279,745	-£295,473	-£347,148	-£841,435

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£180,725	-£188,500	-£196,453	-£210,893	-£226,621	-£278,296	-£772,582
10% affordable housing (70:30)	-£136,068	-£164,267	-£174,219	-£186,660	-£202,388	-£254,063	-£748,349
15% affordable housing (70:30)	-£123,739	-£152,150	-£162,102	-£174,543	-£190,271	-£241,946	-£736,232
20% affordable housing (70:30)	-£111,410	-£140,033	-£149,986	-£162,427	-£178,154	-£229,829	-£724,116
25% affordable housing (70:30)	-£99,081	-£127,917	-£137,869	-£150,310	-£166,038	-£217,713	-£711,999
30% affordable housing (70:30)	-£86,753	-£115,800	-£125,752	-£138,193	-£153,921	-£205,596	-£699,882
30% affordable housing (60:40)	-£144,580	-£172,632	-£182,585	-£195,025	-£210,763	-£262,428	-£756,715

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Sales value inflation 0%
Build cost inflation 0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Affordable Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£87,716	£56,782	£46,989	£34,749	£19,274	-£32,086	-£526,373
10% affordable housing (70:30)	£96,367	£65,283	£55,491	£43,250	£27,776	-£23,445	-£517,732
15% affordable housing (70:30)	£100,692	£69,535	£59,742	£47,501	£32,027	-£19,124	-£513,411
20% affordable housing (70:30)	£105,018	£73,785	£63,993	£51,753	£36,278	-£14,804	-£509,091
25% affordable housing (70:30)	£109,343	£78,036	£68,244	£56,003	£40,529	-£10,484	-£504,770
30% affordable housing (70:30)	£113,668	£82,287	£72,494	£60,254	£44,780	-£6,163	-£500,450
30% affordable housing (60:40)	£72,861	£42,161	£32,389	£20,148	£4,674	-£46,925	-£541,211

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£404,644	-£435,578	-£445,371	-£457,611	-£473,086	-£524,446	-£1,018,733
10% affordable housing (70:30)	-£395,993	-£427,077	-£436,869	-£449,110	-£464,584	-£515,805	-£1,010,092
15% affordable housing (70:30)	-£391,668	-£422,825	-£432,618	-£444,859	-£460,333	-£511,484	-£1,005,771
20% affordable housing (70:30)	-£387,342	-£418,575	-£428,367	-£440,607	-£456,082	-£507,164	-£1,001,451
25% affordable housing (70:30)	-£383,017	-£414,324	-£424,116	-£436,357	-£451,831	-£502,844	-£997,130
30% affordable housing (70:30)	-£378,692	-£410,073	-£419,866	-£432,106	-£447,580	-£498,523	-£992,810
30% affordable housing (60:40)	-£419,499	-£450,179	-£459,971	-£472,212	-£487,686	-£539,285	-£1,033,571

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£127,324	-£158,258	-£168,051	-£180,291	-£195,766	-£247,126	-£741,413
10% affordable housing (70:30)	-£118,673	-£149,757	-£159,549	-£171,790	-£187,264	-£238,485	-£732,772
15% affordable housing (70:30)	-£114,348	-£145,505	-£155,298	-£167,539	-£183,013	-£234,164	-£728,451
20% affordable housing (70:30)	-£110,022	-£141,255	-£151,047	-£163,287	-£178,762	-£229,844	-£724,131
25% affordable housing (70:30)	-£105,697	-£137,004	-£146,796	-£159,037	-£174,511	-£225,524	-£719,810
30% affordable housing (70:30)	-£101,372	-£132,753	-£142,546	-£154,786	-£170,260	-£221,203	-£715,490
30% affordable housing (60:40)	-£142,179	-£172,859	-£182,651	-£194,892	-£210,366	-£261,965	-£756,251

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£33,724	-£64,658	-£74,451	-£86,691	-£102,166	-£153,526	-£647,813
10% affordable housing (70:30)	-£25,073	-£56,157	-£65,949	-£78,190	-£93,664	-£144,885	-£639,172
15% affordable housing (70:30)	-£20,748	-£51,905	-£61,698	-£73,939	-£89,413	-£140,564	-£634,851
20% affordable housing (70:30)	-£16,422	-£47,655	-£57,447	-£69,687	-£85,162	-£136,244	-£630,531
25% affordable housing (70:30)	-£12,097	-£43,404	-£53,196	-£65,437	-£80,911	-£131,924	-£626,210
30% affordable housing (70:30)	-£7,772	-£39,153	-£48,946	-£61,186	-£76,660	-£127,603	-£621,890
30% affordable housing (60:40)	-£48,579	-£79,259	-£89,051	-£101,292	-£116,766	-£168,365	-£662,651

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£50,996	£20,962	£10,269	-£1,971	-£17,446	-£68,806	-£363,093
10% affordable housing (70:30)	£59,647	£28,563	£18,771	£6,530	-£8,944	-£60,165	-£554,452
15% affordable housing (70:30)	£63,972	£32,815	£23,022	£10,781	-£4,693	-£55,844	-£550,131
20% affordable housing (70:30)	£68,298	£37,065	£27,273	£15,033	-£442	-£51,524	-£545,811
25% affordable housing (70:30)	£72,623	£41,316	£31,524	£19,283	£3,809	-£47,204	-£541,490
30% affordable housing (70:30)	£76,948	£45,567	£35,774	£23,534	£8,060	-£42,883	-£537,170
30% affordable housing (60:40)	£36,141	£5,461	-£4,331	-£16,572	-£32,046	-£83,645	-£577,931

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Site location

Shoeburyness

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£57,676	£27,258	£17,466	£5,224	-£10,418	-£62,093	-£566,379
10% affordable housing (70:30)	£68,563	£37,957	£28,165	£15,925	£450	-£51,218	-£545,505
15% affordable housing (70:30)	£74,006	£43,307	£33,514	£21,274	£5,800	-£45,781	-£540,067
20% affordable housing (70:30)	£79,449	£48,656	£38,864	£26,624	£11,150	-£40,344	-£534,630
25% affordable housing (70:30)	£84,892	£54,007	£44,214	£31,973	£16,499	-£34,907	-£529,193
30% affordable housing (70:30)	£90,336	£59,356	£49,563	£37,323	£21,849	-£29,470	-£523,756
30% affordable housing (60:40)	£47,223	£16,985	£7,193	-£5,130	-£20,858	-£72,533	-£566,819

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£434,684	-£465,102	-£474,894	-£487,136	-£502,778	-£554,453	-£1,048,739
10% affordable housing (70:30)	-£423,797	-£454,403	-£464,195	-£476,435	-£491,910	-£543,578	-£1,037,865
15% affordable housing (70:30)	-£418,354	-£449,053	-£458,846	-£471,086	-£486,560	-£538,141	-£1,032,427
20% affordable housing (70:30)	-£412,911	-£443,704	-£453,496	-£465,736	-£481,210	-£532,704	-£1,026,990
25% affordable housing (70:30)	-£407,468	-£438,353	-£448,146	-£460,387	-£475,861	-£527,267	-£1,021,553
30% affordable housing (70:30)	-£402,024	-£433,004	-£442,797	-£455,037	-£470,511	-£521,830	-£1,016,116
30% affordable housing (60:40)	-£445,137	-£475,375	-£485,167	-£497,490	-£513,218	-£564,893	-£1,059,179

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£157,364	-£187,782	-£197,574	-£209,816	-£225,458	-£277,133	-£771,419
10% affordable housing (70:30)	-£146,477	-£177,083	-£186,875	-£199,115	-£214,590	-£266,258	-£760,545
15% affordable housing (70:30)	-£141,034	-£171,733	-£181,526	-£193,766	-£209,240	-£260,821	-£755,107
20% affordable housing (70:30)	-£135,591	-£166,384	-£176,176	-£188,416	-£203,890	-£255,384	-£749,670
25% affordable housing (70:30)	-£130,148	-£161,033	-£170,826	-£183,067	-£198,541	-£249,947	-£744,233
30% affordable housing (70:30)	-£124,704	-£155,684	-£165,477	-£177,717	-£193,191	-£244,510	-£738,796
30% affordable housing (60:40)	-£167,817	-£198,055	-£207,847	-£220,170	-£235,898	-£287,573	-£781,858

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£63,764	-£94,182	-£103,974	-£116,216	-£131,858	-£183,533	-£677,819
10% affordable housing (70:30)	-£52,877	-£83,483	-£93,275	-£105,515	-£120,990	-£172,658	-£666,945
15% affordable housing (70:30)	-£47,434	-£78,133	-£87,926	-£100,166	-£115,640	-£167,221	-£661,507
20% affordable housing (70:30)	-£41,991	-£72,784	-£82,576	-£94,816	-£110,290	-£161,784	-£656,070
25% affordable housing (70:30)	-£36,548	-£67,433	-£77,226	-£89,467	-£104,941	-£156,347	-£650,633
30% affordable housing (70:30)	-£31,104	-£62,084	-£71,877	-£84,117	-£99,591	-£150,910	-£645,196
30% affordable housing (60:40)	-£74,217	-£104,455	-£114,247	-£126,570	-£142,298	-£193,973	-£688,259

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£20,956	-£9,462	-£19,254	-£31,496	-£47,138	-£98,813	-£383,099
10% affordable housing (70:30)	£31,843	£1,237	-£8,555	-£20,795	-£36,270	-£87,938	-£582,225
15% affordable housing (70:30)	£37,286	£6,587	-£3,206	-£15,446	-£30,920	-£82,504	-£576,787
20% affordable housing (70:30)	£42,729	£11,936	£2,144	-£10,096	-£25,570	-£77,064	-£571,350
25% affordable housing (70:30)	£48,172	£17,287	£7,494	-£4,747	-£20,221	-£71,627	-£565,913
30% affordable housing (70:30)	£53,616	£22,636	£12,843	£603	-£14,871	-£66,190	-£560,476
30% affordable housing (60:40)	£10,503	-£19,735	-£29,527	-£41,850	-£57,578	-£109,253	-£603,539

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£326,926	£291,878	£282,085	£269,844	£254,370	£203,526	-£287,432
10% affordable housing (70:30)	£317,772	£282,881	£273,089	£260,848	£245,374	£194,530	-£296,575
15% affordable housing (70:30)	£313,196	£278,383	£268,591	£256,350	£240,876	£190,032	-£301,147
20% affordable housing (70:30)	£308,619	£273,885	£264,093	£251,852	£236,378	£185,533	-£305,719
25% affordable housing (70:30)	£304,042	£269,387	£259,594	£247,354	£231,880	£181,035	-£310,290
30% affordable housing (70:30)	£299,466	£264,888	£255,096	£242,856	£227,382	£176,537	-£314,862
30% affordable housing (60:40)	£277,007	£242,817	£233,024	£220,784	£205,310	£154,466	-£337,294

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£165,434	-£200,482	-£210,275	-£222,516	-£237,990	-£288,834	-£779,792
10% affordable housing (70:30)	-£174,588	-£209,479	-£219,271	-£231,512	-£246,986	-£297,830	-£788,935
15% affordable housing (70:30)	-£179,164	-£213,977	-£223,769	-£236,010	-£251,484	-£302,328	-£793,507
20% affordable housing (70:30)	-£183,741	-£218,475	-£228,267	-£240,508	-£255,982	-£306,827	-£798,079
25% affordable housing (70:30)	-£188,318	-£222,973	-£232,766	-£245,006	-£260,480	-£311,325	-£802,650
30% affordable housing (70:30)	-£192,894	-£227,472	-£237,264	-£249,504	-£264,978	-£315,823	-£807,222
30% affordable housing (60:40)	-£215,353	-£249,543	-£259,336	-£271,576	-£287,050	-£337,894	-£829,654

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£111,886	£76,838	£67,045	£54,804	£39,330	-£11,514	-£502,472
10% affordable housing (70:30)	£102,732	£67,841	£58,049	£45,808	£30,334	-£20,510	-£511,615
15% affordable housing (70:30)	£98,156	£63,343	£53,551	£41,310	£25,836	-£25,008	-£516,187
20% affordable housing (70:30)	£93,579	£58,845	£49,053	£36,812	£21,338	-£29,507	-£520,759
25% affordable housing (70:30)	£89,002	£54,347	£44,554	£32,314	£16,840	-£34,005	-£525,330
30% affordable housing (70:30)	£84,426	£49,848	£40,056	£27,816	£12,342	-£38,503	-£529,902
30% affordable housing (60:40)	£61,967	£27,777	£17,984	£5,744	-£9,730	-£60,574	-£552,334

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£205,486	£170,438	£160,645	£148,404	£132,930	£82,086	-£408,872
10% affordable housing (70:30)	£196,332	£161,441	£151,649	£139,408	£123,934	£73,090	-£418,015
15% affordable housing (70:30)	£191,756	£156,943	£147,151	£134,910	£119,436	£68,592	-£422,587
20% affordable housing (70:30)	£187,179	£152,445	£142,653	£130,412	£114,938	£64,093	-£427,159
25% affordable housing (70:30)	£182,602	£147,947	£138,154	£125,914	£110,440	£59,595	-£431,730
30% affordable housing (70:30)	£178,026	£143,448	£133,656	£121,416	£105,942	£55,097	-£436,302
30% affordable housing (60:40)	£155,567	£121,377	£111,584	£99,344	£83,870	£33,026	-£458,734

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£290,206	£255,158	£245,365	£233,124	£217,650	£166,806	-£324,152
10% affordable housing (70:30)	£281,052	£246,161	£236,369	£224,128	£208,654	£157,810	-£333,295
15% affordable housing (70:30)	£276,476	£241,663	£231,871	£219,630	£204,156	£153,312	-£337,867
20% affordable housing (70:30)	£271,899	£237,165	£227,373	£215,132	£199,658	£148,813	-£342,439
25% affordable housing (70:30)	£267,322	£232,667	£222,874	£210,634	£195,160	£144,315	-£347,010
30% affordable housing (70:30)	£262,746	£228,168	£218,376	£206,136	£190,662	£139,817	-£351,582
30% affordable housing (60:40)	£240,287	£206,097	£196,304	£184,064	£168,590	£117,746	-£374,014

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£476,572	£438,948	£429,156	£416,916	£401,442	£350,597	-£137,955
10% affordable housing (70:30)	£456,280	£419,006	£409,213	£396,973	£381,499	£330,655	-£158,224
15% affordable housing (70:30)	£446,134	£409,035	£399,242	£387,002	£371,528	£320,683	-£168,358
20% affordable housing (70:30)	£435,988	£399,063	£389,271	£377,031	£361,557	£310,712	-£178,492
25% affordable housing (70:30)	£425,842	£389,092	£379,300	£367,059	£351,585	£300,741	-£188,627
30% affordable housing (70:30)	£415,696	£379,121	£369,328	£357,088	£341,613	£290,770	-£198,761
30% affordable housing (60:40)	£404,718	£368,331	£358,538	£346,298	£330,824	£279,980	-£209,728

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,788	-£53,412	-£63,204	-£75,444	-£90,918	-£141,763	-£630,315
10% affordable housing (70:30)	-£36,080	-£73,354	-£83,147	-£95,387	-£110,861	-£161,705	-£650,584
15% affordable housing (70:30)	-£46,226	-£83,325	-£93,118	-£105,358	-£120,832	-£171,677	-£660,718
20% affordable housing (70:30)	-£56,372	-£93,297	-£103,089	-£115,329	-£130,803	-£181,648	-£670,852
25% affordable housing (70:30)	-£66,518	-£103,268	-£113,060	-£125,301	-£140,775	-£191,619	-£680,987
30% affordable housing (70:30)	-£76,664	-£113,239	-£123,032	-£135,272	-£150,747	-£201,590	-£691,121
30% affordable housing (60:40)	-£87,642	-£124,029	-£133,822	-£146,062	-£161,536	-£212,580	-£702,088

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£261,532	£223,908	£214,116	£201,876	£186,402	£135,557	-£352,995
10% affordable housing (70:30)	£241,240	£203,966	£194,173	£181,933	£166,459	£115,615	-£373,264
15% affordable housing (70:30)	£231,094	£193,995	£184,202	£171,962	£156,488	£105,643	-£383,398
20% affordable housing (70:30)	£220,948	£184,023	£174,231	£161,991	£146,517	£95,672	-£393,532
25% affordable housing (70:30)	£210,802	£174,052	£164,260	£152,019	£136,545	£85,701	-£403,667
30% affordable housing (70:30)	£200,656	£164,081	£154,288	£142,048	£126,573	£75,730	-£413,801
30% affordable housing (60:40)	£189,678	£153,291	£143,498	£131,258	£115,784	£64,940	-£424,768

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£355,132	£317,508	£307,716	£295,476	£280,002	£229,157	-£259,395
10% affordable housing (70:30)	£334,840	£297,566	£287,773	£275,533	£260,059	£209,215	-£279,664
15% affordable housing (70:30)	£324,694	£287,595	£277,802	£265,562	£250,088	£199,243	-£289,798
20% affordable housing (70:30)	£314,548	£277,623	£267,831	£255,591	£240,117	£189,272	-£299,932
25% affordable housing (70:30)	£304,402	£267,652	£257,860	£245,619	£230,145	£179,301	-£310,067
30% affordable housing (70:30)	£294,256	£257,681	£247,888	£235,648	£220,173	£169,330	-£320,201
30% affordable housing (60:40)	£283,278	£246,891	£237,098	£224,858	£209,384	£158,540	-£331,168

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£439,852	£402,228	£392,436	£380,196	£364,722	£313,877	-£174,675
10% affordable housing (70:30)	£419,560	£382,286	£372,493	£360,253	£344,779	£293,935	-£194,944
15% affordable housing (70:30)	£409,414	£372,315	£362,522	£350,282	£334,808	£283,963	-£205,078
20% affordable housing (70:30)	£399,268	£362,343	£352,551	£340,311	£324,837	£273,992	-£215,212
25% affordable housing (70:30)	£389,122	£352,372	£342,580	£330,339	£314,865	£264,021	-£225,347
30% affordable housing (70:30)	£378,976	£342,401	£332,608	£320,368	£304,893	£254,050	-£235,481
30% affordable housing (60:40)	£367,998	£331,611	£321,818	£309,578	£294,104	£243,260	-£246,448

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Affordable Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£484,107	-£550,298	-£574,701	-£605,207	-£644,441	-£773,354	-£2,006,431
10% affordable housing (70:30)	-£390,228	-£458,032	-£482,437	-£512,942	-£552,176	-£681,089	-£1,914,166
15% affordable housing (70:30)	-£343,288	-£411,901	-£436,304	-£466,810	-£506,043	-£634,956	-£1,868,034
20% affordable housing (70:30)	-£296,348	-£365,768	-£390,172	-£420,677	-£459,912	-£588,824	-£1,821,901
25% affordable housing (70:30)	-£249,409	-£319,636	-£344,040	-£374,545	-£413,779	-£542,692	-£1,775,769
30% affordable housing (70:30)	-£202,470	-£273,503	-£297,907	-£328,412	-£367,647	-£496,559	-£1,729,536
30% affordable housing (60:40)	-£380,502	-£448,474	-£472,878	-£503,383	-£542,617	-£671,530	-£1,904,607

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,740,757	-£2,806,948	-£2,831,351	-£2,861,857	-£2,901,091	-£3,030,004	-£4,263,081
10% affordable housing (70:30)	-£2,646,878	-£2,714,682	-£2,739,087	-£2,769,592	-£2,808,826	-£2,937,739	-£4,170,816
15% affordable housing (70:30)	-£2,599,938	-£2,668,551	-£2,692,954	-£2,723,460	-£2,762,693	-£2,891,606	-£4,124,884
20% affordable housing (70:30)	-£2,552,998	-£2,622,418	-£2,646,822	-£2,677,327	-£2,716,562	-£2,845,474	-£4,078,551
25% affordable housing (70:30)	-£2,506,059	-£2,576,286	-£2,600,690	-£2,631,195	-£2,670,429	-£2,799,342	-£4,032,419
30% affordable housing (70:30)	-£2,459,120	-£2,530,153	-£2,554,557	-£2,585,062	-£2,624,297	-£2,753,209	-£3,986,286
30% affordable housing (60:40)	-£2,637,152	-£2,705,124	-£2,729,528	-£2,760,033	-£2,799,267	-£2,928,180	-£4,161,257

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,469,707	-£1,535,898	-£1,560,301	-£1,590,807	-£1,630,041	-£1,758,954	-£2,992,031
10% affordable housing (70:30)	-£1,375,828	-£1,443,632	-£1,468,037	-£1,498,542	-£1,537,776	-£1,666,689	-£2,899,766
15% affordable housing (70:30)	-£1,328,888	-£1,397,501	-£1,421,904	-£1,452,410	-£1,491,643	-£1,620,556	-£2,853,534
20% affordable housing (70:30)	-£1,281,948	-£1,351,368	-£1,375,772	-£1,406,277	-£1,445,512	-£1,574,424	-£2,807,501
25% affordable housing (70:30)	-£1,235,009	-£1,305,236	-£1,329,640	-£1,360,145	-£1,399,379	-£1,528,292	-£2,761,369
30% affordable housing (70:30)	-£1,188,070	-£1,259,103	-£1,283,507	-£1,314,012	-£1,353,247	-£1,482,159	-£2,715,236
30% affordable housing (60:40)	-£1,366,102	-£1,434,074	-£1,458,478	-£1,488,983	-£1,528,217	-£1,657,130	-£2,890,207

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,040,707	-£1,106,898	-£1,131,301	-£1,161,807	-£1,201,041	-£1,329,954	-£2,563,031
10% affordable housing (70:30)	-£946,828	-£1,014,632	-£1,039,037	-£1,069,542	-£1,108,776	-£1,237,689	-£2,470,766
15% affordable housing (70:30)	-£899,888	-£968,501	-£992,904	-£1,023,410	-£1,062,643	-£1,191,556	-£2,424,634
20% affordable housing (70:30)	-£852,948	-£922,368	-£946,772	-£977,277	-£1,016,512	-£1,145,424	-£2,378,501
25% affordable housing (70:30)	-£806,009	-£876,236	-£900,640	-£931,145	-£970,379	-£1,099,292	-£2,332,369
30% affordable housing (70:30)	-£759,070	-£830,103	-£854,507	-£885,012	-£924,247	-£1,053,159	-£2,286,236
30% affordable housing (60:40)	-£937,102	-£1,005,074	-£1,029,478	-£1,059,983	-£1,099,217	-£1,228,130	-£2,461,207

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£652,407	-£718,598	-£743,001	-£773,507	-£812,741	-£941,654	-£2,174,731
10% affordable housing (70:30)	-£558,528	-£626,332	-£650,737	-£681,242	-£720,476	-£849,389	-£2,082,466
15% affordable housing (70:30)	-£511,588	-£580,201	-£604,604	-£635,110	-£674,343	-£803,256	-£2,036,334
20% affordable housing (70:30)	-£464,648	-£534,068	-£558,472	-£588,977	-£628,212	-£757,124	-£1,990,201
25% affordable housing (70:30)	-£417,709	-£487,936	-£512,340	-£542,845	-£582,079	-£710,992	-£1,944,069
30% affordable housing (70:30)	-£370,770	-£441,803	-£466,207	-£496,712	-£535,947	-£664,859	-£1,897,936
30% affordable housing (60:40)	-£548,802	-£616,774	-£641,178	-£671,683	-£710,917	-£839,830	-£2,072,907

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 14

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£164,424	-£236,112	-£260,517	-£291,021	-£330,256	-£459,168	-£1,692,246
10% affordable housing (70:30)	-£94,272	-£167,167	-£191,571	-£222,077	-£261,311	-£390,224	-£1,623,301
15% affordable housing (70:30)	-£59,196	-£132,695	-£157,098	-£187,604	-£226,838	-£355,750	-£1,588,828
20% affordable housing (70:30)	-£24,120	-£98,221	-£122,626	-£153,131	-£192,365	-£321,278	-£1,554,355
25% affordable housing (70:30)	£10,779	-£63,749	-£88,153	-£118,658	-£157,892	-£286,805	-£1,519,882
30% affordable housing (70:30)	£45,290	-£29,276	-£53,681	-£84,186	-£123,420	-£252,333	-£1,485,410
30% affordable housing (60:40)	-£107,279	-£179,950	-£204,354	-£234,859	-£274,094	-£403,006	-£1,636,084

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,421,074	-£2,492,762	-£2,517,167	-£2,547,671	-£2,586,906	-£2,715,818	-£3,948,896
10% affordable housing (70:30)	-£2,350,922	-£2,423,817	-£2,448,221	-£2,478,727	-£2,517,961	-£2,646,874	-£3,879,951
15% affordable housing (70:30)	-£2,315,846	-£2,389,345	-£2,413,748	-£2,444,254	-£2,483,488	-£2,612,400	-£3,845,478
20% affordable housing (70:30)	-£2,280,770	-£2,354,871	-£2,379,276	-£2,409,781	-£2,449,015	-£2,577,928	-£3,811,005
25% affordable housing (70:30)	-£2,245,871	-£2,320,399	-£2,344,803	-£2,375,308	-£2,414,542	-£2,543,455	-£3,776,532
30% affordable housing (70:30)	-£2,211,360	-£2,285,926	-£2,310,331	-£2,340,836	-£2,380,070	-£2,508,983	-£3,742,060
30% affordable housing (60:40)	-£2,363,929	-£2,436,600	-£2,461,004	-£2,491,509	-£2,530,744	-£2,659,656	-£3,892,734

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,150,024	-£1,221,712	-£1,246,117	-£1,276,621	-£1,315,856	-£1,444,768	-£2,677,846
10% affordable housing (70:30)	-£1,079,872	-£1,152,767	-£1,177,171	-£1,207,677	-£1,246,911	-£1,375,824	-£2,608,901
15% affordable housing (70:30)	-£1,044,796	-£1,118,295	-£1,142,698	-£1,173,204	-£1,212,438	-£1,341,350	-£2,574,428
20% affordable housing (70:30)	-£1,009,720	-£1,083,821	-£1,108,226	-£1,138,731	-£1,177,965	-£1,306,878	-£2,539,955
25% affordable housing (70:30)	-£974,821	-£1,049,349	-£1,073,753	-£1,104,258	-£1,143,492	-£1,272,405	-£2,505,482
30% affordable housing (70:30)	-£940,310	-£1,014,876	-£1,039,281	-£1,069,786	-£1,109,020	-£1,237,933	-£2,471,010
30% affordable housing (60:40)	-£1,092,879	-£1,165,550	-£1,189,954	-£1,220,459	-£1,259,694	-£1,388,606	-£2,621,684

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£721,024	-£792,712	-£817,117	-£847,621	-£886,856	-£1,015,768	-£2,248,846
10% affordable housing (70:30)	-£650,872	-£723,767	-£748,171	-£778,677	-£817,911	-£946,824	-£2,179,901
15% affordable housing (70:30)	-£615,796	-£689,295	-£713,698	-£744,204	-£783,438	-£912,350	-£2,145,428
20% affordable housing (70:30)	-£580,720	-£654,821	-£679,226	-£709,731	-£748,965	-£877,878	-£2,110,955
25% affordable housing (70:30)	-£545,821	-£620,349	-£644,753	-£675,258	-£714,492	-£843,405	-£2,076,482
30% affordable housing (70:30)	-£511,310	-£585,876	-£610,281	-£640,786	-£680,020	-£808,933	-£2,042,010
30% affordable housing (60:40)	-£663,879	-£736,550	-£760,954	-£791,459	-£830,694	-£959,606	-£2,192,684

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£332,724	-£404,412	-£428,817	-£459,321	-£498,556	-£627,468	-£1,860,546
10% affordable housing (70:30)	-£262,572	-£335,467	-£359,871	-£390,377	-£429,611	-£558,524	-£1,791,601
15% affordable housing (70:30)	-£227,496	-£300,995	-£325,398	-£355,904	-£395,138	-£524,050	-£1,757,128
20% affordable housing (70:30)	-£192,420	-£266,521	-£290,926	-£321,431	-£360,665	-£489,578	-£1,722,655
25% affordable housing (70:30)	-£157,521	-£232,049	-£256,453	-£286,958	-£326,192	-£455,105	-£1,688,182
30% affordable housing (70:30)	-£123,010	-£197,576	-£221,981	-£252,486	-£291,720	-£420,633	-£1,653,710
30% affordable housing (60:40)	-£275,579	-£348,250	-£372,654	-£403,159	-£442,394	-£571,306	-£1,804,384

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Sales value inflation	0%
Build cost inflation	0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Affordable Rent

No Units	40
Site Area	0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£389,763	£309,742	£285,730	£255,716	£217,113	£90,275	-£1,141,325
10% affordable housing (70:30)	£417,849	£337,345	£313,334	£283,320	£244,717	£117,878	-£1,113,271
15% affordable housing (70:30)	£431,892	£351,146	£327,136	£297,121	£258,519	£131,680	-£1,099,243
20% affordable housing (70:30)	£445,935	£364,949	£340,937	£310,923	£272,320	£145,482	-£1,085,216
25% affordable housing (70:30)	£459,979	£378,750	£354,739	£324,724	£286,122	£159,284	-£1,071,189
30% affordable housing (70:30)	£474,022	£392,552	£368,541	£338,527	£299,923	£173,086	-£1,057,160
30% affordable housing (60:40)	£365,832	£286,223	£262,211	£232,197	£193,594	£66,756	-£1,165,230

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,866,887	-£1,946,908	-£1,970,920	-£2,000,934	-£2,039,537	-£2,166,375	-£3,397,975
10% affordable housing (70:30)	-£1,838,801	-£1,919,305	-£1,943,316	-£1,973,330	-£2,011,933	-£2,138,772	-£3,369,921
15% affordable housing (70:30)	-£1,824,758	-£1,905,504	-£1,929,514	-£1,959,529	-£1,998,131	-£2,124,970	-£3,355,893
20% affordable housing (70:30)	-£1,810,715	-£1,891,701	-£1,915,713	-£1,945,727	-£1,984,330	-£2,111,168	-£3,341,866
25% affordable housing (70:30)	-£1,796,671	-£1,877,900	-£1,901,911	-£1,931,926	-£1,970,528	-£2,097,366	-£3,327,839
30% affordable housing (70:30)	-£1,782,628	-£1,864,098	-£1,888,109	-£1,918,123	-£1,956,727	-£2,083,564	-£3,313,810
30% affordable housing (60:40)	-£1,890,818	-£1,970,427	-£1,994,439	-£2,024,453	-£2,063,056	-£2,189,894	-£3,421,880

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£595,837	-£675,858	-£699,870	-£729,884	-£768,487	-£895,325	-£2,126,925
10% affordable housing (70:30)	-£567,751	-£648,255	-£672,266	-£702,280	-£740,883	-£867,722	-£2,098,871
15% affordable housing (70:30)	-£553,708	-£634,454	-£658,464	-£688,479	-£727,081	-£853,920	-£2,084,843
20% affordable housing (70:30)	-£539,665	-£620,651	-£644,663	-£674,677	-£713,280	-£840,118	-£2,070,816
25% affordable housing (70:30)	-£525,621	-£606,850	-£630,861	-£660,876	-£699,478	-£826,316	-£2,056,789
30% affordable housing (70:30)	-£511,578	-£593,048	-£617,059	-£647,073	-£685,677	-£812,514	-£2,042,760
30% affordable housing (60:40)	-£619,768	-£699,377	-£723,389	-£753,403	-£792,006	-£918,844	-£2,150,830

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£166,837	-£246,858	-£270,870	-£300,884	-£339,487	-£466,325	-£1,697,925
10% affordable housing (70:30)	-£138,751	-£219,255	-£243,266	-£273,280	-£311,883	-£438,722	-£1,669,871
15% affordable housing (70:30)	-£124,708	-£205,454	-£229,464	-£259,479	-£298,081	-£424,920	-£1,655,843
20% affordable housing (70:30)	-£110,665	-£191,651	-£215,663	-£245,677	-£284,280	-£411,118	-£1,641,816
25% affordable housing (70:30)	-£96,621	-£177,850	-£201,861	-£231,876	-£270,478	-£397,316	-£1,627,789
30% affordable housing (70:30)	-£82,578	-£164,048	-£188,059	-£218,073	-£256,677	-£383,514	-£1,613,760
30% affordable housing (60:40)	-£190,768	-£270,377	-£294,389	-£324,403	-£363,006	-£489,844	-£1,721,830

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£221,463	£141,442	£117,430	£87,416	£48,813	-£78,025	-£1,309,625
10% affordable housing (70:30)	£249,549	£169,045	£145,034	£115,020	£76,417	-£50,422	-£1,281,571
15% affordable housing (70:30)	£263,592	£182,846	£158,836	£128,821	£90,219	-£36,620	-£1,267,543
20% affordable housing (70:30)	£277,635	£196,649	£172,637	£142,623	£104,020	-£22,818	-£1,253,516
25% affordable housing (70:30)	£291,679	£210,450	£186,439	£156,424	£117,822	-£9,016	-£1,239,489
30% affordable housing (70:30)	£305,722	£224,252	£200,241	£170,227	£131,623	£4,786	-£1,225,460
30% affordable housing (60:40)	£197,532	£117,923	£93,911	£63,897	£25,294	-£101,544	-£1,333,530

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Site location

Shoeburyness

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£310,762	£232,100	£208,089	£178,075	£139,472	£12,633	-£1,220,238
10% affordable housing (70:30)	£344,712	£265,466	£241,454	£211,440	£172,837	£46,000	-£1,186,326
15% affordable housing (70:30)	£361,688	£282,149	£258,138	£228,124	£189,521	£62,683	-£1,169,370
20% affordable housing (70:30)	£378,662	£298,833	£274,821	£244,807	£206,204	£79,365	-£1,152,414
25% affordable housing (70:30)	£395,637	£315,515	£291,504	£261,490	£222,887	£96,049	-£1,135,458
30% affordable housing (70:30)	£412,612	£332,198	£308,188	£278,173	£239,570	£112,732	-£1,118,502
30% affordable housing (60:40)	£298,313	£219,865	£195,853	£165,839	£127,236	£398	-£1,232,673

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,945,888	-£2,024,550	-£2,048,561	-£2,078,575	-£2,117,178	-£2,244,017	-£3,476,888
10% affordable housing (70:30)	-£1,911,938	-£1,991,184	-£2,015,196	-£2,045,210	-£2,083,813	-£2,210,650	-£3,442,976
15% affordable housing (70:30)	-£1,894,962	-£1,974,501	-£1,998,512	-£2,028,526	-£2,067,129	-£2,193,967	-£3,426,020
20% affordable housing (70:30)	-£1,877,988	-£1,957,817	-£1,981,829	-£2,011,843	-£2,050,446	-£2,177,285	-£3,409,064
25% affordable housing (70:30)	-£1,861,013	-£1,941,135	-£1,965,146	-£1,995,160	-£2,033,763	-£2,160,601	-£3,392,108
30% affordable housing (70:30)	-£1,844,038	-£1,924,452	-£1,948,462	-£1,978,477	-£2,017,080	-£2,143,918	-£3,375,152
30% affordable housing (60:40)	-£1,958,337	-£2,036,785	-£2,060,797	-£2,090,811	-£2,129,414	-£2,256,252	-£3,489,323

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£674,838	-£753,500	-£777,511	-£807,525	-£846,128	-£972,967	-£2,205,838
10% affordable housing (70:30)	-£640,888	-£720,134	-£744,146	-£774,160	-£812,763	-£939,600	-£2,171,926
15% affordable housing (70:30)	-£623,912	-£703,451	-£727,462	-£757,476	-£796,079	-£922,917	-£2,154,970
20% affordable housing (70:30)	-£606,938	-£686,767	-£710,779	-£740,793	-£779,396	-£906,235	-£2,138,014
25% affordable housing (70:30)	-£589,963	-£670,085	-£694,096	-£724,110	-£762,713	-£889,551	-£2,121,058
30% affordable housing (70:30)	-£572,988	-£653,402	-£677,412	-£707,427	-£746,030	-£872,868	-£2,104,102
30% affordable housing (60:40)	-£687,287	-£765,735	-£789,747	-£819,761	-£858,364	-£985,202	-£2,218,273

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£245,838	-£324,500	-£348,511	-£378,525	-£417,128	-£543,967	-£1,776,838
10% affordable housing (70:30)	-£211,888	-£291,134	-£315,146	-£345,160	-£383,763	-£510,600	-£1,742,926
15% affordable housing (70:30)	-£194,912	-£274,451	-£298,462	-£328,476	-£367,079	-£493,917	-£1,725,970
20% affordable housing (70:30)	-£177,938	-£257,767	-£281,779	-£311,793	-£350,396	-£477,235	-£1,709,014
25% affordable housing (70:30)	-£160,963	-£241,085	-£265,096	-£295,110	-£333,713	-£460,551	-£1,692,058
30% affordable housing (70:30)	-£143,988	-£224,402	-£248,412	-£278,427	-£317,030	-£443,868	-£1,675,102
30% affordable housing (60:40)	-£258,287	-£336,735	-£360,747	-£390,761	-£429,364	-£556,202	-£1,789,273

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£142,462	£63,900	£39,789	£9,775	-£28,828	-£155,607	-£1,398,538
10% affordable housing (70:30)	£176,412	£97,166	£73,154	£43,140	£4,537	-£122,300	-£1,354,626
15% affordable housing (70:30)	£193,388	£113,849	£89,838	£59,824	£21,221	-£105,617	-£1,337,670
20% affordable housing (70:30)	£210,362	£130,533	£106,521	£76,507	£37,904	-£88,935	-£1,320,714
25% affordable housing (70:30)	£227,337	£147,215	£123,204	£93,190	£54,587	-£72,251	-£1,303,758
30% affordable housing (70:30)	£244,312	£163,898	£139,888	£109,873	£71,270	-£55,568	-£1,286,802
30% affordable housing (60:40)	£130,013	£51,565	£27,553	-£2,461	-£41,064	-£167,902	-£1,400,973

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,016,086	£926,473	£902,849	£873,317	£835,335	£708,534	-£512,956
10% affordable housing (70:30)	£996,420	£907,145	£883,520	£853,989	£816,008	£690,249	-£531,540
15% affordable housing (70:30)	£986,587	£897,481	£873,856	£844,325	£806,343	£681,107	-£540,831
20% affordable housing (70:30)	£976,753	£887,817	£864,192	£834,661	£796,679	£671,881	-£550,123
25% affordable housing (70:30)	£966,920	£878,152	£854,528	£824,996	£787,015	£662,218	-£559,415
30% affordable housing (70:30)	£957,087	£868,488	£844,864	£815,332	£777,351	£652,554	-£568,707
30% affordable housing (60:40)	£896,504	£810,913	£787,289	£757,757	£719,776	£594,979	-£628,181

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,240,564	-£1,330,177	-£1,353,801	-£1,383,333	-£1,421,315	-£1,548,116	-£2,769,606
10% affordable housing (70:30)	-£1,260,230	-£1,349,505	-£1,373,130	-£1,402,661	-£1,440,642	-£1,566,401	-£2,788,190
15% affordable housing (70:30)	-£1,270,063	-£1,359,169	-£1,382,794	-£1,412,325	-£1,450,307	-£1,575,543	-£2,797,481
20% affordable housing (70:30)	-£1,279,897	-£1,368,833	-£1,392,458	-£1,421,989	-£1,459,971	-£1,584,769	-£2,806,773
25% affordable housing (70:30)	-£1,289,730	-£1,378,498	-£1,402,122	-£1,431,654	-£1,469,635	-£1,594,432	-£2,816,065
30% affordable housing (70:30)	-£1,299,563	-£1,388,162	-£1,411,786	-£1,441,318	-£1,479,299	-£1,604,096	-£2,825,357
30% affordable housing (60:40)	-£1,358,146	-£1,445,737	-£1,469,361	-£1,498,893	-£1,536,874	-£1,661,671	-£2,884,831

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£30,486	-£59,127	-£82,751	-£112,283	-£150,265	-£277,066	-£1,498,556
10% affordable housing (70:30)	£10,820	-£76,455	-£102,080	-£131,611	-£169,592	-£295,351	-£1,517,140
15% affordable housing (70:30)	£987	-£88,119	-£111,744	-£141,275	-£179,257	-£304,493	-£1,526,431
20% affordable housing (70:30)	-£8,847	-£97,783	-£121,408	-£150,939	-£188,921	-£313,719	-£1,535,723
25% affordable housing (70:30)	-£18,680	-£107,448	-£131,072	-£160,604	-£198,585	-£323,382	-£1,545,015
30% affordable housing (70:30)	-£28,513	-£117,112	-£140,736	-£170,268	-£208,249	-£333,046	-£1,554,307
30% affordable housing (60:40)	-£87,096	-£174,687	-£198,311	-£227,843	-£265,824	-£390,621	-£1,613,781

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£459,486	£369,873	£346,249	£316,717	£278,735	£151,934	-£1,069,556
10% affordable housing (70:30)	£439,820	£350,545	£326,920	£297,389	£259,408	£133,649	-£1,088,140
15% affordable housing (70:30)	£429,987	£340,881	£317,256	£287,725	£249,743	£124,507	-£1,097,431
20% affordable housing (70:30)	£420,153	£331,217	£307,592	£278,061	£240,079	£115,281	-£1,106,723
25% affordable housing (70:30)	£410,320	£321,552	£297,928	£268,396	£230,415	£105,618	-£1,116,015
30% affordable housing (70:30)	£400,487	£311,888	£288,264	£258,732	£220,751	£95,954	-£1,125,307
30% affordable housing (60:40)	£341,904	£254,313	£230,688	£201,157	£163,176	£38,379	-£1,184,781

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£847,786	£758,173	£734,549	£705,017	£667,035	£540,234	-£681,256
10% affordable housing (70:30)	£828,120	£738,845	£715,220	£685,689	£647,708	£521,949	-£699,840
15% affordable housing (70:30)	£818,287	£729,181	£705,556	£676,025	£638,043	£512,807	-£709,131
20% affordable housing (70:30)	£808,453	£719,517	£695,892	£666,361	£628,379	£503,581	-£718,423
25% affordable housing (70:30)	£798,620	£709,852	£686,228	£656,696	£618,715	£493,918	-£727,715
30% affordable housing (70:30)	£788,787	£700,188	£676,564	£647,032	£609,051	£484,254	-£737,007
30% affordable housing (60:40)	£730,204	£642,613	£618,989	£589,457	£551,476	£426,679	-£796,481

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,404,519	£1,308,225	£1,284,601	£1,255,069	£1,217,088	£1,092,290	-£119,859
10% affordable housing (70:30)	£1,355,990	£1,260,532	£1,236,906	£1,207,376	£1,169,393	£1,044,596	-£167,619
15% affordable housing (70:30)	£1,331,726	£1,236,685	£1,213,060	£1,183,529	£1,145,546	£1,020,749	-£191,499
20% affordable housing (70:30)	£1,307,462	£1,212,838	£1,189,213	£1,159,681	£1,121,700	£996,903	-£215,380
25% affordable housing (70:30)	£1,283,198	£1,188,990	£1,165,366	£1,135,834	£1,097,853	£973,056	-£239,260
30% affordable housing (70:30)	£1,258,934	£1,165,144	£1,141,519	£1,111,988	£1,074,006	£949,209	-£263,139
30% affordable housing (60:40)	£1,230,295	£1,136,999	£1,113,373	£1,083,843	£1,045,860	£921,063	-£292,213

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£852,131	-£948,425	-£972,049	-£1,001,581	-£1,039,562	-£1,164,360	-£2,376,509
10% affordable housing (70:30)	-£900,660	-£996,118	-£1,019,744	-£1,049,274	-£1,087,257	-£1,212,054	-£2,424,269
15% affordable housing (70:30)	-£924,924	-£1,019,965	-£1,043,590	-£1,073,121	-£1,111,104	-£1,235,901	-£2,448,149
20% affordable housing (70:30)	-£949,188	-£1,043,812	-£1,067,437	-£1,096,969	-£1,134,950	-£1,259,747	-£2,472,030
25% affordable housing (70:30)	-£973,452	-£1,067,660	-£1,091,284	-£1,120,816	-£1,158,797	-£1,283,594	-£2,495,910
30% affordable housing (70:30)	-£997,716	-£1,091,506	-£1,115,131	-£1,144,662	-£1,182,644	-£1,307,441	-£2,519,789
30% affordable housing (60:40)	-£1,026,355	-£1,119,651	-£1,143,277	-£1,172,807	-£1,210,790	-£1,335,587	-£2,548,863

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£418,919	£322,625	£299,001	£269,468	£231,488	£106,690	-£1,105,458
10% affordable housing (70:30)	£370,390	£274,932	£251,306	£221,776	£183,793	£58,996	-£1,153,219
15% affordable housing (70:30)	£346,126	£251,085	£227,460	£197,929	£159,946	£35,149	-£1,177,099
20% affordable housing (70:30)	£321,862	£227,238	£203,613	£174,081	£136,100	£11,303	-£1,200,980
25% affordable housing (70:30)	£297,598	£203,390	£179,766	£150,234	£112,253	-£12,544	-£1,224,860
30% affordable housing (70:30)	£273,334	£179,544	£155,919	£126,388	£88,406	-£36,391	-£1,248,739
30% affordable housing (60:40)	£244,695	£151,399	£127,773	£98,243	£60,260	-£64,537	-£1,277,813

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£847,919	£751,625	£728,001	£698,469	£660,488	£535,690	-£676,459
10% affordable housing (70:30)	£799,390	£703,932	£680,306	£650,776	£612,793	£487,996	-£724,219
15% affordable housing (70:30)	£775,126	£680,085	£656,460	£626,929	£588,946	£464,149	-£748,099
20% affordable housing (70:30)	£750,862	£656,238	£632,613	£603,081	£565,100	£440,303	-£771,980
25% affordable housing (70:30)	£726,598	£632,390	£608,766	£579,234	£541,253	£416,456	-£795,860
30% affordable housing (70:30)	£702,334	£608,544	£584,919	£555,388	£517,406	£392,609	-£819,739
30% affordable housing (60:40)	£673,695	£580,399	£556,773	£527,243	£489,260	£364,463	-£848,813

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,236,219	£1,139,925	£1,116,301	£1,086,769	£1,046,788	£923,990	-£289,159
10% affordable housing (70:30)	£1,187,690	£1,092,232	£1,068,606	£1,039,076	£1,001,093	£876,296	-£335,919
15% affordable housing (70:30)	£1,163,426	£1,068,385	£1,044,760	£1,015,229	£977,246	£852,449	-£359,799
20% affordable housing (70:30)	£1,139,162	£1,044,538	£1,020,913	£991,381	£953,400	£828,603	-£383,680
25% affordable housing (70:30)	£1,114,898	£1,020,690	£997,066	£967,534	£929,553	£804,756	-£407,560
30% affordable housing (70:30)	£1,090,634	£996,844	£973,219	£943,688	£905,706	£780,909	-£431,439
30% affordable housing (60:40)	£1,061,995	£968,699	£945,073	£915,543	£877,560	£752,763	-£460,513

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Sales value inflation 0%
Build cost inflation 0%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Affordable Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£179,430	£93,863	£66,850	£33,084	-£12,872	-£165,643	-£1,626,938
10% affordable housing (70:30)	£319,968	£231,984	£204,971	£171,205	£125,457	-£25,263	-£1,486,557
15% affordable housing (70:30)	£390,238	£301,043	£274,031	£240,265	£194,517	£44,204	-£1,416,368
20% affordable housing (70:30)	£460,506	£370,104	£343,091	£309,325	£263,578	£113,265	-£1,346,177
25% affordable housing (70:30)	£530,776	£439,165	£412,152	£378,386	£332,639	£182,325	-£1,275,987
30% affordable housing (70:30)	£600,480	£508,225	£481,212	£447,446	£401,699	£251,386	-£1,205,797
30% affordable housing (60:40)	£344,325	£255,921	£228,908	£195,142	£149,395	-£934	-£1,462,228

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,610,610	-£2,696,177	-£2,723,190	-£2,756,956	-£2,802,912	-£2,955,683	-£4,416,978
10% affordable housing (70:30)	-£2,470,072	-£2,558,056	-£2,585,069	-£2,618,835	-£2,664,583	-£2,815,303	-£4,276,597
15% affordable housing (70:30)	-£2,399,802	-£2,488,997	-£2,516,009	-£2,549,775	-£2,595,523	-£2,745,836	-£4,206,408
20% affordable housing (70:30)	-£2,329,534	-£2,419,936	-£2,446,949	-£2,480,715	-£2,526,462	-£2,676,775	-£4,136,217
25% affordable housing (70:30)	-£2,259,264	-£2,350,875	-£2,377,888	-£2,411,654	-£2,457,401	-£2,607,715	-£4,066,027
30% affordable housing (70:30)	-£2,189,560	-£2,281,815	-£2,308,828	-£2,342,594	-£2,388,341	-£2,538,654	-£3,995,837
30% affordable housing (60:40)	-£2,445,715	-£2,534,119	-£2,561,132	-£2,594,898	-£2,640,645	-£2,790,974	-£4,252,268

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,039,130	-£1,124,697	-£1,151,710	-£1,185,476	-£1,231,432	-£1,384,203	-£2,845,498
10% affordable housing (70:30)	-£898,592	-£986,576	-£1,013,589	-£1,047,355	-£1,093,103	-£1,243,823	-£2,705,117
15% affordable housing (70:30)	-£828,322	-£917,517	-£944,529	-£978,295	-£1,024,043	-£1,174,356	-£2,634,928
20% affordable housing (70:30)	-£758,054	-£848,456	-£875,469	-£909,235	-£954,982	-£1,105,295	-£2,564,737
25% affordable housing (70:30)	-£687,784	-£779,395	-£806,408	-£840,174	-£885,921	-£1,036,235	-£2,494,547
30% affordable housing (70:30)	-£618,080	-£710,335	-£737,348	-£771,114	-£816,861	-£967,174	-£2,424,357
30% affordable housing (60:40)	-£874,235	-£962,639	-£989,652	-£1,023,418	-£1,069,165	-£1,219,494	-£2,680,788

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£508,730	-£594,297	-£621,310	-£655,076	-£701,032	-£853,803	-£2,315,098
10% affordable housing (70:30)	-£368,192	-£456,176	-£483,189	-£516,955	-£562,703	-£713,423	-£2,174,717
15% affordable housing (70:30)	-£297,922	-£387,117	-£414,129	-£447,895	-£493,643	-£643,956	-£2,104,528
20% affordable housing (70:30)	-£227,654	-£318,056	-£345,069	-£378,835	-£424,582	-£574,895	-£2,034,337
25% affordable housing (70:30)	-£157,384	-£248,995	-£276,008	-£309,774	-£355,521	-£506,835	-£1,964,147
30% affordable housing (70:30)	-£87,680	-£179,935	-£206,948	-£240,714	-£286,461	-£436,774	-£1,893,957
30% affordable housing (60:40)	-£343,835	-£432,239	-£459,252	-£493,018	-£538,765	-£689,094	-£2,150,388

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£28,650	-£114,217	-£141,230	-£174,596	-£220,952	-£373,723	-£1,835,018
10% affordable housing (70:30)	£111,888	£23,904	-£3,109	-£36,875	-£82,623	-£233,343	-£1,694,637
15% affordable housing (70:30)	£182,158	£92,963	£65,951	£32,185	-£13,563	-£163,876	-£1,624,448
20% affordable housing (70:30)	£252,426	£162,024	£135,011	£101,245	£55,498	-£94,815	-£1,554,257
25% affordable housing (70:30)	£322,696	£231,085	£204,072	£170,306	£124,559	-£25,755	-£1,484,067
30% affordable housing (70:30)	£392,400	£300,145	£273,132	£239,366	£193,619	£43,306	-£1,413,877
30% affordable housing (60:40)	£136,245	£47,841	£20,828	-£12,938	-£58,685	-£209,014	-£1,670,308

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 15

Site location

Southchurch

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£640,407	£546,911	£519,898	£486,132	£440,385	£290,072	-£1,166,479
10% affordable housing (70:30)	£746,731	£651,406	£624,393	£590,627	£544,880	£394,566	-£1,060,275
15% affordable housing (70:30)	£799,293	£703,653	£676,640	£642,874	£597,127	£446,814	-£1,007,173
20% affordable housing (70:30)	£850,879	£755,090	£728,513	£695,123	£649,374	£499,061	-£954,071
25% affordable housing (70:30)	£902,465	£805,790	£779,211	£745,989	£700,977	£551,309	-£900,969
30% affordable housing (70:30)	£954,052	£856,489	£829,910	£796,688	£751,676	£603,556	-£847,867
30% affordable housing (60:40)	£736,539	£642,716	£616,115	£582,349	£536,601	£386,288	-£1,068,689

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,149,633	-£2,243,129	-£2,270,142	-£2,303,908	-£2,349,655	-£2,499,968	-£3,956,519
10% affordable housing (70:30)	-£2,043,309	-£2,138,634	-£2,165,647	-£2,199,413	-£2,245,160	-£2,395,474	-£3,850,315
15% affordable housing (70:30)	-£1,990,747	-£2,086,387	-£2,113,400	-£2,147,166	-£2,192,913	-£2,343,226	-£3,797,213
20% affordable housing (70:30)	-£1,939,161	-£2,034,950	-£2,061,527	-£2,094,917	-£2,140,666	-£2,290,979	-£3,744,111
25% affordable housing (70:30)	-£1,887,575	-£1,984,250	-£2,010,829	-£2,044,051	-£2,089,063	-£2,238,731	-£3,691,009
30% affordable housing (70:30)	-£1,835,988	-£1,933,551	-£1,960,130	-£1,993,352	-£2,038,364	-£2,186,484	-£3,637,907
30% affordable housing (60:40)	-£2,053,501	-£2,147,324	-£2,173,925	-£2,207,691	-£2,253,439	-£2,403,782	-£3,858,729

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£578,153	-£671,649	-£698,662	-£732,428	-£778,175	-£928,488	-£2,385,039
10% affordable housing (70:30)	-£471,829	-£567,154	-£594,167	-£627,933	-£673,680	-£823,994	-£2,278,835
15% affordable housing (70:30)	-£419,267	-£514,907	-£541,920	-£575,686	-£621,433	-£771,746	-£2,225,733
20% affordable housing (70:30)	-£367,681	-£463,470	-£490,047	-£523,437	-£569,186	-£719,499	-£2,172,631
25% affordable housing (70:30)	-£316,095	-£412,770	-£439,349	-£472,571	-£517,583	-£667,251	-£2,119,529
30% affordable housing (70:30)	-£264,508	-£362,071	-£388,650	-£421,872	-£466,884	-£615,004	-£2,066,427
30% affordable housing (60:40)	-£482,021	-£575,844	-£602,445	-£636,211	-£681,959	-£832,272	-£2,287,249

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£47,753	-£141,249	-£168,262	-£202,028	-£247,775	-£398,088	-£1,854,639
10% affordable housing (70:30)	£58,571	-£36,754	-£63,767	-£97,533	-£143,280	-£293,594	-£1,748,435
15% affordable housing (70:30)	£111,133	£15,493	-£11,520	-£45,286	-£91,033	-£241,346	-£1,695,333
20% affordable housing (70:30)	£162,719	£66,930	£40,353	£6,963	-£38,786	-£189,099	-£1,642,231
25% affordable housing (70:30)	£214,305	£117,630	£91,051	£57,829	£12,817	-£136,851	-£1,589,129
30% affordable housing (70:30)	£265,892	£168,329	£141,750	£108,528	£63,516	-£84,604	-£1,536,027
30% affordable housing (60:40)	£48,379	-£45,444	-£72,045	-£105,811	-£151,559	-£301,872	-£1,756,848

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£432,327	£438,831	£311,818	£278,052	£232,305	£81,992	-£1,374,558
10% affordable housing (70:30)	£538,651	£443,326	£416,313	£382,547	£336,800	£186,486	-£1,268,355
15% affordable housing (70:30)	£591,213	£495,573	£468,560	£434,794	£389,047	£238,734	-£1,215,253
20% affordable housing (70:30)	£642,799	£547,010	£520,433	£487,043	£441,294	£290,981	-£1,162,151
25% affordable housing (70:30)	£694,385	£597,710	£571,131	£537,909	£492,897	£343,229	-£1,109,049
30% affordable housing (70:30)	£745,972	£648,409	£621,830	£588,608	£543,596	£395,476	-£1,055,947
30% affordable housing (60:40)	£528,459	£434,636	£408,035	£374,269	£328,521	£178,208	-£1,276,768

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Sales value inflation 0%
Build cost inflation 0%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Affordable Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,442,362	£1,336,400	£1,309,823	£1,276,599	£1,231,589	£1,083,694	-£359,071
10% affordable housing (70:30)	£1,486,254	£1,379,537	£1,352,959	£1,319,736	£1,274,725	£1,126,831	-£312,794
15% affordable housing (70:30)	£1,508,199	£1,401,105	£1,374,528	£1,341,304	£1,296,294	£1,148,399	-£289,656
20% affordable housing (70:30)	£1,530,145	£1,422,673	£1,396,096	£1,362,873	£1,317,862	£1,169,967	-£266,517
25% affordable housing (70:30)	£1,552,091	£1,444,242	£1,417,664	£1,384,441	£1,339,430	£1,191,536	-£243,379
30% affordable housing (70:30)	£1,572,457	£1,465,564	£1,439,232	£1,406,009	£1,360,998	£1,213,104	-£220,241
30% affordable housing (60:40)	£1,418,028	£1,312,486	£1,285,907	£1,252,685	£1,207,673	£1,059,779	-£378,622

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,347,678	-£1,453,640	-£1,480,217	-£1,513,441	-£1,558,451	-£1,706,346	-£3,149,111
10% affordable housing (70:30)	-£1,303,786	-£1,410,503	-£1,437,081	-£1,470,304	-£1,515,315	-£1,663,209	-£3,102,834
15% affordable housing (70:30)	-£1,281,841	-£1,388,935	-£1,415,512	-£1,448,736	-£1,493,746	-£1,641,641	-£3,079,696
20% affordable housing (70:30)	-£1,259,895	-£1,367,367	-£1,393,944	-£1,427,167	-£1,472,178	-£1,620,073	-£3,056,557
25% affordable housing (70:30)	-£1,237,949	-£1,345,798	-£1,372,376	-£1,405,599	-£1,450,610	-£1,598,504	-£3,033,419
30% affordable housing (70:30)	-£1,217,583	-£1,324,476	-£1,350,808	-£1,384,031	-£1,429,042	-£1,576,936	-£3,010,281
30% affordable housing (60:40)	-£1,372,012	-£1,477,554	-£1,504,133	-£1,537,355	-£1,582,367	-£1,730,261	-£3,168,662

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£223,802	£117,840	£91,263	£58,039	£13,029	-£134,866	-£1,577,631
10% affordable housing (70:30)	£267,694	£160,977	£134,399	£101,176	£56,165	-£91,729	-£1,531,354
15% affordable housing (70:30)	£289,639	£182,545	£155,968	£122,744	£77,734	-£70,161	-£1,508,216
20% affordable housing (70:30)	£311,585	£204,113	£177,536	£144,313	£99,302	-£48,593	-£1,485,077
25% affordable housing (70:30)	£333,531	£225,682	£199,104	£165,881	£120,870	-£27,024	-£1,461,939
30% affordable housing (70:30)	£353,897	£247,004	£220,672	£187,449	£142,438	-£5,456	-£1,438,801
30% affordable housing (60:40)	£199,468	£93,926	£67,347	£34,125	-£10,887	-£158,781	-£1,597,182

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£754,202	£648,240	£621,663	£588,439	£543,429	£395,534	-£1,047,231
10% affordable housing (70:30)	£798,094	£691,377	£664,799	£631,576	£586,565	£438,671	-£1,000,954
15% affordable housing (70:30)	£820,039	£712,945	£686,368	£653,144	£608,134	£460,239	-£977,816
20% affordable housing (70:30)	£841,985	£734,513	£707,936	£674,713	£629,702	£481,807	-£954,677
25% affordable housing (70:30)	£863,931	£756,082	£729,504	£696,281	£651,270	£503,376	-£931,539
30% affordable housing (70:30)	£884,297	£777,404	£751,072	£717,849	£672,838	£524,944	-£908,401
30% affordable housing (60:40)	£729,868	£624,326	£597,747	£564,525	£519,513	£371,619	-£1,066,782

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,234,282	£1,128,320	£1,101,743	£1,068,519	£1,023,509	£876,614	-£567,151
10% affordable housing (70:30)	£1,278,174	£1,171,457	£1,144,879	£1,111,656	£1,066,645	£918,751	-£520,674
15% affordable housing (70:30)	£1,300,119	£1,193,025	£1,166,448	£1,133,224	£1,088,214	£940,319	-£497,736
20% affordable housing (70:30)	£1,322,065	£1,214,593	£1,188,016	£1,154,793	£1,109,782	£961,887	-£474,597
25% affordable housing (70:30)	£1,344,011	£1,236,162	£1,209,584	£1,176,361	£1,131,350	£983,456	-£451,459
30% affordable housing (70:30)	£1,364,377	£1,257,484	£1,231,152	£1,197,929	£1,152,918	£1,005,024	-£428,321
30% affordable housing (60:40)	£1,209,948	£1,104,406	£1,077,827	£1,044,605	£999,593	£851,699	-£586,702

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Site location

Shoeburyness

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,328,084	£1,224,089	£1,197,510	£1,164,288	£1,119,276	£970,698	-£474,720
10% affordable housing (70:30)	£1,380,467	£1,275,570	£1,248,992	£1,215,769	£1,170,758	£1,022,863	-£419,860
15% affordable housing (70:30)	£1,406,658	£1,301,311	£1,274,732	£1,241,510	£1,196,499	£1,048,604	-£392,430
20% affordable housing (70:30)	£1,432,850	£1,327,052	£1,300,473	£1,267,251	£1,222,239	£1,074,345	-£365,000
25% affordable housing (70:30)	£1,459,041	£1,352,793	£1,326,214	£1,292,992	£1,247,980	£1,100,086	-£337,569
30% affordable housing (70:30)	£1,484,577	£1,378,533	£1,351,956	£1,318,733	£1,273,722	£1,125,827	-£310,139
30% affordable housing (60:40)	£1,320,415	£1,216,551	£1,189,972	£1,156,750	£1,111,738	£963,844	-£477,464

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,461,956	-£1,565,951	-£1,592,530	-£1,625,752	-£1,670,764	-£1,819,342	-£3,264,760
10% affordable housing (70:30)	-£1,409,573	-£1,514,470	-£1,541,048	-£1,574,271	-£1,619,282	-£1,767,177	-£3,209,900
15% affordable housing (70:30)	-£1,383,382	-£1,488,729	-£1,515,308	-£1,548,530	-£1,593,541	-£1,741,436	-£3,182,470
20% affordable housing (70:30)	-£1,357,190	-£1,462,988	-£1,489,567	-£1,522,789	-£1,567,801	-£1,715,695	-£3,155,040
25% affordable housing (70:30)	-£1,330,999	-£1,437,247	-£1,463,826	-£1,497,048	-£1,542,060	-£1,689,954	-£3,127,609
30% affordable housing (70:30)	-£1,305,463	-£1,411,507	-£1,438,084	-£1,471,307	-£1,516,318	-£1,664,213	-£3,100,179
30% affordable housing (60:40)	-£1,469,625	-£1,573,489	-£1,600,068	-£1,633,290	-£1,678,302	-£1,826,196	-£3,267,504

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£109,524	£5,529	-£21,050	-£54,272	-£99,284	-£247,862	-£1,693,280
10% affordable housing (70:30)	£161,907	£57,010	£30,432	-£2,791	-£47,802	-£195,697	-£1,638,420
15% affordable housing (70:30)	£188,098	£82,751	£56,172	£22,950	-£22,061	-£169,956	-£1,610,990
20% affordable housing (70:30)	£214,290	£108,492	£81,913	£48,691	£3,679	-£144,215	-£1,583,560
25% affordable housing (70:30)	£240,481	£134,233	£107,654	£74,432	£29,420	-£118,474	-£1,556,129
30% affordable housing (70:30)	£266,017	£159,973	£133,396	£100,173	£55,162	-£92,733	-£1,528,699
30% affordable housing (60:40)	£101,855	-£2,009	-£28,588	-£61,810	-£106,822	-£254,716	-£1,696,024

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£639,924	£535,929	£509,350	£476,126	£431,116	£282,538	-£1,162,890
10% affordable housing (70:30)	£692,307	£587,410	£560,832	£527,609	£482,598	£334,703	-£1,108,020
15% affordable housing (70:30)	£718,498	£613,151	£586,572	£553,350	£508,339	£360,444	-£1,080,590
20% affordable housing (70:30)	£744,690	£638,892	£612,313	£579,091	£534,079	£386,185	-£1,053,160
25% affordable housing (70:30)	£770,881	£664,633	£638,054	£604,832	£559,820	£411,926	-£1,025,729
30% affordable housing (70:30)	£796,417	£690,373	£663,796	£630,573	£585,562	£437,667	-£998,299
30% affordable housing (60:40)	£632,255	£528,391	£501,812	£468,590	£423,578	£275,684	-£1,165,624

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,120,004	£1,016,009	£989,430	£956,206	£811,196	£762,618	-£682,800
10% affordable housing (70:30)	£1,172,387	£1,067,490	£1,040,912	£1,007,689	£962,678	£814,783	-£627,940
15% affordable housing (70:30)	£1,198,578	£1,093,231	£1,066,652	£1,033,430	£988,419	£840,524	-£600,510
20% affordable housing (70:30)	£1,224,770	£1,118,972	£1,092,393	£1,059,171	£1,014,159	£866,265	-£573,080
25% affordable housing (70:30)	£1,250,961	£1,144,713	£1,118,134	£1,084,912	£1,039,900	£892,006	-£545,649
30% affordable housing (70:30)	£1,276,497	£1,170,453	£1,143,876	£1,110,653	£1,065,642	£917,747	-£518,219
30% affordable housing (60:40)	£1,112,335	£1,008,471	£981,892	£948,670	£903,658	£755,764	-£685,544

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Site location

Thorpe Bay

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,352,352	£2,230,740	£2,204,161	£2,170,939	£2,125,927	£1,978,033	£552,805
10% affordable housing (70:30)	£2,326,842	£2,206,973	£2,180,823	£2,147,623	£2,102,612	£1,954,718	£531,085
15% affordable housing (70:30)	£2,313,192	£2,193,558	£2,167,408	£2,134,720	£2,090,433	£1,943,060	£520,225
20% affordable housing (70:30)	£2,299,542	£2,180,143	£2,153,993	£2,121,305	£2,077,018	£1,931,401	£509,365
25% affordable housing (70:30)	£2,285,892	£2,166,728	£2,140,578	£2,107,890	£2,063,603	£1,918,088	£498,504
30% affordable housing (70:30)	£2,272,242	£2,153,313	£2,127,163	£2,094,475	£2,050,188	£1,904,673	£487,644
30% affordable housing (60:40)	£2,187,768	£2,070,292	£2,044,141	£2,011,453	£1,967,166	£1,821,651	£401,885

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£437,688	-£559,300	-£585,879	-£619,101	-£664,113	-£812,007	-£2,237,235
10% affordable housing (70:30)	-£463,198	-£583,067	-£609,217	-£642,417	-£687,428	-£835,322	-£2,258,955
15% affordable housing (70:30)	-£476,848	-£596,482	-£622,632	-£655,320	-£699,607	-£846,980	-£2,269,815
20% affordable housing (70:30)	-£490,498	-£609,897	-£636,047	-£668,735	-£713,022	-£858,639	-£2,280,675
25% affordable housing (70:30)	-£504,148	-£623,312	-£649,462	-£682,150	-£726,437	-£871,952	-£2,291,536
30% affordable housing (70:30)	-£517,798	-£636,727	-£662,877	-£695,565	-£739,852	-£885,367	-£2,302,396
30% affordable housing (60:40)	-£602,272	-£719,748	-£745,899	-£778,587	-£822,874	-£968,389	-£2,386,155

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,133,792	£1,012,180	£985,601	£952,378	£907,367	£758,473	-£685,755
10% affordable housing (70:30)	£1,108,282	£988,413	£962,263	£929,063	£884,052	£736,158	-£687,475
15% affordable housing (70:30)	£1,094,632	£974,998	£948,848	£916,160	£871,873	£724,500	-£698,335
20% affordable housing (70:30)	£1,080,982	£961,583	£935,433	£902,745	£858,458	£712,841	-£709,195
25% affordable housing (70:30)	£1,067,332	£948,168	£922,018	£889,330	£845,043	£699,528	-£720,056
30% affordable housing (70:30)	£1,053,682	£934,753	£908,603	£875,915	£831,628	£686,113	-£730,916
30% affordable housing (60:40)	£969,208	£851,732	£825,581	£792,893	£748,606	£603,091	-£816,675

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,664,192	£1,542,580	£1,516,001	£1,482,779	£1,437,767	£1,289,873	-£135,355
10% affordable housing (70:30)	£1,638,682	£1,518,813	£1,492,663	£1,459,463	£1,414,452	£1,266,558	-£157,075
15% affordable housing (70:30)	£1,625,032	£1,505,398	£1,479,248	£1,446,560	£1,402,273	£1,254,900	-£167,335
20% affordable housing (70:30)	£1,611,382	£1,491,983	£1,465,833	£1,433,145	£1,388,858	£1,243,241	-£178,795
25% affordable housing (70:30)	£1,597,732	£1,478,568	£1,452,418	£1,419,730	£1,375,443	£1,229,928	-£189,656
30% affordable housing (70:30)	£1,584,082	£1,465,153	£1,439,003	£1,406,315	£1,362,028	£1,216,513	-£200,516
30% affordable housing (60:40)	£1,499,608	£1,382,132	£1,355,981	£1,323,293	£1,279,006	£1,133,491	-£286,275

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,144,272	£2,022,660	£1,996,081	£1,962,859	£1,917,847	£1,769,953	£344,725
10% affordable housing (70:30)	£2,118,762	£1,998,893	£1,972,743	£1,939,543	£1,894,532	£1,746,638	£323,005
15% affordable housing (70:30)	£2,105,112	£1,985,478	£1,959,328	£1,926,640	£1,882,353	£1,734,980	£312,145
20% affordable housing (70:30)	£2,091,462	£1,972,063	£1,945,913	£1,913,225	£1,868,938	£1,723,321	£301,285
25% affordable housing (70:30)	£2,077,812	£1,958,648	£1,932,498	£1,899,810	£1,855,523	£1,710,008	£290,424
30% affordable housing (70:30)	£2,064,162	£1,945,233	£1,919,083	£1,886,395	£1,842,108	£1,696,593	£279,564
30% affordable housing (60:40)	£1,979,688	£1,862,212	£1,836,061	£1,803,373	£1,759,086	£1,613,571	£193,805

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Site location

Leigh-on-Sea, etc

Sales value inflation 0%
Build cost inflation 0%

Affordable Housing Affordable Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,917,846	£2,787,813	£2,761,663	£2,728,975	£2,684,688	£2,537,514	£1,119,643
10% affordable housing (70:30)	£2,848,569	£2,719,728	£2,693,577	£2,660,889	£2,616,603	£2,471,088	£1,055,851
15% affordable housing (70:30)	£2,813,931	£2,685,685	£2,659,534	£2,626,847	£2,582,560	£2,437,045	£1,023,955
20% affordable housing (70:30)	£2,779,292	£2,651,642	£2,625,493	£2,592,804	£2,548,517	£2,403,002	£992,059
25% affordable housing (70:30)	£2,744,654	£2,617,599	£2,591,450	£2,558,761	£2,514,474	£2,368,959	£960,164
30% affordable housing (70:30)	£2,710,015	£2,583,556	£2,557,407	£2,524,718	£2,480,431	£2,334,917	£928,212
30% affordable housing (60:40)	£2,668,720	£2,542,971	£2,516,821	£2,484,133	£2,439,846	£2,294,331	£886,344

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£127,806	-£2,227	-£28,377	-£61,065	-£105,352	-£252,526	-£1,670,397
10% affordable housing (70:30)	£58,529	-£70,312	-£96,463	-£129,151	-£173,437	-£318,952	-£1,734,189
15% affordable housing (70:30)	£23,891	-£104,355	-£130,506	-£163,193	-£207,480	-£352,995	-£1,766,085
20% affordable housing (70:30)	-£10,748	-£138,398	-£164,547	-£197,236	-£241,523	-£387,038	-£1,797,981
25% affordable housing (70:30)	-£45,386	-£172,441	-£198,590	-£231,279	-£275,566	-£421,081	-£1,829,876
30% affordable housing (70:30)	-£80,025	-£206,484	-£232,633	-£265,322	-£309,609	-£455,123	-£1,861,828
30% affordable housing (60:40)	-£121,320	-£247,069	-£273,219	-£305,907	-£350,194	-£498,709	-£1,903,696

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,699,286	£1,569,253	£1,543,103	£1,510,415	£1,466,128	£1,318,954	-£98,917
10% affordable housing (70:30)	£1,630,009	£1,501,168	£1,475,017	£1,442,329	£1,398,043	£1,252,528	-£162,709
15% affordable housing (70:30)	£1,595,371	£1,467,125	£1,440,974	£1,408,287	£1,364,000	£1,218,485	-£194,605
20% affordable housing (70:30)	£1,560,732	£1,433,082	£1,406,933	£1,374,244	£1,329,957	£1,184,442	-£226,501
25% affordable housing (70:30)	£1,526,094	£1,399,039	£1,372,890	£1,340,201	£1,295,914	£1,150,399	-£258,396
30% affordable housing (70:30)	£1,491,455	£1,364,996	£1,338,847	£1,306,158	£1,261,871	£1,116,357	-£290,348
30% affordable housing (60:40)	£1,450,160	£1,324,411	£1,298,261	£1,265,573	£1,221,286	£1,075,771	-£332,216

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,229,686	£2,099,653	£2,073,503	£2,040,815	£1,996,528	£1,849,354	£431,483
10% affordable housing (70:30)	£2,160,409	£2,031,568	£2,005,417	£1,972,729	£1,928,443	£1,782,928	£367,691
15% affordable housing (70:30)	£2,125,771	£1,997,525	£1,971,374	£1,938,687	£1,894,400	£1,748,885	£335,795
20% affordable housing (70:30)	£2,091,132	£1,963,482	£1,937,333	£1,904,644	£1,860,357	£1,714,842	£303,899
25% affordable housing (70:30)	£2,056,494	£1,929,439	£1,903,290	£1,870,601	£1,826,314	£1,680,799	£272,004
30% affordable housing (70:30)	£2,021,855	£1,895,396	£1,869,247	£1,836,558	£1,792,271	£1,646,757	£240,052
30% affordable housing (60:40)	£1,980,560	£1,854,811	£1,828,661	£1,795,973	£1,751,686	£1,606,171	£198,184

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,709,766	£2,579,733	£2,553,583	£2,520,895	£2,476,608	£2,329,434	£911,563
10% affordable housing (70:30)	£2,640,489	£2,511,648	£2,485,497	£2,452,809	£2,408,523	£2,263,008	£847,771
15% affordable housing (70:30)	£2,605,851	£2,477,605	£2,451,454	£2,418,767	£2,374,480	£2,228,965	£815,875
20% affordable housing (70:30)	£2,571,212	£2,443,562	£2,417,413	£2,384,724	£2,340,437	£2,194,922	£783,979
25% affordable housing (70:30)	£2,536,574	£2,409,519	£2,383,370	£2,350,681	£2,306,394	£2,160,879	£752,084
30% affordable housing (70:30)	£2,501,935	£2,375,476	£2,349,327	£2,316,638	£2,272,351	£2,126,837	£720,132
30% affordable housing (60:40)	£2,460,640	£2,334,891	£2,308,741	£2,276,053	£2,231,766	£2,086,251	£678,264

Appendix 4 - Appraisal results (Social rent reflecting 22% growth in values and 11% growth in costs)

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 1

Site location

North central area

Sales value inflation	22%
Build cost inflation	11%

Affordable Housing	Social Rent
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No Units	5
Site Area	0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£31,367	-£40,043	-£43,462	-£47,734	-£53,085	-£70,667	-£240,095
10% affordable housing (70:30)	-£47,825	-£56,219	-£59,638	-£63,910	-£69,261	-£86,842	-£256,642
15% affordable housing (70:30)	-£56,056	-£64,308	-£67,725	-£71,998	-£77,349	-£94,930	-£264,916
20% affordable housing (70:30)	-£64,285	-£72,396	-£75,813	-£80,086	-£85,437	-£103,018	-£273,189
25% affordable housing (70:30)	-£72,514	-£80,484	-£83,901	-£88,174	-£93,525	-£111,221	-£281,463
30% affordable housing (70:30)	-£80,744	-£88,572	-£91,989	-£96,280	-£101,696	-£119,495	-£289,737
30% affordable housing (60:40)	-£78,524	-£86,390	-£89,807	-£94,080	-£99,488	-£117,287	-£287,529

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£236,517	-£245,193	-£248,612	-£252,884	-£258,235	-£275,817	-£445,245
10% affordable housing (70:30)	-£252,975	-£261,369	-£264,788	-£269,060	-£274,411	-£291,992	-£461,792
15% affordable housing (70:30)	-£261,206	-£269,458	-£272,875	-£277,148	-£282,499	-£300,080	-£470,066
20% affordable housing (70:30)	-£269,435	-£277,546	-£280,963	-£285,236	-£290,587	-£308,168	-£478,339
25% affordable housing (70:30)	-£277,664	-£285,634	-£289,051	-£293,324	-£298,675	-£316,371	-£486,613
30% affordable housing (70:30)	-£285,894	-£293,722	-£297,139	-£301,430	-£306,846	-£324,645	-£494,887
30% affordable housing (60:40)	-£283,674	-£291,540	-£294,957	-£299,230	-£304,638	-£322,437	-£492,679

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£120,967	-£129,643	-£133,062	-£137,334	-£142,685	-£160,267	-£329,695
10% affordable housing (70:30)	-£137,425	-£145,819	-£149,238	-£153,510	-£158,861	-£176,442	-£346,242
15% affordable housing (70:30)	-£145,656	-£153,908	-£157,325	-£161,598	-£166,949	-£184,530	-£354,516
20% affordable housing (70:30)	-£153,885	-£161,996	-£165,413	-£169,686	-£175,037	-£192,618	-£362,789
25% affordable housing (70:30)	-£162,114	-£170,084	-£173,501	-£177,774	-£183,125	-£200,821	-£371,063
30% affordable housing (70:30)	-£170,344	-£178,172	-£181,589	-£185,880	-£191,296	-£209,095	-£379,337
30% affordable housing (60:40)	-£168,124	-£175,990	-£179,407	-£183,680	-£189,088	-£206,887	-£377,129

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£81,967	-£90,643	-£94,062	-£98,334	-£103,685	-£121,267	-£290,695
10% affordable housing (70:30)	-£98,425	-£106,819	-£110,238	-£114,510	-£119,861	-£137,442	-£307,242
15% affordable housing (70:30)	-£106,656	-£114,908	-£118,325	-£122,598	-£127,949	-£145,530	-£315,516
20% affordable housing (70:30)	-£114,885	-£122,996	-£126,413	-£130,686	-£136,037	-£153,618	-£323,789
25% affordable housing (70:30)	-£123,114	-£131,084	-£134,501	-£138,774	-£144,125	-£161,821	-£332,063
30% affordable housing (70:30)	-£131,344	-£139,172	-£142,589	-£146,880	-£152,296	-£170,095	-£340,337
30% affordable housing (60:40)	-£129,124	-£136,990	-£140,407	-£144,680	-£150,088	-£167,887	-£338,129

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£46,667	-£55,343	-£58,762	-£63,034	-£68,385	-£85,967	-£255,395
10% affordable housing (70:30)	-£63,125	-£71,519	-£74,938	-£79,210	-£84,561	-£102,142	-£271,942
15% affordable housing (70:30)	-£71,356	-£79,608	-£83,025	-£87,298	-£92,649	-£110,230	-£280,216
20% affordable housing (70:30)	-£79,585	-£87,696	-£91,113	-£95,386	-£100,737	-£118,318	-£288,489
25% affordable housing (70:30)	-£87,814	-£95,784	-£99,201	-£103,474	-£108,825	-£126,521	-£296,763
30% affordable housing (70:30)	-£96,044	-£103,872	-£107,289	-£111,580	-£116,996	-£134,795	-£305,037
30% affordable housing (60:40)	-£93,824	-£101,690	-£105,107	-£109,380	-£114,788	-£132,587	-£302,829

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 1

Mid central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 5
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£62,116	£51,981	£48,618	£44,413	£39,149	£21,850	£145,963
10% affordable housing (70:30)	£38,503	£28,773	£25,410	£21,206	£15,941	£1,379	£169,789
15% affordable housing (70:30)	£26,697	£17,170	£13,807	£9,603	£4,338	£13,172	£181,832
20% affordable housing (70:30)	£14,890	£5,566	£2,203	£2,033	£7,384	£24,966	£193,875
25% affordable housing (70:30)	£3,084	£6,136	£9,554	£13,827	£19,177	£36,759	£205,918
30% affordable housing (70:30)	£8,865	£17,929	£21,347	£25,620	£30,970	£48,552	£217,962
30% affordable housing (60:40)	£917	£10,118	£13,536	£17,809	£23,159	£40,741	£210,055

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£143,034	£153,169	£156,532	£160,737	£166,001	£183,300	£351,113
10% affordable housing (70:30)	£166,647	£176,377	£179,740	£183,944	£189,209	£206,529	£374,939
15% affordable housing (70:30)	£178,453	£187,980	£191,343	£195,547	£200,812	£218,322	£386,982
20% affordable housing (70:30)	£190,260	£199,584	£202,947	£207,183	£212,534	£230,116	£399,025
25% affordable housing (70:30)	£202,066	£211,286	£214,704	£218,977	£224,327	£241,909	£411,068
30% affordable housing (70:30)	£214,015	£223,079	£226,497	£230,770	£236,120	£253,702	£423,112
30% affordable housing (60:40)	£206,067	£215,268	£218,686	£222,959	£228,309	£245,891	£415,205

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£27,484	£37,619	£40,982	£45,187	£50,451	£67,750	£235,563
10% affordable housing (70:30)	£51,097	£60,827	£64,190	£68,394	£73,659	£90,979	£259,389
15% affordable housing (70:30)	£62,903	£72,430	£75,793	£79,997	£85,262	£102,772	£271,432
20% affordable housing (70:30)	£74,710	£84,034	£87,397	£91,633	£96,984	£114,566	£283,475
25% affordable housing (70:30)	£86,516	£95,736	£99,154	£103,427	£108,777	£126,359	£295,518
30% affordable housing (70:30)	£98,465	£107,529	£110,947	£115,220	£120,570	£138,152	£307,562
30% affordable housing (60:40)	£90,517	£99,718	£103,136	£107,409	£112,759	£130,341	£299,655

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£11,516	£1,381	£1,982	£6,187	£11,451	£28,750	£196,563
10% affordable housing (70:30)	£12,097	£21,827	£25,190	£29,394	£34,659	£51,979	£220,389
15% affordable housing (70:30)	£23,903	£33,430	£36,793	£40,997	£46,262	£63,772	£232,432
20% affordable housing (70:30)	£35,710	£45,034	£48,397	£52,633	£57,984	£75,566	£244,475
25% affordable housing (70:30)	£47,516	£56,736	£60,154	£64,427	£69,777	£87,359	£256,518
30% affordable housing (70:30)	£59,465	£68,529	£71,947	£76,220	£81,570	£99,152	£268,562
30% affordable housing (60:40)	£51,517	£60,718	£64,136	£68,409	£73,759	£91,341	£260,655

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£46,816	£36,681	£33,318	£29,113	£23,849	£6,550	£161,263
10% affordable housing (70:30)	£23,203	£13,473	£10,110	£5,906	£641	£16,679	£185,089
15% affordable housing (70:30)	£11,397	£1,870	£1,493	£5,697	£10,962	£28,472	£197,132
20% affordable housing (70:30)	£410	£9,734	£13,097	£17,333	£22,684	£40,266	£209,175
25% affordable housing (70:30)	£12,216	£21,436	£24,854	£29,127	£34,477	£52,059	£221,218
30% affordable housing (70:30)	£24,165	£33,229	£36,647	£40,920	£46,270	£63,852	£233,262
30% affordable housing (60:40)	£16,217	£25,418	£28,836	£33,109	£38,469	£56,041	£225,355

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 1

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing Social Rent

No Units	5
Site Area	0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£154,880	£143,148	£139,784	£135,581	£130,316	£113,017	-£53,305
10% affordable housing (70:30)	£123,865	£112,666	£109,303	£105,100	£99,835	£82,536	-£84,284
15% affordable housing (70:30)	£108,357	£97,425	£94,062	£89,859	£84,594	£67,296	-£99,775
20% affordable housing (70:30)	£92,850	£82,185	£78,822	£74,618	£69,353	£52,055	-£115,265
25% affordable housing (70:30)	£77,342	£66,944	£63,581	£59,377	£54,112	£36,814	-£130,754
30% affordable housing (70:30)	£61,835	£51,704	£48,341	£44,136	£38,872	£21,574	-£146,354
30% affordable housing (60:40)	£75,279	£64,916	£61,553	£57,349	£52,084	£34,786	-£132,816

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£50,270	-£62,002	-£65,366	-£69,569	-£74,834	-£92,133	-£258,455
10% affordable housing (70:30)	-£81,285	-£92,484	-£95,847	-£100,050	-£105,315	-£122,614	-£289,434
15% affordable housing (70:30)	-£96,793	-£107,725	-£111,088	-£115,291	-£120,556	-£137,854	-£304,925
20% affordable housing (70:30)	-£112,300	-£122,965	-£126,328	-£130,532	-£135,797	-£153,095	-£320,415
25% affordable housing (70:30)	-£127,808	-£138,206	-£141,569	-£145,773	-£151,038	-£168,336	-£335,904
30% affordable housing (70:30)	-£143,315	-£153,446	-£156,809	-£161,014	-£166,278	-£183,576	-£351,504
30% affordable housing (60:40)	-£129,871	-£140,234	-£143,597	-£147,801	-£153,066	-£170,364	-£337,966

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£65,280	£53,548	£50,184	£45,981	£40,716	£23,417	-£142,905
10% affordable housing (70:30)	£34,265	£23,066	£19,703	£15,500	£10,235	-£7,064	-£173,884
15% affordable housing (70:30)	£18,757	£7,825	£4,462	£259	-£5,006	-£22,304	-£189,375
20% affordable housing (70:30)	£3,250	-£7,415	-£10,778	-£14,982	-£20,247	-£37,545	-£204,865
25% affordable housing (70:30)	-£12,258	-£22,656	-£26,019	-£30,223	-£35,488	-£52,786	-£220,354
30% affordable housing (70:30)	-£27,765	-£37,896	-£41,259	-£45,464	-£50,728	-£68,026	-£235,954
30% affordable housing (60:40)	-£14,321	-£24,684	-£28,047	-£32,251	-£37,516	-£54,814	-£222,416

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£104,280	£92,548	£89,184	£84,981	£79,716	£62,417	-£103,905
10% affordable housing (70:30)	£73,265	£62,066	£58,703	£54,500	£49,235	£31,936	-£134,884
15% affordable housing (70:30)	£57,757	£46,825	£43,462	£39,259	£33,994	£16,696	-£150,375
20% affordable housing (70:30)	£42,250	£31,585	£28,222	£24,018	£18,753	£1,455	-£165,865
25% affordable housing (70:30)	£26,742	£16,344	£12,981	£8,777	£3,512	-£13,786	-£181,354
30% affordable housing (70:30)	£11,235	£1,104	-£2,259	-£6,464	-£11,728	-£29,026	-£196,954
30% affordable housing (60:40)	£24,679	£14,316	£10,953	£6,749	£1,484	-£15,814	-£183,416

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£139,580	£127,848	£124,484	£120,281	£115,016	£97,717	-£68,905
10% affordable housing (70:30)	£108,565	£97,366	£94,003	£89,800	£84,535	£67,236	-£99,584
15% affordable housing (70:30)	£93,057	£82,125	£78,762	£74,559	£69,294	£51,996	-£115,075
20% affordable housing (70:30)	£77,550	£66,885	£63,522	£59,318	£54,053	£36,755	-£130,565
25% affordable housing (70:30)	£62,042	£51,644	£48,281	£44,077	£38,812	£21,514	-£146,054
30% affordable housing (70:30)	£46,535	£36,404	£33,041	£28,836	£23,572	£6,274	-£161,654
30% affordable housing (60:40)	£59,979	£49,616	£46,253	£42,049	£36,784	£19,486	-£148,116

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 9
Site Area 0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£75,573	-£91,134	-£97,362	-£105,148	-£115,211	-£148,278	-£464,574
10% affordable housing (70:30)	-£104,143	-£119,213	-£125,441	-£133,226	-£143,290	-£176,357	-£492,652
15% affordable housing (70:30)	-£118,428	-£133,253	-£139,480	-£147,266	-£157,329	-£190,397	-£506,691
20% affordable housing (70:30)	-£132,713	-£147,291	-£153,520	-£161,305	-£171,369	-£204,436	-£520,731
25% affordable housing (70:30)	-£146,998	-£161,331	-£167,559	-£175,344	-£185,408	-£218,475	-£534,770
30% affordable housing (70:30)	-£161,284	-£175,370	-£181,598	-£189,383	-£199,448	-£232,515	-£548,809
30% affordable housing (60:40)	-£157,106	-£171,265	-£177,493	-£185,278	-£195,343	-£228,410	-£544,704

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£444,843	-£480,404	-£466,632	-£474,478	-£488,481	-£517,548	-£633,844
10% affordable housing (70:30)	-£473,413	-£488,483	-£494,711	-£502,496	-£512,580	-£545,627	-£661,922
15% affordable housing (70:30)	-£487,688	-£502,523	-£508,750	-£516,536	-£526,599	-£559,667	-£675,961
20% affordable housing (70:30)	-£501,983	-£516,561	-£522,790	-£530,575	-£540,639	-£573,706	-£690,001
25% affordable housing (70:30)	-£516,268	-£530,601	-£536,829	-£544,614	-£554,678	-£587,745	-£704,040
30% affordable housing (70:30)	-£530,554	-£544,640	-£550,868	-£558,653	-£568,718	-£601,785	-£718,079
30% affordable housing (60:40)	-£526,376	-£540,535	-£546,763	-£554,548	-£564,613	-£597,680	-£713,974

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£236,853	-£252,414	-£258,642	-£266,428	-£276,491	-£309,558	-£625,854
10% affordable housing (70:30)	-£265,423	-£280,493	-£286,721	-£294,506	-£304,570	-£337,637	-£653,932
15% affordable housing (70:30)	-£279,708	-£294,533	-£300,760	-£308,546	-£318,609	-£351,677	-£667,971
20% affordable housing (70:30)	-£293,993	-£308,571	-£314,800	-£322,585	-£332,649	-£365,716	-£682,011
25% affordable housing (70:30)	-£308,278	-£322,611	-£328,839	-£336,624	-£346,688	-£379,755	-£696,050
30% affordable housing (70:30)	-£322,564	-£336,650	-£342,878	-£350,663	-£360,728	-£393,795	-£710,089
30% affordable housing (60:40)	-£318,386	-£332,545	-£338,773	-£346,558	-£356,623	-£389,690	-£705,984

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£186,653	-£182,214	-£188,442	-£196,228	-£206,291	-£239,358	-£555,654
10% affordable housing (70:30)	-£195,223	-£210,293	-£216,521	-£224,306	-£234,370	-£267,437	-£583,732
15% affordable housing (70:30)	-£209,508	-£224,333	-£230,560	-£238,346	-£248,409	-£281,477	-£597,771
20% affordable housing (70:30)	-£223,793	-£238,371	-£244,600	-£252,385	-£262,449	-£295,516	-£611,811
25% affordable housing (70:30)	-£238,078	-£252,411	-£258,639	-£266,424	-£276,488	-£309,555	-£625,850
30% affordable housing (70:30)	-£252,364	-£266,450	-£272,678	-£280,463	-£290,528	-£323,595	-£639,889
30% affordable housing (60:40)	-£248,186	-£262,345	-£268,573	-£276,358	-£286,423	-£319,490	-£635,784

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£103,113	-£118,674	-£124,902	-£132,688	-£142,751	-£175,818	-£492,114
10% affordable housing (70:30)	-£131,683	-£146,753	-£152,981	-£160,766	-£170,830	-£203,897	-£520,192
15% affordable housing (70:30)	-£145,968	-£160,793	-£167,020	-£174,806	-£184,869	-£217,937	-£534,231
20% affordable housing (70:30)	-£160,253	-£174,831	-£181,060	-£188,845	-£198,909	-£231,976	-£548,271
25% affordable housing (70:30)	-£174,538	-£188,871	-£195,099	-£202,884	-£212,948	-£246,015	-£562,310
30% affordable housing (70:30)	-£188,824	-£202,910	-£209,138	-£216,923	-£226,988	-£260,055	-£576,349
30% affordable housing (60:40)	-£184,646	-£198,805	-£205,033	-£212,818	-£222,883	-£255,950	-£572,244

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Sales value inflation	22%
Build cost inflation	11%

Site location

Mid central area

Affordable Housing	Social Rent
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No Units	9
Site Area	0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£98,500	£80,216	£74,088	£66,428	£56,527	£23,991	£291,911
10% affordable housing (70:30)	£56,640	£39,076	£32,948	£25,288	£15,387	£17,429	£333,724
15% affordable housing (70:30)	£35,710	£18,507	£12,378	£4,718	£5,269	£38,336	£354,630
20% affordable housing (70:30)	£14,780	£2,098	£8,325	£16,111	£26,174	£59,242	£375,537
25% affordable housing (70:30)	£6,250	£23,004	£29,232	£37,018	£47,081	£80,148	£396,444
30% affordable housing (70:30)	£27,523	£43,910	£50,139	£57,924	£67,988	£101,055	£417,349
30% affordable housing (60:40)	£12,564	£29,210	£35,437	£43,223	£53,286	£86,354	£402,648

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£270,770	£289,084	£295,182	£302,942	£312,743	£345,279	£661,181
10% affordable housing (70:30)	£312,630	£330,194	£336,322	£343,962	£353,893	£386,699	£702,994
15% affordable housing (70:30)	£333,560	£350,763	£356,892	£364,852	£374,539	£407,606	£723,900
20% affordable housing (70:30)	£354,490	£371,368	£377,595	£385,381	£395,444	£428,512	£744,807
25% affordable housing (70:30)	£375,520	£392,274	£398,502	£406,288	£416,351	£449,418	£765,714
30% affordable housing (70:30)	£396,793	£413,180	£419,409	£427,194	£437,258	£470,325	£786,619
30% affordable housing (60:40)	£381,834	£398,480	£404,707	£412,493	£422,556	£455,624	£771,918

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£62,780	£81,064	£87,192	£94,852	£104,753	£137,289	£453,191
10% affordable housing (70:30)	£104,640	£122,204	£128,332	£135,992	£145,893	£178,709	£495,004
15% affordable housing (70:30)	£125,570	£142,773	£148,902	£156,562	£166,549	£199,616	£515,910
20% affordable housing (70:30)	£146,500	£163,378	£169,605	£177,391	£187,454	£220,522	£536,817
25% affordable housing (70:30)	£167,530	£184,284	£190,512	£198,298	£208,361	£241,428	£557,724
30% affordable housing (70:30)	£188,803	£205,190	£211,419	£219,204	£229,268	£262,335	£578,629
30% affordable housing (60:40)	£173,844	£190,490	£196,717	£204,503	£214,566	£247,634	£563,928

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£7,420	£10,864	£16,992	£24,852	£34,553	£67,089	£382,991
10% affordable housing (70:30)	£34,440	£52,004	£58,132	£65,792	£75,693	£108,509	£424,804
15% affordable housing (70:30)	£55,370	£72,573	£78,702	£86,362	£96,349	£129,416	£445,710
20% affordable housing (70:30)	£76,300	£93,178	£99,405	£107,191	£117,254	£150,322	£466,617
25% affordable housing (70:30)	£97,330	£114,084	£120,312	£128,098	£138,161	£171,228	£487,524
30% affordable housing (70:30)	£118,603	£134,990	£141,219	£149,004	£159,068	£192,135	£508,429
30% affordable housing (60:40)	£103,644	£120,290	£126,517	£134,303	£144,366	£177,434	£493,728

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£70,960	£52,676	£46,548	£38,888	£28,987	£3,549	£319,451
10% affordable housing (70:30)	£29,100	£11,536	£5,408	£2,252	£12,153	£44,969	£381,264
15% affordable housing (70:30)	£8,170	£9,033	£15,162	£22,822	£32,809	£65,876	£382,170
20% affordable housing (70:30)	£12,760	£29,638	£35,865	£43,651	£53,714	£86,782	£403,077
25% affordable housing (70:30)	£33,790	£50,544	£56,772	£64,558	£74,621	£107,688	£423,984
30% affordable housing (70:30)	£55,063	£71,450	£77,679	£95,464	£95,528	£128,595	£444,889
30% affordable housing (60:40)	£40,104	£56,750	£62,977	£70,763	£80,826	£113,894	£430,188

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Social Rent
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No Units	9
Site Area	0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£270,956	£249,706	£243,579	£235,918	£226,016	£193,481	£119,649
10% affordable housing (70:30)	£215,378	£195,084	£188,957	£181,296	£171,394	£138,859	£175,164
15% affordable housing (70:30)	£187,589	£167,773	£161,645	£153,985	£144,084	£111,548	£202,922
20% affordable housing (70:30)	£159,800	£140,463	£134,334	£126,675	£116,772	£84,237	£230,680
25% affordable housing (70:30)	£132,011	£113,151	£107,023	£99,363	£89,462	£56,926	£258,438
30% affordable housing (70:30)	£104,223	£85,841	£79,712	£72,053	£62,150	£29,616	£286,195
30% affordable housing (60:40)	£129,523	£110,707	£104,578	£96,919	£87,016	£54,482	£260,923

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£36,314	£119,564	£125,691	£133,352	£143,254	£175,789	£486,919
10% affordable housing (70:30)	£153,892	£174,186	£180,313	£197,974	£197,876	£230,411	£544,434
15% affordable housing (70:30)	£181,681	£201,497	£207,625	£215,285	£225,186	£257,722	£572,192
20% affordable housing (70:30)	£209,470	£228,807	£234,936	£242,595	£252,498	£285,033	£599,950
25% affordable housing (70:30)	£237,259	£256,119	£262,247	£269,907	£279,808	£312,344	£627,708
30% affordable housing (70:30)	£265,047	£283,429	£289,558	£297,217	£307,120	£339,654	£655,465
30% affordable housing (60:40)	£239,747	£258,563	£264,692	£272,351	£282,254	£314,788	£630,193

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£109,676	£88,426	£82,299	£74,638	£64,736	£32,201	£280,929
10% affordable housing (70:30)	£54,098	£33,804	£27,677	£20,016	£10,114	£22,421	£336,444
15% affordable housing (70:30)	£26,309	£6,493	£365	£7,295	£17,196	£49,732	£364,202
20% affordable housing (70:30)	£1,480	£20,817	£26,946	£34,605	£44,508	£77,043	£391,960
25% affordable housing (70:30)	£29,269	£48,129	£54,257	£61,917	£71,818	£104,354	£419,718
30% affordable housing (70:30)	£57,057	£75,439	£81,568	£89,227	£99,130	£131,664	£447,475
30% affordable housing (60:40)	£31,757	£50,573	£56,702	£64,361	£74,264	£106,798	£422,203

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£179,876	£158,626	£152,499	£144,838	£134,936	£102,401	£210,729
10% affordable housing (70:30)	£124,298	£104,004	£97,877	£90,216	£80,314	£47,779	£266,244
15% affordable housing (70:30)	£96,509	£76,693	£70,565	£62,905	£53,004	£20,468	£294,002
20% affordable housing (70:30)	£68,720	£49,383	£43,254	£35,595	£25,692	£6,843	£321,760
25% affordable housing (70:30)	£40,931	£22,071	£15,943	£8,283	£1,618	£34,154	£349,518
30% affordable housing (70:30)	£13,143	£5,239	£11,368	£19,027	£28,930	£61,464	£377,275
30% affordable housing (60:40)	£38,443	£19,627	£13,498	£5,839	£4,064	£36,598	£352,003

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£243,416	£222,166	£216,039	£208,378	£198,476	£165,941	£147,189
10% affordable housing (70:30)	£187,838	£167,544	£161,417	£153,756	£143,854	£111,319	£202,704
15% affordable housing (70:30)	£160,049	£140,233	£134,105	£126,445	£116,544	£84,008	£230,462
20% affordable housing (70:30)	£132,260	£112,923	£106,794	£99,135	£89,232	£56,697	£258,220
25% affordable housing (70:30)	£104,471	£85,611	£79,483	£71,823	£61,922	£29,386	£285,978
30% affordable housing (70:30)	£76,683	£58,301	£52,172	£44,513	£34,610	£2,076	£313,735
30% affordable housing (60:40)	£101,983	£83,167	£77,038	£69,379	£59,476	£26,942	£288,463

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 20
Site Area 0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£399,954	£356,334	£342,871	£326,041	£304,098	£231,999	£465,137
10% affordable housing (70:30)	£319,974	£277,729	£264,266	£247,436	£225,493	£153,393	£545,028
15% affordable housing (70:30)	£279,983	£238,427	£224,963	£208,133	£186,190	£114,090	£584,973
20% affordable housing (70:30)	£239,992	£199,124	£185,660	£168,831	£146,887	£74,787	£624,918
25% affordable housing (70:30)	£200,002	£159,821	£146,358	£129,528	£107,585	£35,485	£664,864
30% affordable housing (70:30)	£160,012	£120,519	£107,055	£90,226	£68,282	£3,880	£704,809
30% affordable housing (60:40)	£172,515	£132,807	£119,344	£102,514	£80,571	£8,471	£692,320

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

- 177,796.67 1066780 888983.333 3419166.667 **£4,103,000**

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£666,826	£710,446	£723,909	£740,739	£762,682	£834,781	£1,531,917
10% affordable housing (70:30)	£746,806	£799,051	£802,514	£819,344	£841,287	£913,387	£1,611,808
15% affordable housing (70:30)	£786,797	£828,353	£841,817	£858,647	£880,590	£952,690	£1,651,753
20% affordable housing (70:30)	£826,788	£867,656	£881,120	£897,949	£919,893	£991,993	£1,691,698
25% affordable housing (70:30)	£866,778	£906,959	£920,422	£937,252	£959,195	£1,031,295	£1,731,644
30% affordable housing (70:30)	£906,768	£946,261	£959,725	£976,554	£998,498	£1,070,660	£1,771,589
30% affordable housing (60:40)	£894,265	£933,973	£947,436	£964,266	£986,209	£1,058,309	£1,759,100

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£65,966	£109,586	£123,049	£139,879	£161,822	£233,921	£931,057
10% affordable housing (70:30)	£145,946	£188,191	£201,654	£218,484	£240,427	£312,527	£1,010,948
15% affordable housing (70:30)	£185,937	£227,493	£240,957	£257,787	£279,730	£351,830	£1,050,893
20% affordable housing (70:30)	£225,928	£266,796	£280,260	£297,089	£319,033	£391,133	£1,090,838
25% affordable housing (70:30)	£265,918	£306,099	£319,562	£336,392	£358,335	£430,435	£1,130,784
30% affordable housing (70:30)	£305,908	£345,401	£358,865	£375,694	£397,638	£469,800	£1,170,729
30% affordable housing (60:40)	£293,405	£333,113	£346,576	£363,406	£385,349	£457,449	£1,158,240

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£136,834	£93,214	£79,751	£62,921	£40,976	£31,121	£728,257
10% affordable housing (70:30)	£56,854	£14,609	£1,146	£15,684	£37,627	£109,727	£808,148
15% affordable housing (70:30)	£16,863	£24,693	£38,157	£54,987	£76,930	£149,030	£848,093
20% affordable housing (70:30)	£23,128	£63,996	£77,460	£94,289	£116,233	£188,333	£888,038
25% affordable housing (70:30)	£63,118	£103,299	£116,762	£133,592	£155,535	£227,635	£927,984
30% affordable housing (70:30)	£103,108	£142,601	£156,065	£172,894	£194,838	£267,000	£967,929
30% affordable housing (60:40)	£90,605	£130,313	£143,776	£160,606	£182,549	£254,649	£955,440

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£320,394	£276,774	£263,311	£246,481	£224,538	£152,439	£544,697
10% affordable housing (70:30)	£240,414	£198,169	£184,706	£167,876	£145,933	£73,833	£624,588
15% affordable housing (70:30)	£200,423	£158,867	£145,403	£128,573	£106,630	£34,530	£664,533
20% affordable housing (70:30)	£160,432	£119,564	£106,100	£89,271	£67,327	£4,773	£704,478
25% affordable housing (70:30)	£120,442	£80,261	£66,798	£49,968	£28,025	£44,075	£744,424
30% affordable housing (70:30)	£80,452	£40,959	£27,495	£10,666	£11,278	£83,440	£784,369
30% affordable housing (60:40)	£92,955	£53,247	£39,784	£22,954	£1,011	£71,089	£771,680

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation	22%
Build cost inflation	11%

Site location

Mid central area

Affordable Housing	Social Rent
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No Units	20
Site Area	0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£913,200	£860,753	£847,289	£830,461	£808,517	£736,417	£46,767
10% affordable housing (70:30)	£792,652	£742,278	£728,815	£711,985	£690,042	£617,943	£72,881
15% affordable housing (70:30)	£732,379	£683,041	£669,577	£652,749	£630,805	£558,705	£133,087
20% affordable housing (70:30)	£672,105	£623,804	£610,341	£593,511	£571,568	£499,468	£193,293
25% affordable housing (70:30)	£611,831	£564,567	£551,103	£534,274	£512,330	£440,231	£253,499
30% affordable housing (70:30)	£551,557	£505,329	£491,866	£475,036	£453,094	£380,993	£313,705
30% affordable housing (60:40)	£596,334	£549,336	£535,873	£519,043	£497,100	£425,000	£268,978

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£153,580	£206,027	£219,491	£236,319	£258,263	£330,363	£1,020,013
10% affordable housing (70:30)	£274,128	£324,502	£337,965	£354,795	£376,738	£448,837	£1,139,661
15% affordable housing (70:30)	£334,401	£383,739	£397,203	£414,031	£435,975	£508,075	£1,199,867
20% affordable housing (70:30)	£394,675	£442,976	£456,439	£473,269	£495,212	£567,312	£1,260,073
25% affordable housing (70:30)	£454,949	£502,213	£515,677	£532,506	£554,450	£626,549	£1,320,279
30% affordable housing (70:30)	£515,223	£561,451	£574,914	£591,744	£613,686	£685,787	£1,380,485
30% affordable housing (60:40)	£470,446	£517,444	£530,907	£547,737	£569,680	£641,780	£1,335,758

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£447,280	£394,833	£381,369	£364,541	£342,597	£270,497	£419,153
10% affordable housing (70:30)	£326,732	£276,358	£262,895	£246,065	£224,122	£152,023	£538,801
15% affordable housing (70:30)	£266,459	£217,121	£203,657	£186,829	£164,885	£92,785	£599,007
20% affordable housing (70:30)	£206,185	£157,884	£144,421	£127,591	£105,648	£33,548	£659,213
25% affordable housing (70:30)	£145,911	£98,647	£85,183	£68,354	£46,410	£25,689	£719,419
30% affordable housing (70:30)	£85,637	£39,409	£25,946	£9,116	£12,826	£84,927	£779,625
30% affordable housing (60:40)	£130,414	£83,416	£69,953	£53,123	£31,180	£40,920	£734,898

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£650,080	£597,633	£584,169	£567,341	£545,397	£473,297	£216,353
10% affordable housing (70:30)	£529,532	£479,158	£465,695	£448,865	£426,922	£354,823	£336,001
15% affordable housing (70:30)	£469,259	£419,921	£406,457	£389,629	£367,685	£295,585	£396,207
20% affordable housing (70:30)	£408,985	£360,684	£347,221	£330,391	£308,448	£236,348	£456,413
25% affordable housing (70:30)	£348,711	£301,447	£287,983	£271,154	£249,210	£177,111	£516,619
30% affordable housing (70:30)	£288,437	£242,209	£228,746	£211,916	£189,974	£117,873	£576,825
30% affordable housing (60:40)	£333,214	£286,216	£272,753	£255,923	£233,980	£161,880	£532,098

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£833,640	£781,193	£767,729	£750,901	£728,957	£656,857	£32,793
10% affordable housing (70:30)	£713,092	£662,718	£649,255	£632,425	£610,482	£538,383	£152,441
15% affordable housing (70:30)	£652,819	£603,481	£590,017	£573,189	£551,245	£479,145	£212,647
20% affordable housing (70:30)	£592,545	£544,244	£530,781	£513,951	£492,008	£419,908	£272,853
25% affordable housing (70:30)	£532,271	£485,007	£471,543	£454,714	£432,770	£360,671	£333,059
30% affordable housing (70:30)	£471,997	£425,769	£412,306	£395,476	£373,534	£301,433	£393,265
30% affordable housing (60:40)	£516,774	£469,776	£456,313	£439,483	£417,540	£345,440	£348,536

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 3

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Social Rent
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No Units	20
Site Area	0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,419,948	£1,359,376	£1,346,129	£1,329,571	£1,307,980	£1,237,041	£550,016
10% affordable housing (70:30)	£1,259,755	£1,201,939	£1,188,692	£1,172,133	£1,150,544	£1,079,604	£391,765
15% affordable housing (70:30)	£1,179,659	£1,123,220	£1,109,974	£1,093,415	£1,071,825	£1,000,885	£312,638
20% affordable housing (70:30)	£1,099,564	£1,044,502	£1,031,255	£1,014,696	£993,106	£922,166	£233,513
25% affordable housing (70:30)	£1,019,467	£965,784	£952,536	£935,978	£914,387	£843,448	£154,387
30% affordable housing (70:30)	£939,371	£887,064	£873,818	£857,260	£835,669	£764,730	£75,262
30% affordable housing (60:40)	£1,015,108	£961,498	£948,252	£931,694	£910,103	£839,164	£150,913

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£353,166	£292,996	£279,349	£262,791	£241,200	£170,261	£516,764
10% affordable housing (70:30)	£192,975	£135,159	£121,912	£105,353	£83,764	£12,824	£675,015
15% affordable housing (70:30)	£112,879	£56,440	£43,194	£26,635	£5,045	£65,895	£754,142
20% affordable housing (70:30)	£32,784	£22,278	£35,525	£52,084	£73,674	£144,614	£833,267
25% affordable housing (70:30)	£47,313	£100,996	£114,244	£130,802	£152,393	£223,332	£912,393
30% affordable housing (70:30)	£127,409	£179,716	£192,962	£209,520	£231,111	£302,050	£991,518
30% affordable housing (60:40)	£51,672	£105,282	£118,528	£135,086	£156,677	£227,616	£695,867

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£954,028	£893,456	£880,209	£863,651	£842,060	£771,121	£84,096
10% affordable housing (70:30)	£793,835	£736,019	£722,772	£706,213	£684,624	£613,684	£74,155
15% affordable housing (70:30)	£713,739	£657,300	£644,054	£627,495	£605,905	£534,965	£153,282
20% affordable housing (70:30)	£633,644	£578,582	£565,335	£548,776	£527,186	£456,246	£232,407
25% affordable housing (70:30)	£553,547	£499,864	£486,616	£470,058	£448,467	£377,528	£311,533
30% affordable housing (70:30)	£473,451	£421,144	£407,898	£391,340	£369,749	£298,810	£390,658
30% affordable housing (60:40)	£549,188	£495,578	£482,332	£465,774	£444,183	£373,244	£315,007

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,156,828	£1,096,256	£1,083,009	£1,066,451	£1,044,860	£973,321	£286,896
10% affordable housing (70:30)	£996,635	£938,819	£925,572	£909,013	£887,424	£816,484	£128,645
15% affordable housing (70:30)	£916,539	£860,100	£846,854	£830,295	£808,705	£737,765	£49,518
20% affordable housing (70:30)	£836,444	£781,382	£768,135	£751,576	£729,986	£659,046	£29,607
25% affordable housing (70:30)	£756,347	£702,664	£689,416	£672,858	£651,267	£580,328	£108,733
30% affordable housing (70:30)	£676,251	£623,944	£610,698	£594,140	£572,549	£501,610	£187,858
30% affordable housing (60:40)	£751,988	£698,378	£685,132	£668,574	£646,983	£576,044	£112,207

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,340,388	£1,279,816	£1,266,569	£1,250,011	£1,228,420	£1,157,481	£470,456
10% affordable housing (70:30)	£1,180,195	£1,122,379	£1,109,132	£1,092,573	£1,070,984	£1,000,044	£312,205
15% affordable housing (70:30)	£1,100,099	£1,043,660	£1,030,414	£1,013,855	£992,265	£921,325	£233,078
20% affordable housing (70:30)	£1,020,004	£964,942	£951,695	£935,136	£913,546	£842,606	£153,953
25% affordable housing (70:30)	£939,907	£886,224	£872,976	£856,418	£834,827	£763,888	£74,827
30% affordable housing (70:30)	£859,811	£807,504	£794,258	£777,700	£756,109	£685,170	£4,296
30% affordable housing (60:40)	£936,548	£881,938	£868,692	£852,134	£830,543	£759,604	£71,353

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 35
Site Area 0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,077,256	-£1,124,004	-£1,147,923	-£1,177,822	-£1,222,497	-£1,369,287	-£2,773,361
10% affordable housing (70:30)	-£1,175,577	-£1,220,633	-£1,244,553	-£1,274,453	-£1,319,128	-£1,465,917	-£2,869,990
15% affordable housing (70:30)	-£1,224,738	-£1,268,948	-£1,292,868	-£1,322,768	-£1,367,443	-£1,514,232	-£2,918,306
20% affordable housing (70:30)	-£1,273,898	-£1,317,264	-£1,341,183	-£1,371,083	-£1,415,757	-£1,562,547	-£2,966,621
25% affordable housing (70:30)	-£1,323,059	-£1,365,579	-£1,389,498	-£1,419,397	-£1,464,072	-£1,610,862	-£3,014,936
30% affordable housing (70:30)	-£1,372,219	-£1,413,894	-£1,437,813	-£1,467,712	-£1,512,388	-£1,659,177	-£3,063,250
30% affordable housing (60:40)	-£1,357,119	-£1,399,053	-£1,422,972	-£1,452,872	-£1,497,547	-£1,644,336	-£3,048,410

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,692,706	-£1,739,454	-£1,765,373	-£1,793,272	-£1,837,947	-£1,984,737	-£3,388,611
10% affordable housing (70:30)	-£1,791,027	-£1,836,063	-£1,860,003	-£1,889,903	-£1,934,578	-£2,081,367	-£3,485,440
15% affordable housing (70:30)	-£1,840,186	-£1,884,398	-£1,908,318	-£1,938,218	-£1,982,893	-£2,129,682	-£3,533,756
20% affordable housing (70:30)	-£1,889,348	-£1,932,714	-£1,956,633	-£1,986,533	-£2,031,207	-£2,177,997	-£3,582,071
25% affordable housing (70:30)	-£1,938,509	-£1,981,029	-£2,004,948	-£2,034,847	-£2,079,522	-£2,226,312	-£3,630,386
30% affordable housing (70:30)	-£1,987,669	-£2,029,344	-£2,053,263	-£2,083,162	-£2,127,838	-£2,274,627	-£3,678,700
30% affordable housing (60:40)	-£1,972,569	-£2,014,503	-£2,038,422	-£2,068,322	-£2,112,997	-£2,259,786	-£3,663,860

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,346,056	-£1,392,804	-£1,416,723	-£1,446,622	-£1,491,297	-£1,638,087	-£3,042,161
10% affordable housing (70:30)	-£1,444,377	-£1,489,433	-£1,513,353	-£1,543,253	-£1,587,928	-£1,734,717	-£3,138,790
15% affordable housing (70:30)	-£1,493,538	-£1,537,748	-£1,561,668	-£1,591,568	-£1,636,243	-£1,783,032	-£3,187,106
20% affordable housing (70:30)	-£1,542,698	-£1,586,064	-£1,609,983	-£1,639,883	-£1,684,557	-£1,831,347	-£3,235,421
25% affordable housing (70:30)	-£1,591,859	-£1,634,379	-£1,658,298	-£1,688,197	-£1,732,872	-£1,879,662	-£3,283,736
30% affordable housing (70:30)	-£1,641,019	-£1,682,694	-£1,706,613	-£1,736,512	-£1,781,188	-£1,927,977	-£3,332,050
30% affordable housing (60:40)	-£1,625,919	-£1,667,853	-£1,691,772	-£1,721,672	-£1,766,347	-£1,913,136	-£3,317,210

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,223,056	-£1,275,804	-£1,299,723	-£1,329,622	-£1,374,297	-£1,521,087	-£2,925,161
10% affordable housing (70:30)	-£1,327,377	-£1,372,433	-£1,396,353	-£1,426,253	-£1,470,928	-£1,617,717	-£3,021,790
15% affordable housing (70:30)	-£1,376,538	-£1,420,748	-£1,444,668	-£1,474,568	-£1,519,243	-£1,666,032	-£3,070,106
20% affordable housing (70:30)	-£1,425,698	-£1,469,064	-£1,492,983	-£1,522,883	-£1,567,557	-£1,714,347	-£3,118,421
25% affordable housing (70:30)	-£1,474,859	-£1,517,379	-£1,541,298	-£1,571,197	-£1,615,872	-£1,762,662	-£3,166,736
30% affordable housing (70:30)	-£1,524,019	-£1,565,694	-£1,589,613	-£1,619,512	-£1,664,188	-£1,810,977	-£3,215,050
30% affordable housing (60:40)	-£1,508,919	-£1,550,853	-£1,574,772	-£1,604,672	-£1,649,347	-£1,796,136	-£3,200,210

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,123,156	-£1,169,904	-£1,193,823	-£1,223,722	-£1,268,397	-£1,415,187	-£2,819,261
10% affordable housing (70:30)	-£1,221,477	-£1,266,533	-£1,290,453	-£1,320,353	-£1,365,028	-£1,511,817	-£2,915,890
15% affordable housing (70:30)	-£1,270,638	-£1,314,848	-£1,338,768	-£1,368,668	-£1,413,343	-£1,560,132	-£2,964,206
20% affordable housing (70:30)	-£1,319,798	-£1,363,164	-£1,387,083	-£1,416,983	-£1,461,657	-£1,608,447	-£3,012,521
25% affordable housing (70:30)	-£1,368,959	-£1,411,479	-£1,435,398	-£1,465,297	-£1,509,972	-£1,656,762	-£3,060,836
30% affordable housing (70:30)	-£1,418,119	-£1,459,794	-£1,483,713	-£1,513,612	-£1,558,288	-£1,705,077	-£3,109,150
30% affordable housing (60:40)	-£1,403,019	-£1,444,953	-£1,468,872	-£1,498,772	-£1,543,447	-£1,690,236	-£3,094,310

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Sales value inflation	22%
Build cost inflation	11%

Site location

Mid central area

Affordable Housing	Social Rent
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No Units	35
Site Area	0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£462,395	-£519,717	-£543,638	-£573,537	-£618,212	-£765,001	-£2,169,075
10% affordable housing (70:30)	-£609,211	-£664,008	-£687,928	-£717,828	-£762,502	-£909,292	-£2,313,365
15% affordable housing (70:30)	-£682,618	-£736,153	-£760,073	-£789,973	-£834,648	-£981,437	-£2,385,510
20% affordable housing (70:30)	-£756,027	-£808,299	-£832,218	-£862,117	-£906,793	-£1,053,582	-£2,457,655
25% affordable housing (70:30)	-£829,434	-£880,444	-£904,363	-£934,262	-£978,938	-£1,125,728	-£2,529,801
30% affordable housing (70:30)	-£902,842	-£952,589	-£976,508	-£1,006,408	-£1,051,084	-£1,197,873	-£2,601,946
30% affordable housing (60:40)	-£848,767	-£899,444	-£923,363	-£953,264	-£997,939	-£1,144,728	-£2,548,801

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,077,845	-£1,135,167	-£1,159,086	-£1,188,987	-£1,233,862	-£1,380,451	-£2,784,525
10% affordable housing (70:30)	-£1,224,661	-£1,279,458	-£1,303,378	-£1,333,278	-£1,377,952	-£1,524,742	-£2,928,815
15% affordable housing (70:30)	-£1,298,068	-£1,351,803	-£1,375,523	-£1,405,423	-£1,450,096	-£1,596,887	-£3,000,960
20% affordable housing (70:30)	-£1,371,477	-£1,423,749	-£1,447,668	-£1,477,567	-£1,522,243	-£1,669,032	-£3,073,105
25% affordable housing (70:30)	-£1,444,884	-£1,496,894	-£1,519,813	-£1,549,712	-£1,594,388	-£1,741,178	-£3,145,251
30% affordable housing (70:30)	-£1,518,292	-£1,568,039	-£1,591,958	-£1,621,858	-£1,666,534	-£1,813,323	-£3,217,396
30% affordable housing (60:40)	-£1,464,217	-£1,514,894	-£1,538,813	-£1,568,714	-£1,613,389	-£1,760,178	-£3,164,251

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£731,195	-£788,517	-£812,438	-£842,337	-£887,012	-£1,033,801	-£2,437,875
10% affordable housing (70:30)	-£878,011	-£932,808	-£956,728	-£986,628	-£1,031,302	-£1,178,092	-£2,582,165
15% affordable housing (70:30)	-£951,418	-£1,004,953	-£1,028,873	-£1,058,773	-£1,103,448	-£1,250,237	-£2,654,310
20% affordable housing (70:30)	-£1,024,827	-£1,077,099	-£1,101,018	-£1,130,917	-£1,175,593	-£1,322,382	-£2,726,455
25% affordable housing (70:30)	-£1,098,234	-£1,149,244	-£1,173,163	-£1,203,062	-£1,247,738	-£1,394,528	-£2,798,601
30% affordable housing (70:30)	-£1,171,642	-£1,221,389	-£1,245,308	-£1,275,208	-£1,319,884	-£1,466,673	-£2,870,746
30% affordable housing (60:40)	-£1,117,567	-£1,168,244	-£1,192,163	-£1,222,064	-£1,266,739	-£1,413,528	-£2,817,601

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£614,195	-£671,517	-£695,438	-£725,337	-£770,012	-£916,801	-£2,320,875
10% affordable housing (70:30)	-£761,011	-£815,808	-£839,728	-£869,628	-£914,302	-£1,061,092	-£2,465,165
15% affordable housing (70:30)	-£834,418	-£887,953	-£911,873	-£941,773	-£986,448	-£1,133,237	-£2,537,310
20% affordable housing (70:30)	-£907,827	-£960,099	-£984,018	-£1,013,917	-£1,058,593	-£1,205,382	-£2,609,455
25% affordable housing (70:30)	-£981,234	-£1,032,244	-£1,056,163	-£1,086,062	-£1,130,738	-£1,277,528	-£2,681,601
30% affordable housing (70:30)	-£1,054,642	-£1,104,389	-£1,128,308	-£1,158,208	-£1,202,884	-£1,349,673	-£2,753,746
30% affordable housing (60:40)	-£1,000,567	-£1,051,244	-£1,075,163	-£1,105,064	-£1,149,739	-£1,296,528	-£2,700,601

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£508,295	-£565,617	-£589,538	-£619,437	-£664,112	-£810,901	-£2,214,975
10% affordable housing (70:30)	-£655,111	-£709,908	-£733,828	-£763,728	-£808,402	-£955,192	-£2,359,265
15% affordable housing (70:30)	-£728,518	-£782,053	-£805,973	-£835,873	-£880,548	-£1,027,337	-£2,431,410
20% affordable housing (70:30)	-£801,927	-£854,199	-£878,118	-£908,017	-£952,693	-£1,099,482	-£2,503,555
25% affordable housing (70:30)	-£875,334	-£926,344	-£950,263	-£980,162	-£1,024,838	-£1,171,628	-£2,575,701
30% affordable housing (70:30)	-£948,742	-£998,489	-£1,022,408	-£1,052,308	-£1,096,984	-£1,243,773	-£2,647,846
30% affordable housing (60:40)	-£894,667	-£945,344	-£969,263	-£999,164	-£1,043,839	-£1,190,628	-£2,594,701

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Site location

South central area (below railway)

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 35
Site Area 0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£148,609	£81,828	£58,293	£28,875	£15,328	£162,117	£1,566,191
10% affordable housing (70:30)	£44,158	£108,674	£132,594	£162,493	£207,168	£353,957	£1,758,031
15% affordable housing (70:30)	£141,757	£204,595	£228,514	£258,413	£303,089	£449,878	£1,853,951
20% affordable housing (70:30)	£239,357	£300,515	£324,434	£354,333	£399,009	£545,799	£1,949,872
25% affordable housing (70:30)	£336,955	£396,435	£420,354	£450,253	£494,929	£641,719	£2,045,792
30% affordable housing (70:30)	£434,554	£492,355	£516,274	£546,174	£590,849	£737,639	£2,141,712
30% affordable housing (60:40)	£341,595	£400,995	£424,915	£454,814	£499,489	£646,279	£2,050,352

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£466,841	£535,622	£597,157	£696,575	£830,778	£777,567	£2,181,641
10% affordable housing (70:30)	£859,606	£724,124	£748,044	£777,943	£822,618	£989,407	£2,373,481
15% affordable housing (70:30)	£757,207	£820,045	£843,964	£873,863	£918,539	£1,065,328	£2,469,401
20% affordable housing (70:30)	£854,807	£915,965	£939,884	£969,783	£1,014,459	£1,161,249	£2,565,322
25% affordable housing (70:30)	£952,405	£1,011,885	£1,035,804	£1,065,703	£1,110,379	£1,257,169	£2,661,242
30% affordable housing (70:30)	£1,050,004	£1,107,805	£1,131,724	£1,161,624	£1,206,299	£1,353,089	£2,757,162
30% affordable housing (60:40)	£957,045	£1,016,445	£1,040,365	£1,070,264	£1,114,939	£1,261,729	£2,665,802

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£120,191	£186,972	£210,507	£239,925	£284,128	£430,917	£1,834,991
10% affordable housing (70:30)	£312,958	£377,474	£401,394	£431,293	£475,968	£622,757	£2,026,831
15% affordable housing (70:30)	£410,557	£473,395	£497,314	£527,213	£571,889	£718,678	£2,122,751
20% affordable housing (70:30)	£508,157	£569,315	£593,234	£623,133	£667,809	£814,599	£2,218,672
25% affordable housing (70:30)	£605,755	£665,235	£689,154	£719,053	£763,729	£910,519	£2,314,592
30% affordable housing (70:30)	£703,354	£761,155	£785,074	£814,974	£859,649	£1,006,439	£2,410,512
30% affordable housing (60:40)	£610,395	£669,795	£693,715	£723,614	£768,289	£915,079	£2,319,152

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,191	£63,972	£93,507	£122,925	£167,128	£313,917	£1,717,591
10% affordable housing (70:30)	£195,958	£260,474	£284,394	£314,293	£358,968	£505,757	£1,909,831
15% affordable housing (70:30)	£293,557	£356,395	£380,314	£410,213	£454,889	£601,678	£2,005,751
20% affordable housing (70:30)	£391,157	£452,315	£476,234	£506,133	£550,809	£697,599	£2,101,672
25% affordable housing (70:30)	£488,755	£548,235	£572,154	£602,053	£646,729	£793,519	£2,197,592
30% affordable housing (70:30)	£586,354	£644,155	£668,074	£697,974	£742,649	£889,439	£2,293,512
30% affordable housing (60:40)	£493,395	£552,795	£576,715	£606,614	£651,289	£798,079	£2,202,152

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£102,709	£35,928	£12,393	£17,025	£61,228	£208,017	£1,612,091
10% affordable housing (70:30)	£90,058	£154,574	£178,494	£208,393	£253,068	£399,857	£1,803,931
15% affordable housing (70:30)	£187,657	£250,495	£274,414	£304,313	£348,989	£495,778	£1,899,851
20% affordable housing (70:30)	£285,257	£346,415	£370,334	£400,233	£444,909	£591,699	£1,995,772
25% affordable housing (70:30)	£382,855	£442,335	£466,254	£496,153	£540,829	£687,619	£2,091,692
30% affordable housing (70:30)	£480,454	£538,255	£562,174	£592,074	£636,749	£783,539	£2,187,612
30% affordable housing (60:40)	£387,495	£446,895	£470,815	£500,714	£545,389	£692,179	£2,096,252

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 5

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 60
Site Area 0.3 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,014,707	-£2,091,579	-£2,132,121	-£2,182,798	-£2,261,382	-£2,519,589	-£4,989,395
10% affordable housing (70:30)	-£2,175,949	-£2,250,049	-£2,290,590	-£2,341,267	-£2,419,851	-£2,678,058	-£5,147,864
15% affordable housing (70:30)	-£2,256,570	-£2,329,283	-£2,369,824	-£2,420,501	-£2,499,085	-£2,757,292	-£5,227,099
20% affordable housing (70:30)	-£2,337,191	-£2,408,518	-£2,449,059	-£2,499,735	-£2,578,320	-£2,836,527	-£5,306,333
25% affordable housing (70:30)	-£2,417,813	-£2,487,752	-£2,528,293	-£2,578,970	-£2,657,554	-£2,915,762	-£5,385,568
30% affordable housing (70:30)	-£2,498,434	-£2,566,987	-£2,607,528	-£2,658,204	-£2,736,790	-£2,994,997	-£5,464,802
30% affordable housing (60:40)	-£2,471,855	-£2,540,865	-£2,581,407	-£2,632,084	-£2,710,668	-£2,968,875	-£5,438,680

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,245,607	-£3,322,479	-£3,363,021	-£3,413,698	-£3,492,282	-£3,750,489	-£6,220,295
10% affordable housing (70:30)	-£3,406,849	-£3,480,949	-£3,521,490	-£3,572,167	-£3,650,751	-£3,908,958	-£6,378,764
15% affordable housing (70:30)	-£3,487,470	-£3,560,183	-£3,600,724	-£3,651,401	-£3,729,985	-£3,988,192	-£6,457,999
20% affordable housing (70:30)	-£3,568,091	-£3,639,418	-£3,679,959	-£3,730,635	-£3,809,220	-£4,067,427	-£6,537,233
25% affordable housing (70:30)	-£3,648,713	-£3,718,652	-£3,759,193	-£3,809,870	-£3,888,454	-£4,146,662	-£6,616,468
30% affordable housing (70:30)	-£3,729,334	-£3,797,887	-£3,838,428	-£3,889,104	-£3,967,690	-£4,225,897	-£6,695,702
30% affordable housing (60:40)	-£3,702,755	-£3,771,765	-£3,812,307	-£3,862,984	-£3,941,568	-£4,199,775	-£6,669,580

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,552,307	-£2,629,179	-£2,669,721	-£2,720,398	-£2,798,982	-£3,057,189	-£5,526,995
10% affordable housing (70:30)	-£2,713,549	-£2,787,649	-£2,828,190	-£2,878,867	-£2,957,451	-£3,215,658	-£5,685,464
15% affordable housing (70:30)	-£2,794,170	-£2,866,883	-£2,907,424	-£2,958,101	-£3,036,685	-£3,294,892	-£5,764,699
20% affordable housing (70:30)	-£2,874,791	-£2,946,118	-£2,986,659	-£3,037,335	-£3,115,920	-£3,374,127	-£5,843,933
25% affordable housing (70:30)	-£2,955,413	-£3,025,352	-£3,065,893	-£3,116,570	-£3,195,154	-£3,453,362	-£5,923,168
30% affordable housing (70:30)	-£3,036,034	-£3,104,587	-£3,145,128	-£3,195,804	-£3,274,390	-£3,532,597	-£6,002,402
30% affordable housing (60:40)	-£3,009,455	-£3,078,465	-£3,119,007	-£3,169,684	-£3,248,268	-£3,506,475	-£5,976,280

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,318,307	-£2,395,179	-£2,435,721	-£2,486,398	-£2,564,982	-£2,823,189	-£5,292,995
10% affordable housing (70:30)	-£2,479,549	-£2,553,649	-£2,594,190	-£2,644,867	-£2,723,451	-£2,981,658	-£5,451,464
15% affordable housing (70:30)	-£2,560,170	-£2,632,883	-£2,673,424	-£2,724,101	-£2,802,685	-£3,060,892	-£5,609,699
20% affordable housing (70:30)	-£2,640,791	-£2,712,118	-£2,752,659	-£2,803,335	-£2,881,920	-£3,140,127	-£5,689,933
25% affordable housing (70:30)	-£2,721,413	-£2,791,352	-£2,831,893	-£2,882,570	-£2,961,154	-£3,219,362	-£5,689,168
30% affordable housing (70:30)	-£2,802,034	-£2,870,587	-£2,911,128	-£2,961,804	-£3,040,390	-£3,298,597	-£5,768,402
30% affordable housing (60:40)	-£2,775,455	-£2,844,465	-£2,885,007	-£2,935,684	-£3,014,268	-£3,272,475	-£5,742,280

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,106,507	-£2,183,379	-£2,223,921	-£2,274,598	-£2,353,182	-£2,611,389	-£5,081,195
10% affordable housing (70:30)	-£2,267,749	-£2,341,849	-£2,382,390	-£2,433,067	-£2,511,651	-£2,769,858	-£5,239,664
15% affordable housing (70:30)	-£2,348,370	-£2,421,083	-£2,461,624	-£2,512,301	-£2,590,885	-£2,849,092	-£5,318,899
20% affordable housing (70:30)	-£2,428,991	-£2,500,318	-£2,540,859	-£2,591,535	-£2,670,120	-£2,928,327	-£5,398,133
25% affordable housing (70:30)	-£2,509,613	-£2,579,552	-£2,620,093	-£2,670,770	-£2,749,354	-£3,007,562	-£5,477,368
30% affordable housing (70:30)	-£2,590,234	-£2,658,787	-£2,699,328	-£2,750,004	-£2,828,590	-£3,086,797	-£5,556,602
30% affordable housing (60:40)	-£2,563,655	-£2,632,665	-£2,673,207	-£2,723,884	-£2,802,468	-£3,060,675	-£5,530,480

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 5

Site location

Mid central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 60
Site Area 0.3 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£958,386	-£1,053,426	-£1,093,967	-£1,144,644	-£1,223,229	-£1,481,436	-£3,951,242
10% affordable housing (70:30)	-£1,202,394	-£1,293,237	-£1,333,779	-£1,384,456	-£1,463,040	-£1,721,247	-£4,191,052
15% affordable housing (70:30)	-£1,324,397	-£1,413,142	-£1,453,684	-£1,504,361	-£1,582,945	-£1,841,152	-£4,310,957
20% affordable housing (70:30)	-£1,446,401	-£1,533,048	-£1,573,589	-£1,624,266	-£1,702,851	-£1,961,057	-£4,430,863
25% affordable housing (70:30)	-£1,568,406	-£1,652,954	-£1,693,495	-£1,744,171	-£1,822,756	-£2,080,963	-£4,550,769
30% affordable housing (70:30)	-£1,690,409	-£1,772,859	-£1,813,400	-£1,864,077	-£1,942,661	-£2,200,868	-£4,670,674
30% affordable housing (60:40)	-£1,595,230	-£1,679,317	-£1,719,858	-£1,770,535	-£1,849,120	-£2,107,327	-£4,577,133

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,189,286	-£2,284,326	-£2,324,867	-£2,375,544	-£2,454,129	-£2,712,336	-£5,182,142
10% affordable housing (70:30)	-£2,433,294	-£2,524,137	-£2,564,679	-£2,615,356	-£2,693,940	-£2,952,147	-£5,421,952
15% affordable housing (70:30)	-£2,555,297	-£2,644,042	-£2,684,584	-£2,735,261	-£2,813,845	-£3,072,052	-£5,541,857
20% affordable housing (70:30)	-£2,677,301	-£2,763,948	-£2,804,489	-£2,855,166	-£2,933,751	-£3,191,957	-£5,661,763
25% affordable housing (70:30)	-£2,799,306	-£2,883,854	-£2,924,395	-£2,975,071	-£3,053,656	-£3,311,863	-£5,781,669
30% affordable housing (70:30)	-£2,921,309	-£3,003,759	-£3,044,300	-£3,094,977	-£3,173,561	-£3,431,768	-£5,901,574
30% affordable housing (60:40)	-£2,826,130	-£2,910,217	-£2,950,758	-£3,001,435	-£3,080,020	-£3,338,227	-£5,808,033

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,495,986	-£1,591,026	-£1,631,567	-£1,682,244	-£1,760,829	-£2,019,036	-£4,488,842
10% affordable housing (70:30)	-£1,739,994	-£1,830,837	-£1,871,379	-£1,922,056	-£2,000,640	-£2,258,847	-£4,728,652
15% affordable housing (70:30)	-£1,861,997	-£1,950,742	-£1,991,284	-£2,041,961	-£2,120,545	-£2,378,752	-£4,848,557
20% affordable housing (70:30)	-£1,984,001	-£2,070,648	-£2,111,189	-£2,161,866	-£2,240,451	-£2,498,657	-£4,968,463
25% affordable housing (70:30)	-£2,106,006	-£2,190,554	-£2,231,095	-£2,281,771	-£2,360,356	-£2,618,563	-£5,088,369
30% affordable housing (70:30)	-£2,228,009	-£2,310,459	-£2,351,000	-£2,401,677	-£2,480,261	-£2,738,468	-£5,208,274
30% affordable housing (60:40)	-£2,132,830	-£2,216,917	-£2,257,458	-£2,308,135	-£2,386,720	-£2,644,927	-£5,114,733

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,261,986	-£1,357,026	-£1,397,567	-£1,448,244	-£1,526,829	-£1,785,036	-£4,254,842
10% affordable housing (70:30)	-£1,505,994	-£1,596,837	-£1,637,379	-£1,688,056	-£1,766,640	-£2,024,847	-£4,494,652
15% affordable housing (70:30)	-£1,627,997	-£1,716,742	-£1,757,284	-£1,807,961	-£1,886,545	-£2,144,752	-£4,614,557
20% affordable housing (70:30)	-£1,750,001	-£1,836,648	-£1,877,189	-£1,927,866	-£2,006,451	-£2,264,657	-£4,734,463
25% affordable housing (70:30)	-£1,872,006	-£1,956,554	-£1,997,095	-£2,047,771	-£2,126,356	-£2,384,563	-£4,854,369
30% affordable housing (70:30)	-£1,994,009	-£2,076,459	-£2,117,000	-£2,167,677	-£2,246,261	-£2,504,468	-£4,974,274
30% affordable housing (60:40)	-£1,898,830	-£1,982,917	-£2,023,458	-£2,074,135	-£2,152,720	-£2,410,927	-£4,880,733

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,050,186	-£1,145,226	-£1,185,767	-£1,236,444	-£1,315,029	-£1,573,236	-£4,043,042
10% affordable housing (70:30)	-£1,294,194	-£1,385,037	-£1,425,579	-£1,476,256	-£1,554,840	-£1,813,047	-£4,282,852
15% affordable housing (70:30)	-£1,416,197	-£1,504,942	-£1,545,484	-£1,596,161	-£1,674,745	-£1,932,952	-£4,402,757
20% affordable housing (70:30)	-£1,538,201	-£1,624,848	-£1,665,389	-£1,716,066	-£1,794,651	-£2,052,857	-£4,522,663
25% affordable housing (70:30)	-£1,660,206	-£1,744,754	-£1,785,295	-£1,835,971	-£1,914,556	-£2,172,763	-£4,642,569
30% affordable housing (70:30)	-£1,782,209	-£1,864,659	-£1,905,200	-£1,955,877	-£2,034,461	-£2,292,668	-£4,762,474
30% affordable housing (60:40)	-£1,687,030	-£1,771,117	-£1,811,658	-£1,862,335	-£1,940,920	-£2,199,127	-£4,668,933

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Social Rent
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No Units	60
Site Area	0.3 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£93,948	-£17,681	-£58,223	-£108,900	-£187,484	-£445,691	-£2,915,497
10% affordable housing (70:30)	-£231,097	-£338,645	-£379,187	-£429,864	-£508,448	-£766,655	-£3,236,460
15% affordable housing (70:30)	-£394,387	-£499,127	-£539,669	-£590,346	-£668,930	-£927,137	-£3,396,942
20% affordable housing (70:30)	-£557,678	-£659,609	-£700,151	-£750,828	-£829,412	-£1,087,619	-£3,557,425
25% affordable housing (70:30)	-£720,968	-£820,091	-£860,633	-£911,310	-£989,894	-£1,248,101	-£3,717,907
30% affordable housing (70:30)	-£884,259	-£980,574	-£1,021,115	-£1,071,792	-£1,150,376	-£1,408,583	-£3,878,389
30% affordable housing (60:40)	-£720,639	-£819,768	-£860,310	-£910,986	-£989,571	-£1,247,778	-£3,717,583

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,136,952	-£1,248,581	-£1,289,123	-£1,339,800	-£1,418,384	-£1,676,591	-£4,146,397
10% affordable housing (70:30)	-£1,461,997	-£1,569,545	-£1,610,087	-£1,660,764	-£1,739,348	-£1,997,555	-£4,467,360
15% affordable housing (70:30)	-£1,625,287	-£1,730,027	-£1,770,569	-£1,821,246	-£1,899,830	-£2,158,037	-£4,627,842
20% affordable housing (70:30)	-£1,788,578	-£1,890,509	-£1,931,051	-£1,981,728	-£2,060,312	-£2,318,519	-£4,788,325
25% affordable housing (70:30)	-£1,951,868	-£2,050,991	-£2,091,533	-£2,142,210	-£2,220,794	-£2,479,001	-£4,948,807
30% affordable housing (70:30)	-£2,115,159	-£2,211,474	-£2,252,015	-£2,302,692	-£2,381,276	-£2,639,483	-£5,109,289
30% affordable housing (60:40)	-£1,951,539	-£2,050,668	-£2,091,210	-£2,141,888	-£2,220,471	-£2,478,678	-£4,948,483

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£443,652	-£555,281	-£595,823	-£646,500	-£725,084	-£983,291	-£3,453,097
10% affordable housing (70:30)	-£768,697	-£876,245	-£916,787	-£967,464	-£1,046,048	-£1,304,255	-£3,774,060
15% affordable housing (70:30)	-£931,987	-£1,036,727	-£1,077,269	-£1,127,946	-£1,206,530	-£1,464,737	-£3,934,542
20% affordable housing (70:30)	-£1,095,278	-£1,197,209	-£1,237,751	-£1,288,428	-£1,367,012	-£1,625,219	-£4,095,025
25% affordable housing (70:30)	-£1,258,568	-£1,357,691	-£1,398,233	-£1,448,910	-£1,527,494	-£1,785,701	-£4,255,507
30% affordable housing (70:30)	-£1,421,859	-£1,518,174	-£1,558,715	-£1,609,392	-£1,687,976	-£1,946,183	-£4,415,989
30% affordable housing (60:40)	-£1,258,239	-£1,357,368	-£1,397,910	-£1,448,588	-£1,527,171	-£1,786,378	-£4,255,183

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£209,652	-£321,281	-£361,823	-£412,500	-£491,084	-£748,291	-£3,219,097
10% affordable housing (70:30)	-£534,697	-£642,245	-£682,787	-£733,464	-£812,048	-£1,070,255	-£3,540,060
15% affordable housing (70:30)	-£697,987	-£802,727	-£843,269	-£893,946	-£972,530	-£1,230,737	-£3,700,542
20% affordable housing (70:30)	-£861,278	-£963,209	-£1,003,751	-£1,054,428	-£1,133,012	-£1,391,219	-£3,861,025
25% affordable housing (70:30)	-£1,024,568	-£1,123,691	-£1,164,233	-£1,214,910	-£1,293,494	-£1,551,701	-£4,021,507
30% affordable housing (70:30)	-£1,187,859	-£1,284,174	-£1,324,715	-£1,375,392	-£1,453,976	-£1,712,183	-£4,181,989
30% affordable housing (60:40)	-£1,024,239	-£1,123,368	-£1,163,910	-£1,214,588	-£1,293,171	-£1,551,378	-£4,021,183

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,148	-£109,481	-£150,023	-£200,700	-£279,284	-£537,491	-£3,007,297
10% affordable housing (70:30)	-£322,897	-£430,445	-£470,987	-£521,664	-£600,248	-£858,455	-£3,328,260
15% affordable housing (70:30)	-£486,187	-£590,927	-£631,469	-£682,146	-£760,730	-£1,018,937	-£3,488,742
20% affordable housing (70:30)	-£649,478	-£751,409	-£791,951	-£842,628	-£921,212	-£1,179,419	-£3,649,225
25% affordable housing (70:30)	-£812,768	-£911,891	-£952,433	-£1,003,110	-£1,081,694	-£1,339,901	-£3,809,707
30% affordable housing (70:30)	-£976,059	-£1,072,374	-£1,112,915	-£1,163,592	-£1,242,176	-£1,500,383	-£3,970,189
30% affordable housing (60:40)	-£812,439	-£911,568	-£952,110	-£1,002,786	-£1,081,371	-£1,339,578	-£3,809,383

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£488,824	£352,544	£306,060	£247,953	£171,236	-£82,159	-£2,532,728
10% affordable housing (70:30)	£259,346	£127,013	£80,528	£22,422	-£55,184	-£311,380	-£2,761,949
15% affordable housing (70:30)	£144,606	£14,247	-£32,765	-£91,821	-£169,794	-£425,989	-£2,876,558
20% affordable housing (70:30)	£29,868	-£100,130	-£147,375	-£206,432	-£284,404	-£540,600	-£2,991,168
25% affordable housing (70:30)	-£86,260	-£214,740	-£261,985	-£321,041	-£399,014	-£655,210	-£3,105,779
30% affordable housing (70:30)	-£202,875	-£329,350	-£376,595	-£435,651	-£513,624	-£769,819	-£3,220,388
30% affordable housing (60:40)	-£161,955	-£289,134	-£336,379	-£395,435	-£473,408	-£729,604	-£3,180,172

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,614,176	-£3,750,456	-£3,796,940	-£3,855,047	-£3,931,764	-£4,185,159	-£6,635,728
10% affordable housing (70:30)	-£3,843,654	-£3,975,987	-£4,022,472	-£4,080,578	-£4,158,184	-£4,414,380	-£6,864,949
15% affordable housing (70:30)	-£3,958,394	-£4,088,753	-£4,135,765	-£4,194,821	-£4,272,794	-£4,528,989	-£6,979,558
20% affordable housing (70:30)	-£4,073,132	-£4,203,130	-£4,250,375	-£4,309,432	-£4,387,404	-£4,643,600	-£7,094,168
25% affordable housing (70:30)	-£4,189,260	-£4,317,740	-£4,364,985	-£4,424,041	-£4,502,014	-£4,758,210	-£7,208,779
30% affordable housing (70:30)	-£4,305,875	-£4,432,350	-£4,479,595	-£4,538,651	-£4,616,624	-£4,872,819	-£7,323,388
30% affordable housing (60:40)	-£4,264,955	-£4,392,134	-£4,439,379	-£4,498,435	-£4,576,408	-£4,832,604	-£7,283,172

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,303,176	-£1,439,456	-£1,485,940	-£1,544,047	-£1,620,764	-£1,874,159	-£4,324,728
10% affordable housing (70:30)	-£1,532,654	-£1,664,987	-£1,711,472	-£1,769,578	-£1,847,184	-£2,103,380	-£4,553,949
15% affordable housing (70:30)	-£1,647,394	-£1,777,753	-£1,824,765	-£1,883,821	-£1,961,794	-£2,217,989	-£4,668,558
20% affordable housing (70:30)	-£1,762,132	-£1,892,130	-£1,939,375	-£1,998,432	-£2,076,404	-£2,332,600	-£4,783,168
25% affordable housing (70:30)	-£1,878,260	-£2,006,740	-£2,053,985	-£2,113,041	-£2,191,014	-£2,447,210	-£4,897,779
30% affordable housing (70:30)	-£1,994,875	-£2,121,350	-£2,168,595	-£2,227,651	-£2,305,624	-£2,561,819	-£5,012,388
30% affordable housing (60:40)	-£1,953,955	-£2,081,134	-£2,128,379	-£2,187,435	-£2,265,408	-£2,521,604	-£4,972,172

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£523,176	-£659,456	-£705,940	-£764,047	-£840,764	-£1,094,159	-£3,544,728
10% affordable housing (70:30)	-£752,654	-£884,987	-£931,472	-£989,578	-£1,067,184	-£1,323,380	-£3,773,949
15% affordable housing (70:30)	-£867,394	-£997,753	-£1,044,765	-£1,103,821	-£1,181,794	-£1,437,989	-£3,888,558
20% affordable housing (70:30)	-£982,132	-£1,112,130	-£1,159,375	-£1,218,432	-£1,296,404	-£1,552,600	-£4,003,168
25% affordable housing (70:30)	-£1,098,260	-£1,226,740	-£1,273,985	-£1,333,041	-£1,411,014	-£1,667,210	-£4,117,779
30% affordable housing (70:30)	-£1,214,875	-£1,341,350	-£1,388,595	-£1,447,651	-£1,525,624	-£1,781,819	-£4,232,388
30% affordable housing (60:40)	-£1,173,955	-£1,301,134	-£1,348,379	-£1,407,435	-£1,485,408	-£1,741,604	-£4,192,172

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£182,824	£46,544	£60	-£58,047	-£134,764	-£388,159	-£2,638,728
10% affordable housing (70:30)	-£46,654	-£178,997	-£225,472	-£283,578	-£361,184	-£617,380	-£3,067,949
15% affordable housing (70:30)	-£161,394	-£291,753	-£338,765	-£397,821	-£475,794	-£731,989	-£3,182,558
20% affordable housing (70:30)	-£276,132	-£406,130	-£453,375	-£512,432	-£590,404	-£846,600	-£3,297,168
25% affordable housing (70:30)	-£392,260	-£520,740	-£567,985	-£627,041	-£705,014	-£961,210	-£3,411,779
30% affordable housing (70:30)	-£508,875	-£635,350	-£682,595	-£741,651	-£819,624	-£1,075,819	-£3,526,388
30% affordable housing (60:40)	-£467,955	-£595,134	-£642,379	-£701,435	-£779,408	-£1,035,604	-£3,486,172

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Sales value inflation 22%
Build cost inflation 11%

Site location

Mid central area

Affordable Housing Social Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,062,040	£1,900,760	£1,855,023	£1,797,852	£1,722,369	£1,474,352	-£947,078
10% affordable housing (70:30)	£1,712,230	£1,556,966	£1,511,229	£1,454,058	£1,378,575	£1,130,558	-£1,300,263
15% affordable housing (70:30)	£1,537,324	£1,385,069	£1,339,333	£1,282,162	£1,206,678	£958,044	-£1,476,855
20% affordable housing (70:30)	£1,362,419	£1,213,173	£1,167,436	£1,110,265	£1,034,781	£784,293	-£1,653,448
25% affordable housing (70:30)	£1,187,514	£1,041,276	£995,539	£938,368	£862,616	£610,542	-£1,830,040
30% affordable housing (70:30)	£1,012,609	£869,378	£823,641	£765,583	£688,865	£436,792	-£2,006,633
30% affordable housing (60:40)	£1,154,467	£1,008,797	£963,060	£905,889	£830,406	£578,491	-£1,862,617

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,040,960	-£2,202,240	-£2,247,977	-£2,305,148	-£2,380,631	-£2,628,648	-£5,050,078
10% affordable housing (70:30)	-£2,390,770	-£2,546,034	-£2,591,771	-£2,648,942	-£2,724,425	-£2,972,442	-£5,403,263
15% affordable housing (70:30)	-£2,565,676	-£2,717,931	-£2,763,667	-£2,820,838	-£2,896,322	-£3,144,956	-£5,579,855
20% affordable housing (70:30)	-£2,740,581	-£2,889,827	-£2,935,584	-£2,992,735	-£3,068,219	-£3,318,707	-£5,756,448
25% affordable housing (70:30)	-£2,915,486	-£3,061,724	-£3,107,461	-£3,164,632	-£3,240,384	-£3,492,458	-£5,933,040
30% affordable housing (70:30)	-£3,090,391	-£3,233,622	-£3,279,359	-£3,337,417	-£3,414,135	-£3,666,208	-£6,109,633
30% affordable housing (60:40)	-£2,948,533	-£3,094,203	-£3,139,940	-£3,197,111	-£3,272,594	-£3,524,509	-£5,965,617

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£270,040	£108,760	£63,023	£5,852	-£69,631	-£317,648	-£2,739,078
10% affordable housing (70:30)	-£79,770	-£235,034	-£280,771	-£337,942	-£413,425	-£661,442	-£3,092,263
15% affordable housing (70:30)	-£254,676	-£406,931	-£452,667	-£509,838	-£585,322	-£833,956	-£3,268,855
20% affordable housing (70:30)	-£429,581	-£578,827	-£624,564	-£681,735	-£757,219	-£1,007,707	-£3,445,448
25% affordable housing (70:30)	-£604,486	-£750,724	-£796,461	-£853,632	-£929,384	-£1,181,458	-£3,622,040
30% affordable housing (70:30)	-£779,391	-£922,622	-£968,359	-£1,026,417	-£1,103,135	-£1,355,208	-£3,798,633
30% affordable housing (60:40)	-£637,533	-£783,203	-£828,940	-£886,111	-£961,594	-£1,213,509	-£3,654,617

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,050,040	£888,760	£843,023	£785,852	£710,369	£462,352	-£1,959,078
10% affordable housing (70:30)	£700,230	£544,966	£499,229	£442,058	£366,575	£118,558	-£2,312,263
15% affordable housing (70:30)	£525,324	£373,069	£327,333	£270,162	£194,678	-£53,956	-£2,488,855
20% affordable housing (70:30)	£350,419	£201,173	£155,436	£98,265	£22,781	-£227,707	-£2,665,448
25% affordable housing (70:30)	£175,514	£29,276	-£16,461	-£73,632	-£149,384	-£401,458	-£2,842,040
30% affordable housing (70:30)	£609	-£142,622	-£188,359	-£246,417	-£323,135	-£575,208	-£3,018,633
30% affordable housing (60:40)	£142,467	-£3,203	-£48,940	-£106,111	-£181,594	-£433,509	-£2,874,617

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,756,040	£1,594,760	£1,549,023	£1,491,852	£1,416,369	£1,168,352	-£1,253,078
10% affordable housing (70:30)	£1,406,230	£1,250,966	£1,205,229	£1,148,058	£1,072,575	£824,558	-£1,606,263
15% affordable housing (70:30)	£1,231,324	£1,079,069	£1,033,333	£976,162	£900,678	£652,044	-£1,782,855
20% affordable housing (70:30)	£1,056,419	£907,173	£861,436	£804,265	£728,781	£478,293	-£1,959,448
25% affordable housing (70:30)	£881,514	£735,276	£689,539	£632,368	£556,616	£304,542	-£2,136,040
30% affordable housing (70:30)	£706,609	£563,378	£517,641	£459,583	£382,865	£130,792	-£2,312,633
30% affordable housing (60:40)	£848,467	£702,797	£657,060	£599,889	£524,406	£272,491	-£2,168,617

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 6

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Social Rent
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No Units	70
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,610,773	£3,424,881	£3,379,880	£3,323,629	£3,249,360	£3,005,335	£624,677
10% affordable housing (70:30)	£3,141,859	£2,964,032	£2,919,031	£2,862,780	£2,788,511	£2,544,486	£155,487
15% affordable housing (70:30)	£2,907,402	£2,733,608	£2,688,606	£2,632,356	£2,558,087	£2,313,430	£80,401
20% affordable housing (70:30)	£2,672,945	£2,503,183	£2,458,182	£2,401,931	£2,327,662	£2,081,499	£318,831
25% affordable housing (70:30)	£2,438,489	£2,272,759	£2,227,757	£2,171,507	£2,097,238	£1,849,567	£557,263
30% affordable housing (70:30)	£2,204,031	£2,042,334	£1,997,333	£1,941,082	£1,865,652	£1,617,634	£795,694
30% affordable housing (60:40)	£2,443,973	£2,278,149	£2,233,149	£2,176,897	£2,102,629	£1,857,307	£548,118

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£492,227	-£678,119	-£723,120	-£779,371	-£853,640	-£1,097,665	-£3,478,323
10% affordable housing (70:30)	-£961,141	-£1,138,968	-£1,183,969	-£1,240,220	-£1,314,489	-£1,558,514	-£3,947,513
15% affordable housing (70:30)	-£1,195,598	-£1,369,392	-£1,414,394	-£1,470,644	-£1,544,913	-£1,789,570	-£4,183,401
20% affordable housing (70:30)	-£1,430,055	-£1,599,817	-£1,644,818	-£1,701,069	-£1,775,338	-£2,021,501	-£4,421,831
25% affordable housing (70:30)	-£1,664,511	-£1,830,241	-£1,875,243	-£1,931,493	-£2,005,762	-£2,253,433	-£4,660,283
30% affordable housing (70:30)	-£1,898,969	-£2,060,666	-£2,105,667	-£2,161,918	-£2,237,348	-£2,485,366	-£4,898,694
30% affordable housing (60:40)	-£1,659,027	-£1,824,851	-£1,869,851	-£1,926,103	-£2,000,371	-£2,245,693	-£4,651,118

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,818,773	£1,632,881	£1,587,880	£1,531,629	£1,457,360	£1,213,335	-£1,167,323
10% affordable housing (70:30)	£1,349,859	£1,172,032	£1,127,031	£1,070,780	£996,511	£752,486	-£1,636,513
15% affordable housing (70:30)	£1,115,402	£941,608	£896,606	£840,356	£766,087	£521,430	-£1,872,401
20% affordable housing (70:30)	£880,945	£711,183	£666,182	£609,931	£535,662	£289,499	-£2,110,831
25% affordable housing (70:30)	£646,489	£480,759	£435,757	£379,507	£305,238	£57,567	-£2,349,283
30% affordable housing (70:30)	£412,031	£250,334	£205,333	£149,082	£73,652	-£174,366	-£2,587,694
30% affordable housing (60:40)	£651,973	£486,149	£441,149	£384,897	£310,629	£65,307	-£2,340,118

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,598,773	£2,412,881	£2,367,880	£2,311,629	£2,237,360	£1,993,335	-£387,323
10% affordable housing (70:30)	£2,129,859	£1,952,032	£1,907,031	£1,850,780	£1,776,511	£1,532,486	-£856,513
15% affordable housing (70:30)	£1,895,402	£1,721,608	£1,676,606	£1,620,356	£1,546,087	£1,301,430	-£1,092,401
20% affordable housing (70:30)	£1,660,945	£1,491,183	£1,446,182	£1,389,931	£1,315,662	£1,069,499	-£1,330,831
25% affordable housing (70:30)	£1,426,489	£1,260,759	£1,215,757	£1,159,507	£1,085,238	£837,567	-£1,569,283
30% affordable housing (70:30)	£1,192,031	£1,030,334	£985,333	£929,082	£853,652	£605,634	-£1,807,694
30% affordable housing (60:40)	£1,431,973	£1,266,149	£1,221,149	£1,164,897	£1,090,629	£845,307	-£1,560,118

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,304,773	£3,118,881	£3,073,880	£3,017,629	£2,943,360	£2,699,335	£318,677
10% affordable housing (70:30)	£2,835,859	£2,658,032	£2,613,031	£2,556,780	£2,482,511	£2,238,486	£150,513
15% affordable housing (70:30)	£2,601,402	£2,427,608	£2,382,606	£2,326,356	£2,252,087	£2,007,430	£386,401
20% affordable housing (70:30)	£2,366,945	£2,197,183	£2,152,182	£2,095,931	£2,021,662	£1,775,499	£624,831
25% affordable housing (70:30)	£2,132,489	£1,966,759	£1,921,757	£1,865,507	£1,791,238	£1,543,567	£863,263
30% affordable housing (70:30)	£1,898,031	£1,736,334	£1,691,333	£1,635,082	£1,559,652	£1,311,634	£1,101,694
30% affordable housing (60:40)	£2,137,973	£1,972,149	£1,927,149	£1,870,897	£1,796,629	£1,551,307	£854,118

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6a

Site location

North central area

Sales value inflation	22%
Build cost inflation	11%

Affordable Housing	Social Rent
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No Units	70
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,232,780	-£13,161,146	-£13,210,641	-£13,272,510	-£13,354,195	-£13,622,591	-£16,189,854
10% affordable housing (70:30)	-£13,523,144	-£13,446,516	-£13,496,010	-£13,557,879	-£13,639,565	-£13,907,960	-£16,475,223
15% affordable housing (70:30)	-£13,668,326	-£13,589,201	-£13,638,695	-£13,700,564	-£13,782,249	-£14,050,645	-£16,617,908
20% affordable housing (70:30)	-£13,813,508	-£13,731,885	-£13,781,380	-£13,843,249	-£13,924,934	-£14,193,330	-£16,760,592
25% affordable housing (70:30)	-£13,958,690	-£13,874,570	-£13,924,066	-£13,985,933	-£14,067,620	-£14,336,015	-£16,903,277
30% affordable housing (70:30)	-£14,103,871	-£14,017,255	-£14,066,750	-£14,128,619	-£14,210,305	-£14,478,700	-£17,045,962
30% affordable housing (60:40)	-£14,057,492	-£13,971,674	-£14,021,169	-£14,083,038	-£14,164,723	-£14,433,119	-£17,000,380

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£17,335,780	-£17,264,146	-£17,313,641	-£17,375,510	-£17,457,195	-£17,725,591	-£20,292,854
10% affordable housing (70:30)	-£17,626,144	-£17,549,516	-£17,599,010	-£17,660,879	-£17,742,565	-£18,010,960	-£20,578,223
15% affordable housing (70:30)	-£17,771,326	-£17,692,201	-£17,741,695	-£17,803,564	-£17,885,249	-£18,153,645	-£20,720,908
20% affordable housing (70:30)	-£17,916,508	-£17,834,885	-£17,884,380	-£17,946,249	-£18,027,934	-£18,296,330	-£20,863,592
25% affordable housing (70:30)	-£18,061,690	-£17,977,570	-£18,027,066	-£18,088,933	-£18,170,620	-£18,438,015	-£21,006,277
30% affordable housing (70:30)	-£18,206,871	-£18,120,255	-£18,169,750	-£18,231,619	-£18,313,305	-£18,581,700	-£21,148,962
30% affordable housing (60:40)	-£18,160,492	-£18,074,674	-£18,124,169	-£18,186,038	-£18,267,723	-£18,536,119	-£21,103,380

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,024,780	-£14,953,146	-£15,002,641	-£15,064,510	-£15,146,195	-£15,414,591	-£17,981,854
10% affordable housing (70:30)	-£15,315,144	-£15,238,516	-£15,288,010	-£15,349,879	-£15,431,565	-£15,699,960	-£18,267,223
15% affordable housing (70:30)	-£15,460,326	-£15,381,201	-£15,430,695	-£15,492,564	-£15,574,249	-£15,842,645	-£18,409,908
20% affordable housing (70:30)	-£15,605,508	-£15,523,885	-£15,573,380	-£15,635,249	-£15,716,934	-£15,985,330	-£18,552,592
25% affordable housing (70:30)	-£15,750,690	-£15,666,570	-£15,716,066	-£15,777,933	-£15,859,620	-£16,128,015	-£18,695,277
30% affordable housing (70:30)	-£15,895,871	-£15,809,255	-£15,858,750	-£15,920,619	-£16,002,305	-£16,270,700	-£18,837,962
30% affordable housing (60:40)	-£15,849,492	-£15,763,674	-£15,813,169	-£15,875,038	-£15,956,723	-£16,225,119	-£18,792,380

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,244,780	-£14,173,146	-£14,222,641	-£14,284,510	-£14,366,195	-£14,634,591	-£17,201,854
10% affordable housing (70:30)	-£14,535,144	-£14,458,516	-£14,508,010	-£14,569,879	-£14,651,565	-£14,919,960	-£17,487,223
15% affordable housing (70:30)	-£14,680,326	-£14,601,201	-£14,650,695	-£14,712,564	-£14,794,249	-£15,062,645	-£17,629,908
20% affordable housing (70:30)	-£14,825,508	-£14,743,885	-£14,793,380	-£14,855,249	-£14,936,934	-£15,205,330	-£17,772,592
25% affordable housing (70:30)	-£14,970,690	-£14,886,570	-£14,936,066	-£14,997,933	-£15,079,620	-£15,348,015	-£17,915,277
30% affordable housing (70:30)	-£15,115,871	-£15,029,255	-£15,078,750	-£15,140,619	-£15,222,305	-£15,490,700	-£18,057,962
30% affordable housing (60:40)	-£15,069,492	-£14,983,674	-£15,033,169	-£15,095,038	-£15,176,723	-£15,445,119	-£18,012,380

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,538,780	-£13,467,146	-£13,516,641	-£13,578,510	-£13,660,195	-£13,928,591	-£16,495,854
10% affordable housing (70:30)	-£13,829,144	-£13,752,516	-£13,802,010	-£13,863,879	-£13,945,565	-£14,213,960	-£16,781,223
15% affordable housing (70:30)	-£13,974,326	-£13,895,201	-£13,944,695	-£14,006,564	-£14,088,249	-£14,356,645	-£16,923,908
20% affordable housing (70:30)	-£14,119,508	-£14,037,885	-£14,087,380	-£14,149,249	-£14,230,934	-£14,499,330	-£17,066,592
25% affordable housing (70:30)	-£14,264,690	-£14,180,570	-£14,230,066	-£14,291,933	-£14,373,620	-£14,642,015	-£17,209,277
30% affordable housing (70:30)	-£14,409,871	-£14,323,255	-£14,372,750	-£14,434,619	-£14,516,305	-£14,784,700	-£17,351,962
30% affordable housing (60:40)	-£14,363,492	-£14,277,674	-£14,327,169	-£14,389,038	-£14,470,723	-£14,739,119	-£17,306,380

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 6a

Sales value inflation	22%
Build cost inflation	11%

Site location

Mid central area

Affordable Housing	Social Rent
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No Units	70
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,502,347	-£11,460,475	-£11,509,969	-£11,571,838	-£11,653,523	-£11,921,919	-£14,489,182
10% affordable housing (70:30)	-£11,965,754	-£11,915,911	-£11,965,406	-£12,027,275	-£12,108,961	-£12,377,356	-£14,944,618
15% affordable housing (70:30)	-£12,197,457	-£12,143,630	-£12,193,125	-£12,254,993	-£12,336,679	-£12,605,074	-£15,172,337
20% affordable housing (70:30)	-£12,429,161	-£12,371,348	-£12,420,843	-£12,482,711	-£12,564,397	-£12,832,793	-£15,400,055
25% affordable housing (70:30)	-£12,660,864	-£12,599,066	-£12,648,562	-£12,710,430	-£12,792,116	-£13,060,512	-£15,627,773
30% affordable housing (70:30)	-£12,892,568	-£12,826,785	-£12,876,280	-£12,938,149	-£13,019,834	-£13,288,230	-£15,855,493
30% affordable housing (60:40)	-£12,846,189	-£12,781,204	-£12,830,698	-£12,892,567	-£12,974,253	-£13,242,648	-£15,809,911

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,605,347	-£15,563,475	-£15,612,969	-£15,674,838	-£15,756,523	-£16,024,919	-£18,592,182
10% affordable housing (70:30)	-£16,068,754	-£16,018,911	-£16,068,406	-£16,130,275	-£16,211,961	-£16,480,356	-£19,047,618
15% affordable housing (70:30)	-£16,300,457	-£16,246,630	-£16,296,125	-£16,357,993	-£16,439,679	-£16,708,074	-£19,275,337
20% affordable housing (70:30)	-£16,532,161	-£16,474,348	-£16,523,843	-£16,585,711	-£16,667,397	-£16,935,793	-£19,503,055
25% affordable housing (70:30)	-£16,763,864	-£16,702,066	-£16,751,562	-£16,813,430	-£16,895,116	-£17,163,512	-£19,730,773
30% affordable housing (70:30)	-£16,995,568	-£16,929,785	-£16,979,280	-£17,041,149	-£17,122,834	-£17,391,230	-£19,958,493
30% affordable housing (60:40)	-£16,949,189	-£16,884,204	-£16,933,698	-£16,995,567	-£17,077,253	-£17,345,648	-£19,912,911

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,294,347	-£13,252,475	-£13,301,969	-£13,363,838	-£13,445,523	-£13,713,919	-£16,281,182
10% affordable housing (70:30)	-£13,757,754	-£13,707,911	-£13,757,406	-£13,819,275	-£13,900,961	-£14,169,356	-£16,736,618
15% affordable housing (70:30)	-£13,989,457	-£13,935,630	-£13,985,125	-£14,046,993	-£14,128,679	-£14,397,074	-£16,964,337
20% affordable housing (70:30)	-£14,221,161	-£14,163,348	-£14,212,843	-£14,274,711	-£14,356,397	-£14,624,793	-£17,192,055
25% affordable housing (70:30)	-£14,452,864	-£14,391,066	-£14,440,562	-£14,502,430	-£14,584,116	-£14,852,512	-£17,419,773
30% affordable housing (70:30)	-£14,684,568	-£14,618,785	-£14,668,280	-£14,730,149	-£14,811,834	-£15,080,230	-£17,647,493
30% affordable housing (60:40)	-£14,638,189	-£14,573,204	-£14,622,698	-£14,684,567	-£14,766,253	-£15,034,648	-£17,601,911

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,514,347	-£12,472,475	-£12,521,969	-£12,583,838	-£12,665,523	-£12,933,919	-£15,501,182
10% affordable housing (70:30)	-£12,977,754	-£12,927,911	-£12,977,406	-£13,039,275	-£13,120,961	-£13,389,356	-£15,956,618
15% affordable housing (70:30)	-£13,209,457	-£13,155,630	-£13,205,125	-£13,266,993	-£13,348,679	-£13,617,074	-£16,184,337
20% affordable housing (70:30)	-£13,441,161	-£13,383,348	-£13,432,843	-£13,494,711	-£13,576,397	-£13,844,793	-£16,412,055
25% affordable housing (70:30)	-£13,672,864	-£13,611,066	-£13,660,562	-£13,722,430	-£13,804,116	-£14,072,512	-£16,639,773
30% affordable housing (70:30)	-£13,904,568	-£13,838,785	-£13,888,280	-£13,950,149	-£14,031,834	-£14,300,230	-£16,867,493
30% affordable housing (60:40)	-£13,858,189	-£13,793,204	-£13,842,698	-£13,904,567	-£13,986,253	-£14,254,648	-£16,821,911

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,808,347	-£11,766,475	-£11,815,969	-£11,877,838	-£11,959,523	-£12,227,919	-£14,795,182
10% affordable housing (70:30)	-£12,271,754	-£12,221,911	-£12,271,406	-£12,333,275	-£12,414,961	-£12,683,356	-£15,250,618
15% affordable housing (70:30)	-£12,503,457	-£12,449,630	-£12,499,125	-£12,560,993	-£12,642,679	-£12,911,074	-£15,478,337
20% affordable housing (70:30)	-£12,735,161	-£12,677,348	-£12,726,843	-£12,788,711	-£12,870,397	-£13,138,793	-£15,706,055
25% affordable housing (70:30)	-£12,966,864	-£12,905,066	-£12,954,562	-£13,016,430	-£13,098,116	-£13,366,512	-£15,933,773
30% affordable housing (70:30)	-£13,198,568	-£13,132,785	-£13,182,280	-£13,244,149	-£13,325,834	-£13,594,230	-£16,161,493
30% affordable housing (60:40)	-£13,152,189	-£13,087,204	-£13,136,698	-£13,198,567	-£13,280,253	-£13,548,648	-£16,115,911

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6a

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Social Rent
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No Units	70
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,775,928	-£9,763,749	-£9,813,244	-£9,875,112	-£9,956,798	-£10,225,193	-£12,792,456
10% affordable housing (70:30)	-£10,411,977	-£10,388,858	-£10,438,353	-£10,500,222	-£10,581,907	-£10,850,303	-£13,417,565
15% affordable housing (70:30)	-£10,730,002	-£10,701,413	-£10,750,908	-£10,812,776	-£10,894,462	-£11,162,857	-£13,730,120
20% affordable housing (70:30)	-£11,048,026	-£11,013,968	-£11,063,462	-£11,125,331	-£11,207,016	-£11,475,412	-£14,042,675
25% affordable housing (70:30)	-£11,366,050	-£11,326,522	-£11,376,017	-£11,437,886	-£11,519,571	-£11,787,967	-£14,355,229
30% affordable housing (70:30)	-£11,684,075	-£11,639,077	-£11,688,571	-£11,750,440	-£11,832,126	-£12,100,521	-£14,667,784
30% affordable housing (60:40)	-£11,637,696	-£11,593,495	-£11,642,991	-£11,704,859	-£11,786,545	-£12,054,941	-£14,622,203

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,878,928	-£13,866,749	-£13,916,244	-£13,978,112	-£14,059,798	-£14,328,193	-£16,895,456
10% affordable housing (70:30)	-£14,514,977	-£14,491,858	-£14,541,353	-£14,603,222	-£14,684,907	-£14,953,303	-£17,520,565
15% affordable housing (70:30)	-£14,833,002	-£14,804,413	-£14,853,908	-£14,915,776	-£14,997,462	-£15,265,857	-£17,833,120
20% affordable housing (70:30)	-£15,151,026	-£15,116,968	-£15,166,462	-£15,228,331	-£15,310,016	-£15,578,412	-£18,145,675
25% affordable housing (70:30)	-£15,469,050	-£15,429,522	-£15,479,017	-£15,540,886	-£15,622,571	-£15,890,967	-£18,458,229
30% affordable housing (70:30)	-£15,787,075	-£15,742,077	-£15,791,571	-£15,853,440	-£15,935,126	-£16,203,521	-£18,770,784
30% affordable housing (60:40)	-£15,740,696	-£15,696,495	-£15,745,991	-£15,807,859	-£15,889,545	-£16,157,941	-£18,725,203

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,567,928	-£11,555,749	-£11,605,244	-£11,667,112	-£11,748,798	-£12,017,193	-£14,584,456
10% affordable housing (70:30)	-£12,203,977	-£12,180,858	-£12,230,353	-£12,292,222	-£12,373,907	-£12,642,303	-£15,209,565
15% affordable housing (70:30)	-£12,522,002	-£12,493,413	-£12,542,908	-£12,604,776	-£12,686,462	-£12,954,857	-£15,522,120
20% affordable housing (70:30)	-£12,840,026	-£12,805,968	-£12,855,462	-£12,917,331	-£12,999,016	-£13,267,412	-£15,834,675
25% affordable housing (70:30)	-£13,158,050	-£13,118,522	-£13,168,017	-£13,229,886	-£13,311,571	-£13,579,967	-£16,147,229
30% affordable housing (70:30)	-£13,476,075	-£13,431,077	-£13,480,571	-£13,542,440	-£13,624,126	-£13,892,521	-£16,459,784
30% affordable housing (60:40)	-£13,429,696	-£13,385,495	-£13,434,991	-£13,496,859	-£13,578,545	-£13,846,941	-£16,414,203

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£10,787,928	-£10,775,749	-£10,825,244	-£10,887,112	-£10,968,798	-£11,237,193	-£13,804,456
10% affordable housing (70:30)	-£11,423,977	-£11,400,858	-£11,450,353	-£11,512,222	-£11,593,907	-£11,862,303	-£14,429,565
15% affordable housing (70:30)	-£11,742,002	-£11,713,413	-£11,762,908	-£11,824,776	-£11,906,462	-£12,174,857	-£14,742,120
20% affordable housing (70:30)	-£12,060,026	-£12,025,968	-£12,075,462	-£12,137,331	-£12,219,016	-£12,487,412	-£15,054,675
25% affordable housing (70:30)	-£12,378,050	-£12,338,522	-£12,388,017	-£12,449,886	-£12,531,571	-£12,799,967	-£15,367,229
30% affordable housing (70:30)	-£12,696,075	-£12,651,077	-£12,700,571	-£12,762,440	-£12,844,126	-£13,112,521	-£15,679,784
30% affordable housing (60:40)	-£12,649,696	-£12,605,495	-£12,654,991	-£12,716,859	-£12,798,545	-£13,066,941	-£15,634,203

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£10,081,928	-£10,069,749	-£10,119,244	-£10,181,112	-£10,262,798	-£10,531,193	-£13,098,456
10% affordable housing (70:30)	-£10,717,977	-£10,694,858	-£10,744,353	-£10,806,222	-£10,887,907	-£11,156,303	-£13,723,565
15% affordable housing (70:30)	-£11,036,002	-£11,007,413	-£11,056,908	-£11,118,776	-£11,200,462	-£11,468,857	-£14,036,120
20% affordable housing (70:30)	-£11,354,026	-£11,319,968	-£11,369,462	-£11,431,331	-£11,513,016	-£11,781,412	-£14,348,675
25% affordable housing (70:30)	-£11,672,050	-£11,632,522	-£11,682,017	-£11,743,886	-£11,825,571	-£12,093,967	-£14,661,229
30% affordable housing (70:30)	-£11,990,075	-£11,945,077	-£11,994,571	-£12,056,440	-£12,138,126	-£12,406,521	-£14,973,784
30% affordable housing (60:40)	-£11,943,696	-£11,899,495	-£11,948,991	-£12,010,859	-£12,092,545	-£12,360,941	-£14,928,203

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Site location

North central area

Sales value inflation 22%

Build cost inflation 11%

Affordable Housing Social Rent

No Units 100

Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£995,625	-£1,163,330	-£1,229,459	-£1,312,120	-£1,417,374	-£1,763,206	-£5,071,170
10% affordable housing (70:30)	-£1,252,787	-£1,416,070	-£1,482,198	-£1,564,859	-£1,670,112	-£2,015,945	-£5,323,910
15% affordable housing (70:30)	-£1,381,369	-£1,542,439	-£1,608,568	-£1,691,229	-£1,796,483	-£2,142,315	-£5,450,279
20% affordable housing (70:30)	-£1,509,950	-£1,668,809	-£1,734,937	-£1,817,598	-£1,922,852	-£2,268,685	-£5,576,648
25% affordable housing (70:30)	-£1,638,531	-£1,795,178	-£1,861,307	-£1,943,968	-£2,049,221	-£2,395,054	-£5,703,018
30% affordable housing (70:30)	-£1,767,112	-£1,921,548	-£1,987,677	-£2,070,338	-£2,175,590	-£2,521,423	-£5,829,388
30% affordable housing (60:40)	-£1,721,081	-£1,876,309	-£1,942,438	-£2,025,098	-£2,130,352	-£2,476,185	-£5,784,148

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£5,098,625	-£5,266,330	-£5,332,459	-£5,415,120	-£5,520,374	-£5,866,206	-£9,174,170
10% affordable housing (70:30)	-£5,355,787	-£5,519,070	-£5,585,198	-£5,667,859	-£5,773,112	-£6,118,945	-£9,426,910
15% affordable housing (70:30)	-£5,484,369	-£5,645,439	-£5,711,568	-£5,794,229	-£5,899,483	-£6,245,315	-£9,553,279
20% affordable housing (70:30)	-£5,612,950	-£5,771,809	-£5,837,937	-£5,920,598	-£6,025,852	-£6,371,685	-£9,679,648
25% affordable housing (70:30)	-£5,741,531	-£5,898,178	-£5,964,307	-£6,046,968	-£6,152,221	-£6,498,054	-£9,806,018
30% affordable housing (70:30)	-£5,870,112	-£6,024,548	-£6,090,677	-£6,173,338	-£6,278,590	-£6,624,423	-£9,932,388
30% affordable housing (60:40)	-£5,824,081	-£5,979,309	-£6,045,438	-£6,128,098	-£6,233,352	-£6,579,185	-£9,887,148

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,787,625	-£2,955,330	-£3,021,459	-£3,104,120	-£3,209,374	-£3,555,206	-£6,863,170
10% affordable housing (70:30)	-£3,044,787	-£3,208,070	-£3,274,198	-£3,356,859	-£3,462,112	-£3,807,945	-£7,115,910
15% affordable housing (70:30)	-£3,173,369	-£3,334,439	-£3,400,568	-£3,483,229	-£3,588,483	-£3,934,315	-£7,242,279
20% affordable housing (70:30)	-£3,301,950	-£3,460,809	-£3,526,937	-£3,609,598	-£3,714,852	-£4,060,685	-£7,368,648
25% affordable housing (70:30)	-£3,430,531	-£3,587,178	-£3,653,307	-£3,735,968	-£3,841,221	-£4,187,054	-£7,495,018
30% affordable housing (70:30)	-£3,559,112	-£3,713,548	-£3,779,677	-£3,862,338	-£3,967,590	-£4,313,423	-£7,621,388
30% affordable housing (60:40)	-£3,513,081	-£3,668,309	-£3,734,438	-£3,817,098	-£3,922,352	-£4,268,185	-£7,576,148

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,007,625	-£2,175,330	-£2,241,459	-£2,324,120	-£2,429,374	-£2,775,206	-£6,083,170
10% affordable housing (70:30)	-£2,264,787	-£2,428,070	-£2,494,198	-£2,576,859	-£2,682,112	-£3,027,945	-£6,335,910
15% affordable housing (70:30)	-£2,393,369	-£2,554,439	-£2,620,568	-£2,703,229	-£2,808,483	-£3,154,315	-£6,462,279
20% affordable housing (70:30)	-£2,521,950	-£2,680,809	-£2,746,937	-£2,829,598	-£2,934,852	-£3,280,685	-£6,588,648
25% affordable housing (70:30)	-£2,650,531	-£2,807,178	-£2,873,307	-£2,955,968	-£3,061,221	-£3,407,054	-£6,715,018
30% affordable housing (70:30)	-£2,779,112	-£2,933,548	-£2,999,677	-£3,082,338	-£3,187,590	-£3,533,423	-£6,841,388
30% affordable housing (60:40)	-£2,733,081	-£2,888,309	-£2,954,438	-£3,037,098	-£3,142,352	-£3,488,185	-£6,796,148

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,301,625	-£1,469,330	-£1,535,459	-£1,618,120	-£1,723,374	-£2,069,206	-£5,377,170
10% affordable housing (70:30)	-£1,558,787	-£1,722,070	-£1,788,198	-£1,870,859	-£1,976,112	-£2,321,945	-£5,629,910
15% affordable housing (70:30)	-£1,687,369	-£1,848,439	-£1,914,568	-£1,997,229	-£2,102,483	-£2,448,315	-£5,756,279
20% affordable housing (70:30)	-£1,815,950	-£1,974,809	-£2,040,937	-£2,123,598	-£2,228,852	-£2,574,685	-£5,882,648
25% affordable housing (70:30)	-£1,944,531	-£2,101,178	-£2,167,307	-£2,249,968	-£2,355,221	-£2,701,054	-£6,009,018
30% affordable housing (70:30)	-£2,073,112	-£2,227,548	-£2,293,677	-£2,376,338	-£2,481,590	-£2,827,423	-£6,135,388
30% affordable housing (60:40)	-£2,027,081	-£2,182,309	-£2,248,438	-£2,331,098	-£2,436,352	-£2,782,185	-£6,090,148

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Sales value inflation	22%
Build cost inflation	11%

Site location

Mid central area

Affordable Housing	Social Rent
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No Units	100
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£778,202	£582,963	£517,898	£436,568	£333,008	-£7,378	-£3,315,343
10% affordable housing (70:30)	£388,363	£199,829	£134,764	£53,433	-£50,946	-£396,779	-£3,704,743
15% affordable housing (70:30)	£193,442	£8,261	-£57,732	-£140,393	-£245,646	-£591,479	-£3,899,443
20% affordable housing (70:30)	-£1,501	-£186,303	-£252,432	-£335,093	-£440,346	-£786,179	-£4,094,144
25% affordable housing (70:30)	-£199,609	-£381,004	-£447,133	-£529,794	-£635,047	-£980,880	-£4,288,844
30% affordable housing (70:30)	-£397,716	-£575,704	-£641,833	-£724,494	-£829,748	-£1,175,580	-£4,483,544
30% affordable housing (60:40)	-£232,878	-£413,701	-£479,830	-£562,491	-£667,744	-£1,013,577	-£4,321,542

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,324,798	-£3,520,037	-£3,585,102	-£3,666,432	-£3,769,992	-£4,110,378	-£7,418,343
10% affordable housing (70:30)	-£3,714,637	-£3,903,171	-£3,968,236	-£4,049,567	-£4,153,946	-£4,499,779	-£7,807,743
15% affordable housing (70:30)	-£3,909,558	-£4,094,739	-£4,160,732	-£4,243,393	-£4,348,646	-£4,694,479	-£8,002,443
20% affordable housing (70:30)	-£4,104,501	-£4,289,303	-£4,355,432	-£4,438,093	-£4,543,346	-£4,889,179	-£8,197,144
25% affordable housing (70:30)	-£4,302,609	-£4,484,004	-£4,550,133	-£4,632,794	-£4,738,047	-£5,083,880	-£8,391,844
30% affordable housing (70:30)	-£4,500,716	-£4,678,704	-£4,744,833	-£4,827,494	-£4,932,748	-£5,278,580	-£8,586,544
30% affordable housing (60:40)	-£4,335,878	-£4,516,701	-£4,582,830	-£4,665,491	-£4,770,744	-£5,116,577	-£8,424,542

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,013,798	-£1,209,037	-£1,274,102	-£1,355,432	-£1,458,992	-£1,799,378	-£5,107,343
10% affordable housing (70:30)	-£1,403,637	-£1,592,171	-£1,657,236	-£1,738,567	-£1,842,946	-£2,188,779	-£5,496,743
15% affordable housing (70:30)	-£1,598,558	-£1,783,739	-£1,849,732	-£1,932,393	-£2,037,646	-£2,383,479	-£5,891,443
20% affordable housing (70:30)	-£1,793,501	-£1,978,303	-£2,044,432	-£2,127,093	-£2,232,346	-£2,578,179	-£6,286,144
25% affordable housing (70:30)	-£1,991,609	-£2,173,004	-£2,239,133	-£2,321,794	-£2,427,047	-£2,772,880	-£6,680,844
30% affordable housing (70:30)	-£2,189,716	-£2,367,704	-£2,433,833	-£2,516,494	-£2,621,748	-£2,967,580	-£7,075,544
30% affordable housing (60:40)	-£2,024,878	-£2,205,701	-£2,271,830	-£2,354,491	-£2,459,744	-£2,805,577	-£6,113,542

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£233,798	-£429,037	-£494,102	-£575,432	-£678,992	-£1,019,378	-£4,327,343
10% affordable housing (70:30)	-£623,637	-£812,171	-£877,236	-£958,567	-£1,062,946	-£1,408,779	-£4,716,743
15% affordable housing (70:30)	-£818,558	-£1,003,739	-£1,069,732	-£1,152,393	-£1,257,646	-£1,603,479	-£4,911,443
20% affordable housing (70:30)	-£1,013,501	-£1,198,303	-£1,264,432	-£1,347,093	-£1,452,346	-£1,798,179	-£5,106,144
25% affordable housing (70:30)	-£1,211,609	-£1,393,004	-£1,459,133	-£1,541,794	-£1,647,047	-£1,992,880	-£5,300,844
30% affordable housing (70:30)	-£1,409,716	-£1,587,704	-£1,653,833	-£1,736,494	-£1,841,748	-£2,187,580	-£5,495,544
30% affordable housing (60:40)	-£1,244,878	-£1,425,701	-£1,491,830	-£1,574,491	-£1,679,744	-£2,025,577	-£5,333,542

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£472,202	£276,963	£211,898	£130,568	£27,006	-£313,378	-£3,621,343
10% affordable housing (70:30)	£82,363	£106,171	£171,236	£252,567	£356,946	-£702,779	-£4,010,743
15% affordable housing (70:30)	-£112,558	£297,739	£363,732	£446,393	£551,646	-£897,479	-£4,205,443
20% affordable housing (70:30)	-£307,501	£492,303	£558,432	£641,093	£746,346	-£1,092,179	-£4,400,144
25% affordable housing (70:30)	-£505,609	£687,004	£753,133	£835,794	£941,047	-£1,286,880	-£4,594,844
30% affordable housing (70:30)	-£703,716	£881,704	£947,833	£1,030,494	£1,135,748	-£1,481,580	-£4,789,544
30% affordable housing (60:40)	-£538,878	£719,701	£785,830	£868,491	£973,744	-£1,319,577	-£4,627,542

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing Social Rent

No Units	100
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,497,489	£2,278,485	£2,215,498	£2,136,764	£2,036,510	£1,703,967	-£1,563,588
10% affordable housing (70:30)	£1,983,320	£1,773,160	£1,710,173	£1,630,165	£1,528,272	£1,193,479	-£2,089,333
15% affordable housing (70:30)	£1,726,236	£1,518,961	£1,454,943	£1,374,921	£1,273,027	£938,236	-£2,352,206
20% affordable housing (70:30)	£1,467,891	£1,263,717	£1,199,699	£1,119,677	£1,017,784	£681,736	-£2,615,079
25% affordable housing (70:30)	£1,208,181	£1,008,473	£944,456	£864,434	£762,541	£423,094	-£2,877,951
30% affordable housing (70:30)	£948,471	£753,230	£689,212	£608,279	£504,719	£164,452	-£3,140,823
30% affordable housing (60:40)	£1,222,793	£1,022,835	£958,817	£878,795	£776,901	£438,465	-£2,862,327

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,605,511	-£1,824,515	-£1,887,502	-£1,966,236	-£2,066,490	-£2,399,033	-£5,666,588
10% affordable housing (70:30)	-£2,119,680	-£2,329,840	-£2,392,827	-£2,472,835	-£2,574,728	-£2,909,521	-£6,192,333
15% affordable housing (70:30)	-£2,376,764	-£2,584,039	-£2,648,057	-£2,728,079	-£2,829,973	-£3,164,764	-£6,455,206
20% affordable housing (70:30)	-£2,635,109	-£2,839,283	-£2,903,301	-£2,983,323	-£3,085,216	-£3,421,264	-£6,718,079
25% affordable housing (70:30)	-£2,894,819	-£3,094,527	-£3,158,544	-£3,238,566	-£3,340,459	-£3,679,906	-£6,980,951
30% affordable housing (70:30)	-£3,154,529	-£3,349,770	-£3,413,788	-£3,494,721	-£3,596,281	-£3,938,548	-£7,243,823
30% affordable housing (60:40)	-£2,880,207	-£3,080,165	-£3,144,183	-£3,224,205	-£3,326,099	-£3,664,535	-£6,965,327

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£705,489	£486,485	£423,498	£344,764	£244,510	-£88,033	-£3,355,588
10% affordable housing (70:30)	£191,320	-£18,840	-£81,827	-£161,835	-£263,728	-£598,521	-£3,881,333
15% affordable housing (70:30)	-£65,764	-£273,039	-£337,057	-£417,079	-£518,973	-£853,764	-£4,144,206
20% affordable housing (70:30)	-£324,109	-£528,283	-£592,301	-£672,323	-£774,216	-£1,110,264	-£4,407,079
25% affordable housing (70:30)	-£583,819	-£783,527	-£847,544	-£927,566	-£1,029,459	-£1,368,906	-£4,669,951
30% affordable housing (70:30)	-£843,529	-£1,038,770	-£1,102,788	-£1,183,721	-£1,287,281	-£1,627,548	-£4,932,823
30% affordable housing (60:40)	-£569,207	-£769,165	-£833,183	-£913,205	-£1,015,099	-£1,353,535	-£4,654,327

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,485,489	£1,266,485	£1,203,498	£1,124,764	£1,024,510	£691,967	-£2,575,588
10% affordable housing (70:30)	£971,320	£761,160	£698,173	£618,165	£516,272	£181,479	-£3,101,333
15% affordable housing (70:30)	£714,236	£506,961	£442,943	£362,921	£261,027	-£73,764	-£3,364,206
20% affordable housing (70:30)	£455,891	£251,717	£187,699	£107,677	£5,784	-£330,264	-£3,627,079
25% affordable housing (70:30)	£196,181	-£3,527	-£67,544	-£147,566	-£249,459	-£588,906	-£3,889,951
30% affordable housing (70:30)	-£63,529	-£258,770	-£322,788	-£403,721	-£507,281	-£847,548	-£4,152,823
30% affordable housing (60:40)	£210,793	£10,835	-£53,183	-£133,205	-£235,099	-£573,535	-£3,874,327

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,191,489	£1,972,485	£1,909,498	£1,830,764	£1,730,510	£1,397,967	-£1,869,588
10% affordable housing (70:30)	£1,677,320	£1,467,160	£1,404,173	£1,324,165	£1,222,272	£887,479	-£2,395,333
15% affordable housing (70:30)	£1,420,236	£1,212,961	£1,148,943	£1,068,921	£967,027	£632,236	-£2,658,206
20% affordable housing (70:30)	£1,161,891	£957,717	£893,699	£813,677	£711,784	£375,736	-£2,921,079
25% affordable housing (70:30)	£902,181	£702,473	£638,456	£558,434	£456,541	£117,094	-£3,183,951
30% affordable housing (70:30)	£642,471	£447,230	£383,212	£302,279	£198,719	-£141,548	-£3,446,823
30% affordable housing (60:40)	£916,793	£716,835	£652,817	£572,795	£470,901	£132,465	-£3,168,327

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7a

Site location

North central area

Sales value inflation 22%

Build cost inflation 11%

Affordable Housing Social Rent

No Units 100

Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,244,883	-£14,221,679	-£14,290,957	-£14,377,554	-£14,489,900	-£14,859,036	-£18,389,907
10% affordable housing (70:30)	-£14,574,220	-£14,545,352	-£14,614,630	-£14,701,227	-£14,813,573	-£15,182,709	-£18,713,580
15% affordable housing (70:30)	-£14,738,889	-£14,707,189	-£14,776,466	-£14,863,063	-£14,975,409	-£15,344,546	-£18,875,416
20% affordable housing (70:30)	-£14,903,557	-£14,869,025	-£14,938,303	-£15,024,900	-£15,137,246	-£15,506,383	-£19,037,253
25% affordable housing (70:30)	-£15,068,226	-£15,030,862	-£15,100,139	-£15,186,737	-£15,299,082	-£15,668,219	-£19,199,089
30% affordable housing (70:30)	-£15,232,895	-£15,192,698	-£15,261,976	-£15,348,573	-£15,460,919	-£15,830,056	-£19,360,926
30% affordable housing (60:40)	-£15,179,323	-£15,140,047	-£15,209,326	-£15,295,923	-£15,408,269	-£15,777,404	-£19,308,276

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)****£4,103,000**

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£18,347,883	-£18,324,679	-£18,393,957	-£18,480,554	-£18,592,900	-£18,962,036	-£22,492,907
10% affordable housing (70:30)	-£18,677,220	-£18,648,352	-£18,717,630	-£18,804,227	-£18,916,573	-£19,285,709	-£22,816,580
15% affordable housing (70:30)	-£18,841,889	-£18,810,189	-£18,879,466	-£18,966,063	-£19,078,409	-£19,447,546	-£22,978,416
20% affordable housing (70:30)	-£19,006,557	-£18,972,025	-£19,041,303	-£19,127,900	-£19,240,246	-£19,609,383	-£23,140,253
25% affordable housing (70:30)	-£19,171,226	-£19,133,862	-£19,203,139	-£19,289,737	-£19,402,082	-£19,771,219	-£23,302,089
30% affordable housing (70:30)	-£19,335,895	-£19,295,698	-£19,364,976	-£19,451,573	-£19,563,919	-£19,933,056	-£23,463,926
30% affordable housing (60:40)	-£19,282,323	-£19,243,047	-£19,312,326	-£19,398,923	-£19,511,269	-£19,880,404	-£23,411,276

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)****£1,792,000**

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,036,883	-£16,013,679	-£16,082,957	-£16,169,554	-£16,281,900	-£16,651,036	-£20,181,907
10% affordable housing (70:30)	-£16,366,220	-£16,337,352	-£16,406,630	-£16,493,227	-£16,605,573	-£16,974,709	-£20,505,580
15% affordable housing (70:30)	-£16,530,889	-£16,499,189	-£16,568,466	-£16,655,063	-£16,767,409	-£17,136,546	-£20,667,416
20% affordable housing (70:30)	-£16,695,557	-£16,661,025	-£16,730,303	-£16,816,900	-£16,929,246	-£17,298,383	-£20,829,253
25% affordable housing (70:30)	-£16,860,226	-£16,822,862	-£16,892,139	-£16,978,737	-£17,091,082	-£17,460,219	-£20,991,089
30% affordable housing (70:30)	-£17,024,895	-£16,984,698	-£17,053,976	-£17,140,573	-£17,252,919	-£17,622,056	-£21,152,926
30% affordable housing (60:40)	-£16,971,323	-£16,932,047	-£17,001,326	-£17,087,923	-£17,200,269	-£17,569,404	-£21,100,276

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing****£1,012,000**

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,256,883	-£15,233,679	-£15,302,957	-£15,389,554	-£15,501,900	-£15,871,036	-£19,401,907
10% affordable housing (70:30)	-£15,586,220	-£15,557,352	-£15,626,630	-£15,713,227	-£15,825,573	-£16,194,709	-£19,725,580
15% affordable housing (70:30)	-£15,750,889	-£15,719,189	-£15,788,466	-£15,875,063	-£15,987,409	-£16,356,546	-£19,887,416
20% affordable housing (70:30)	-£15,915,557	-£15,881,025	-£15,950,303	-£16,036,900	-£16,149,246	-£16,518,383	-£20,049,253
25% affordable housing (70:30)	-£16,080,226	-£16,042,862	-£16,112,139	-£16,198,737	-£16,311,082	-£16,680,219	-£20,211,089
30% affordable housing (70:30)	-£16,244,895	-£16,204,698	-£16,273,976	-£16,360,573	-£16,472,919	-£16,842,056	-£20,372,926
30% affordable housing (60:40)	-£16,191,323	-£16,152,047	-£16,221,326	-£16,307,923	-£16,420,269	-£16,789,404	-£20,320,276

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites****£306,000**

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,550,883	-£14,527,679	-£14,596,957	-£14,683,554	-£14,795,900	-£15,165,036	-£18,695,907
10% affordable housing (70:30)	-£14,880,220	-£14,851,352	-£14,920,630	-£15,007,227	-£15,119,573	-£15,488,709	-£19,019,580
15% affordable housing (70:30)	-£15,044,889	-£15,013,189	-£15,082,466	-£15,169,063	-£15,281,409	-£15,650,546	-£19,181,416
20% affordable housing (70:30)	-£15,209,557	-£15,175,025	-£15,244,303	-£15,330,900	-£15,443,246	-£15,812,383	-£19,343,253
25% affordable housing (70:30)	-£15,374,226	-£15,336,862	-£15,406,139	-£15,492,737	-£15,605,082	-£15,974,219	-£19,505,089
30% affordable housing (70:30)	-£15,538,895	-£15,498,698	-£15,567,976	-£15,654,573	-£15,766,919	-£16,136,056	-£19,666,926
30% affordable housing (60:40)	-£15,485,323	-£15,446,047	-£15,515,326	-£15,601,923	-£15,714,269	-£16,083,404	-£19,614,276

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 7a

Sales value inflation	22%
Build cost inflation	11%

Site location

Mid central area

Affordable Housing	Social Rent
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No Units	100
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,277,292	-£12,287,929	-£12,357,208	-£12,443,805	-£12,556,151	-£12,925,287	-£16,456,158
10% affordable housing (70:30)	-£12,803,389	-£12,804,977	-£12,874,256	-£12,960,853	-£13,073,198	-£13,442,335	-£16,973,206
15% affordable housing (70:30)	-£13,066,437	-£13,063,502	-£13,132,779	-£13,219,376	-£13,331,723	-£13,700,859	-£17,231,730
20% affordable housing (70:30)	-£13,329,486	-£13,322,026	-£13,391,303	-£13,477,901	-£13,590,246	-£13,959,383	-£17,490,253
25% affordable housing (70:30)	-£13,592,533	-£13,580,549	-£13,649,827	-£13,736,425	-£13,848,771	-£14,217,906	-£17,748,778
30% affordable housing (70:30)	-£13,855,581	-£13,839,074	-£13,908,351	-£13,994,948	-£14,107,294	-£14,476,431	-£18,007,301
30% affordable housing (60:40)	-£13,802,010	-£13,786,422	-£13,855,701	-£13,942,298	-£14,054,644	-£14,423,781	-£17,954,651

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,380,292	-£16,390,929	-£16,460,208	-£16,546,805	-£16,659,151	-£17,028,287	-£20,559,158
10% affordable housing (70:30)	-£16,906,389	-£16,907,977	-£16,977,256	-£17,063,853	-£17,176,198	-£17,545,335	-£21,076,206
15% affordable housing (70:30)	-£17,169,437	-£17,166,502	-£17,235,779	-£17,322,376	-£17,434,723	-£17,803,859	-£21,334,730
20% affordable housing (70:30)	-£17,432,486	-£17,425,026	-£17,494,303	-£17,580,901	-£17,693,246	-£18,062,383	-£21,593,253
25% affordable housing (70:30)	-£17,695,533	-£17,683,549	-£17,752,827	-£17,839,425	-£17,951,771	-£18,320,906	-£21,851,778
30% affordable housing (70:30)	-£17,958,581	-£17,942,074	-£18,011,351	-£18,097,948	-£18,210,294	-£18,579,431	-£22,110,301
30% affordable housing (60:40)	-£17,905,010	-£17,889,422	-£17,958,701	-£18,045,298	-£18,157,644	-£18,526,781	-£22,067,651

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,069,292	-£14,079,929	-£14,149,208	-£14,235,805	-£14,348,151	-£14,717,287	-£18,248,158
10% affordable housing (70:30)	-£14,595,389	-£14,596,977	-£14,666,256	-£14,752,853	-£14,865,198	-£15,234,335	-£18,765,206
15% affordable housing (70:30)	-£14,858,437	-£14,855,502	-£14,924,779	-£15,011,376	-£15,123,723	-£15,492,859	-£19,023,730
20% affordable housing (70:30)	-£15,121,486	-£15,114,026	-£15,183,303	-£15,269,901	-£15,382,246	-£15,751,383	-£19,282,253
25% affordable housing (70:30)	-£15,384,533	-£15,372,549	-£15,441,827	-£15,528,425	-£15,640,771	-£16,009,906	-£19,540,778
30% affordable housing (70:30)	-£15,647,581	-£15,631,074	-£15,700,351	-£15,786,948	-£15,899,294	-£16,268,431	-£19,799,301
30% affordable housing (60:40)	-£15,594,010	-£15,578,422	-£15,647,701	-£15,734,298	-£15,846,644	-£16,215,781	-£19,746,651

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,289,292	-£13,299,929	-£13,369,208	-£13,455,805	-£13,568,151	-£13,937,287	-£17,468,158
10% affordable housing (70:30)	-£13,815,389	-£13,816,977	-£13,886,256	-£13,972,853	-£14,085,198	-£14,454,335	-£17,985,206
15% affordable housing (70:30)	-£14,078,437	-£14,075,502	-£14,144,779	-£14,231,376	-£14,343,723	-£14,712,859	-£18,243,730
20% affordable housing (70:30)	-£14,341,486	-£14,334,026	-£14,403,303	-£14,489,901	-£14,602,246	-£14,971,383	-£18,502,253
25% affordable housing (70:30)	-£14,604,533	-£14,592,549	-£14,661,827	-£14,748,425	-£14,860,771	-£15,229,906	-£18,760,778
30% affordable housing (70:30)	-£14,867,581	-£14,851,074	-£14,920,351	-£15,006,948	-£15,119,294	-£15,488,431	-£19,019,301
30% affordable housing (60:40)	-£14,814,010	-£14,798,422	-£14,867,701	-£14,954,298	-£15,066,644	-£15,435,781	-£18,966,651

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,563,292	-£12,593,929	-£12,663,208	-£12,749,805	-£12,862,151	-£13,231,287	-£16,762,158
10% affordable housing (70:30)	-£13,109,389	-£13,110,977	-£13,180,256	-£13,266,853	-£13,379,198	-£13,748,335	-£17,279,206
15% affordable housing (70:30)	-£13,372,437	-£13,369,502	-£13,438,779	-£13,525,376	-£13,637,723	-£14,006,859	-£17,537,730
20% affordable housing (70:30)	-£13,635,486	-£13,628,026	-£13,697,303	-£13,783,901	-£13,896,246	-£14,265,383	-£17,796,253
25% affordable housing (70:30)	-£13,898,533	-£13,886,549	-£13,955,827	-£14,042,425	-£14,154,771	-£14,523,906	-£18,054,778
30% affordable housing (70:30)	-£14,161,581	-£14,145,074	-£14,214,351	-£14,300,948	-£14,413,294	-£14,782,431	-£18,313,301
30% affordable housing (60:40)	-£14,108,010	-£14,092,422	-£14,161,701	-£14,248,298	-£14,360,644	-£14,729,781	-£18,260,651

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 7a

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Social Rent
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No Units	100
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£10,314,268	-£10,358,667	-£10,427,945	-£10,514,542	-£10,626,888	-£10,996,024	-£14,526,895
10% affordable housing (70:30)	-£11,036,667	-£11,068,641	-£11,137,919	-£11,224,516	-£11,336,862	-£11,705,999	-£15,236,869
15% affordable housing (70:30)	-£11,397,866	-£11,423,628	-£11,492,906	-£11,579,503	-£11,691,849	-£12,060,986	-£15,591,856
20% affordable housing (70:30)	-£11,759,065	-£11,778,615	-£11,847,893	-£11,934,490	-£12,046,836	-£12,415,973	-£15,946,843
25% affordable housing (70:30)	-£12,120,265	-£12,133,602	-£12,202,880	-£12,289,477	-£12,401,823	-£12,770,960	-£16,301,831
30% affordable housing (70:30)	-£12,481,464	-£12,488,589	-£12,557,867	-£12,644,464	-£12,756,811	-£13,125,947	-£16,656,818
30% affordable housing (60:40)	-£12,427,892	-£12,435,939	-£12,505,217	-£12,591,814	-£12,704,160	-£13,073,296	-£16,604,167

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,417,268	-£14,461,667	-£14,530,945	-£14,617,542	-£14,729,888	-£15,099,024	-£18,629,895
10% affordable housing (70:30)	-£15,139,667	-£15,171,641	-£15,240,919	-£15,327,516	-£15,439,862	-£15,808,999	-£19,339,869
15% affordable housing (70:30)	-£15,500,866	-£15,526,628	-£15,595,906	-£15,682,503	-£15,794,849	-£16,163,986	-£19,694,856
20% affordable housing (70:30)	-£15,862,065	-£15,881,615	-£15,950,893	-£16,037,490	-£16,149,836	-£16,518,973	-£20,049,843
25% affordable housing (70:30)	-£16,223,265	-£16,236,602	-£16,305,880	-£16,392,477	-£16,504,823	-£16,873,960	-£20,404,831
30% affordable housing (70:30)	-£16,584,464	-£16,591,589	-£16,660,867	-£16,747,464	-£16,859,811	-£17,228,947	-£20,759,818
30% affordable housing (60:40)	-£16,530,892	-£16,538,939	-£16,608,217	-£16,694,814	-£16,807,160	-£17,176,296	-£20,707,167

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,106,268	-£12,150,667	-£12,219,945	-£12,306,542	-£12,418,888	-£12,788,024	-£16,318,895
10% affordable housing (70:30)	-£12,828,667	-£12,860,641	-£12,929,919	-£13,016,516	-£13,128,862	-£13,497,999	-£17,028,869
15% affordable housing (70:30)	-£13,189,866	-£13,215,628	-£13,284,906	-£13,371,503	-£13,483,849	-£13,852,986	-£17,383,856
20% affordable housing (70:30)	-£13,551,065	-£13,570,615	-£13,639,893	-£13,726,490	-£13,838,836	-£14,207,973	-£17,738,843
25% affordable housing (70:30)	-£13,912,265	-£13,925,602	-£13,994,880	-£14,081,477	-£14,193,823	-£14,562,960	-£18,093,831
30% affordable housing (70:30)	-£14,273,464	-£14,280,589	-£14,349,867	-£14,436,464	-£14,548,811	-£14,917,947	-£18,448,818
30% affordable housing (60:40)	-£14,219,892	-£14,227,939	-£14,297,217	-£14,383,814	-£14,496,160	-£14,865,296	-£18,396,167

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,326,268	-£11,370,667	-£11,439,945	-£11,526,542	-£11,638,888	-£12,008,024	-£15,538,895
10% affordable housing (70:30)	-£12,048,667	-£12,080,641	-£12,149,919	-£12,236,516	-£12,348,862	-£12,717,999	-£16,248,869
15% affordable housing (70:30)	-£12,409,866	-£12,435,628	-£12,504,906	-£12,591,503	-£12,703,849	-£13,072,986	-£16,603,856
20% affordable housing (70:30)	-£12,771,065	-£12,790,615	-£12,859,893	-£12,946,490	-£13,058,836	-£13,427,973	-£16,958,843
25% affordable housing (70:30)	-£13,132,265	-£13,145,602	-£13,214,880	-£13,301,477	-£13,413,823	-£13,782,960	-£17,313,831
30% affordable housing (70:30)	-£13,493,464	-£13,500,589	-£13,569,867	-£13,656,464	-£13,768,811	-£14,137,947	-£17,668,818
30% affordable housing (60:40)	-£13,439,892	-£13,447,939	-£13,517,217	-£13,603,814	-£13,716,160	-£14,085,296	-£17,616,167

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£10,620,268	-£10,664,667	-£10,733,945	-£10,820,542	-£10,932,888	-£11,302,024	-£14,832,895
10% affordable housing (70:30)	-£11,342,667	-£11,374,641	-£11,443,919	-£11,530,516	-£11,642,862	-£12,011,999	-£15,542,869
15% affordable housing (70:30)	-£11,703,866	-£11,729,628	-£11,798,906	-£11,885,503	-£11,997,849	-£12,366,986	-£15,897,856
20% affordable housing (70:30)	-£12,065,065	-£12,084,615	-£12,153,893	-£12,240,490	-£12,352,836	-£12,721,973	-£16,252,843
25% affordable housing (70:30)	-£12,426,265	-£12,439,602	-£12,508,880	-£12,595,477	-£12,707,823	-£13,076,960	-£16,607,831
30% affordable housing (70:30)	-£12,787,464	-£12,794,589	-£12,863,867	-£12,950,464	-£13,062,811	-£13,431,947	-£16,962,818
30% affordable housing (60:40)	-£12,733,892	-£12,741,939	-£12,811,217	-£12,897,814	-£13,010,160	-£13,379,296	-£16,910,167

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 150
Site Area 2 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£440,195	£161,373	£65,848	-£54,434	-£214,666	-£741,142	-£5,777,000
10% affordable housing (70:30)	£24,993	-£250,722	-£347,809	-£469,169	-£629,400	-£1,155,876	-£6,191,734
15% affordable housing (70:30)	-£185,594	-£458,089	-£555,176	-£676,536	-£836,767	-£1,363,244	-£6,399,101
20% affordable housing (70:30)	-£396,591	-£665,456	-£762,543	-£883,902	-£1,044,134	-£1,570,611	-£6,606,468
25% affordable housing (70:30)	-£607,586	-£872,823	-£969,911	-£1,091,269	-£1,251,502	-£1,777,978	-£6,813,836
30% affordable housing (70:30)	-£818,582	-£1,080,189	-£1,177,278	-£1,298,636	-£1,458,869	-£1,985,344	-£7,021,203
30% affordable housing (60:40)	-£734,492	-£997,546	-£1,094,634	-£1,215,993	-£1,376,225	-£1,902,701	-£6,938,558

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£7,765,805	-£8,044,627	-£8,140,152	-£8,260,434	-£8,420,666	-£8,947,142	-£13,983,000
10% affordable housing (70:30)	-£8,181,007	-£8,456,722	-£8,553,809	-£8,675,169	-£8,835,400	-£9,361,876	-£14,397,734
15% affordable housing (70:30)	-£8,391,594	-£8,664,089	-£8,761,176	-£8,882,536	-£9,042,767	-£9,569,244	-£14,605,101
20% affordable housing (70:30)	-£8,602,591	-£8,871,456	-£8,968,543	-£9,089,902	-£9,250,134	-£9,776,611	-£14,812,468
25% affordable housing (70:30)	-£8,813,586	-£9,078,823	-£9,175,911	-£9,297,269	-£9,457,502	-£9,983,978	-£15,019,836
30% affordable housing (70:30)	-£9,024,582	-£9,286,189	-£9,383,278	-£9,504,636	-£9,664,869	-£10,191,344	-£15,227,203
30% affordable housing (60:40)	-£8,940,492	-£9,203,546	-£9,300,634	-£9,421,993	-£9,582,225	-£10,108,701	-£15,144,558

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,143,805	-£3,422,627	-£3,518,152	-£3,638,434	-£3,798,666	-£4,325,142	-£9,361,000
10% affordable housing (70:30)	-£3,559,007	-£3,834,722	-£3,931,809	-£4,053,169	-£4,213,400	-£4,739,876	-£9,775,734
15% affordable housing (70:30)	-£3,769,594	-£4,042,089	-£4,139,176	-£4,260,536	-£4,420,767	-£4,947,244	-£9,983,101
20% affordable housing (70:30)	-£3,980,591	-£4,249,456	-£4,346,543	-£4,467,902	-£4,628,134	-£5,154,611	-£10,190,468
25% affordable housing (70:30)	-£4,191,586	-£4,456,823	-£4,553,911	-£4,675,269	-£4,835,502	-£5,361,978	-£10,397,836
30% affordable housing (70:30)	-£4,402,582	-£4,664,189	-£4,761,278	-£4,882,636	-£5,042,869	-£5,569,344	-£10,605,203
30% affordable housing (60:40)	-£4,318,492	-£4,581,546	-£4,678,634	-£4,799,993	-£4,960,225	-£5,486,701	-£10,522,558

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,583,805	-£1,862,627	-£1,958,152	-£2,078,434	-£2,238,666	-£2,765,142	-£7,801,000
10% affordable housing (70:30)	-£1,999,007	-£2,274,722	-£2,371,809	-£2,493,169	-£2,653,400	-£3,179,876	-£8,215,734
15% affordable housing (70:30)	-£2,209,594	-£2,482,089	-£2,579,176	-£2,700,536	-£2,860,767	-£3,387,244	-£8,423,101
20% affordable housing (70:30)	-£2,420,591	-£2,689,456	-£2,786,543	-£2,907,902	-£3,068,134	-£3,594,611	-£8,630,468
25% affordable housing (70:30)	-£2,631,586	-£2,896,823	-£2,993,911	-£3,115,269	-£3,275,502	-£3,801,978	-£8,837,836
30% affordable housing (70:30)	-£2,842,582	-£3,104,189	-£3,201,278	-£3,322,636	-£3,482,869	-£4,009,344	-£9,045,203
30% affordable housing (60:40)	-£2,758,492	-£3,021,546	-£3,118,634	-£3,239,993	-£3,400,225	-£3,926,701	-£8,962,558

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£171,805	-£450,627	-£546,152	-£666,434	-£826,666	-£1,353,142	-£8,389,000
10% affordable housing (70:30)	-£587,007	-£862,722	-£959,809	-£1,081,169	-£1,241,400	-£1,767,876	-£6,803,734
15% affordable housing (70:30)	-£797,594	-£1,070,089	-£1,167,176	-£1,288,536	-£1,448,767	-£1,975,244	-£7,011,101
20% affordable housing (70:30)	-£1,008,591	-£1,277,456	-£1,374,543	-£1,495,902	-£1,656,134	-£2,182,611	-£7,218,468
25% affordable housing (70:30)	-£1,219,586	-£1,484,823	-£1,581,911	-£1,703,269	-£1,863,502	-£2,389,978	-£7,425,836
30% affordable housing (70:30)	-£1,430,582	-£1,692,189	-£1,789,278	-£1,910,636	-£2,070,869	-£2,597,344	-£7,633,203
30% affordable housing (60:40)	-£1,346,492	-£1,609,546	-£1,706,634	-£1,827,993	-£1,988,225	-£2,514,701	-£7,550,558

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 8

Site location

Mid central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,499,002	£3,180,457	£3,089,469	£2,975,735	£2,825,570	£2,324,198	-£2,643,131
10% affordable housing (70:30)	£2,863,361	£2,555,749	£2,463,562	£2,347,967	£2,195,347	£1,693,880	-£3,300,150
15% affordable housing (70:30)	£2,545,540	£2,240,878	£2,148,402	£2,032,809	£1,880,188	£1,375,133	-£3,628,659
20% affordable housing (70:30)	£2,226,605	£1,925,719	£1,833,244	£1,717,649	£1,565,029	£1,056,355	-£3,957,169
25% affordable housing (70:30)	£1,905,932	£1,610,561	£1,518,085	£1,402,362	£1,247,246	£737,578	-£4,285,678
30% affordable housing (70:30)	£1,585,257	£1,295,058	£1,201,070	£1,083,584	£928,468	£414,884	-£4,614,188
30% affordable housing (60:40)	£1,872,082	£1,577,293	£1,484,818	£1,369,223	£1,214,970	£705,302	-£4,318,237

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£4,706,998	-£5,025,543	-£5,116,531	-£5,230,265	-£5,380,430	-£5,881,802	-£10,849,131
10% affordable housing (70:30)	-£5,342,639	-£5,650,251	-£5,742,438	-£5,858,033	-£6,010,653	-£6,512,120	-£11,506,150
15% affordable housing (70:30)	-£5,660,460	-£5,965,122	-£6,057,598	-£6,173,191	-£6,325,812	-£6,830,867	-£11,834,659
20% affordable housing (70:30)	-£5,979,395	-£6,280,281	-£6,372,756	-£6,488,351	-£6,640,971	-£7,149,645	-£12,163,169
25% affordable housing (70:30)	-£6,300,068	-£6,595,439	-£6,687,915	-£6,803,638	-£6,958,754	-£7,468,422	-£12,491,678
30% affordable housing (70:30)	-£6,620,743	-£6,910,942	-£7,004,930	-£7,122,416	-£7,277,532	-£7,791,116	-£12,820,188
30% affordable housing (60:40)	-£6,333,918	-£6,628,707	-£6,721,182	-£6,836,777	-£6,991,030	-£7,500,698	-£12,524,237

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£84,998	-£403,543	-£494,531	-£608,265	-£758,430	-£1,259,802	-£6,227,131
10% affordable housing (70:30)	-£720,639	-£1,028,251	-£1,120,438	-£1,236,033	-£1,388,653	-£1,890,120	-£6,884,150
15% affordable housing (70:30)	-£1,038,460	-£1,343,122	-£1,435,598	-£1,551,191	-£1,703,812	-£2,208,867	-£7,212,659
20% affordable housing (70:30)	-£1,357,395	-£1,658,281	-£1,750,756	-£1,866,351	-£2,018,971	-£2,527,645	-£7,541,169
25% affordable housing (70:30)	-£1,678,068	-£1,973,439	-£2,065,915	-£2,181,638	-£2,336,754	-£2,846,422	-£7,869,678
30% affordable housing (70:30)	-£1,998,743	-£2,288,942	-£2,382,930	-£2,500,416	-£2,655,532	-£3,169,116	-£8,198,188
30% affordable housing (60:40)	-£1,711,918	-£2,006,707	-£2,099,182	-£2,214,777	-£2,369,030	-£2,878,698	-£7,902,237

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,475,002	£1,156,457	£1,065,469	£951,735	£801,570	£300,198	-£4,667,131
10% affordable housing (70:30)	£839,361	£531,749	£439,562	£323,967	£171,347	-£330,120	-£5,324,150
15% affordable housing (70:30)	£521,540	£216,878	£124,402	£8,809	-£143,812	-£648,867	-£5,652,659
20% affordable housing (70:30)	£202,605	-£98,281	-£190,756	-£306,351	-£458,971	-£967,645	-£5,981,169
25% affordable housing (70:30)	-£118,068	-£413,439	-£505,915	-£621,638	-£776,754	-£1,286,422	-£6,309,678
30% affordable housing (70:30)	-£438,743	-£728,942	-£822,930	-£940,416	-£1,095,532	-£1,609,116	-£6,638,188
30% affordable housing (60:40)	-£151,918	-£446,707	-£539,182	-£654,777	-£809,030	-£1,318,698	-£6,342,237

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,887,002	£2,568,457	£2,477,469	£2,363,735	£2,213,570	£1,712,198	-£3,255,131
10% affordable housing (70:30)	£2,251,361	£1,943,749	£1,851,562	£1,735,967	£1,583,347	£1,081,880	-£3,912,150
15% affordable housing (70:30)	£1,933,540	£1,628,878	£1,536,402	£1,420,809	£1,268,188	£763,133	-£4,240,659
20% affordable housing (70:30)	£1,614,605	£1,313,719	£1,221,244	£1,105,649	£953,029	£444,355	-£4,569,169
25% affordable housing (70:30)	£1,293,932	£998,561	£906,085	£790,362	£635,246	£125,578	-£4,897,678
30% affordable housing (70:30)	£973,257	£683,058	£589,070	£471,584	£316,468	-£197,116	-£5,226,188
30% affordable housing (60:40)	£1,260,082	£965,293	£872,818	£757,223	£602,970	£93,302	-£4,930,237

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Social Rent
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No Units	150
Site Area	2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£6,451,876	£6,090,793	£6,002,710	£5,892,607	£5,747,237	£5,265,028	£475,685
10% affordable housing (70:30)	£5,595,567	£5,249,211	£5,161,128	£5,051,026	£4,904,207	£4,418,751	£415,276
15% affordable housing (70:30)	£5,167,412	£4,828,421	£4,740,338	£4,628,817	£4,481,069	£3,995,612	£864,646
20% affordable housing (70:30)	£4,739,257	£4,407,105	£4,317,582	£4,205,678	£4,057,930	£3,572,473	£1,314,017
25% affordable housing (70:30)	£4,311,103	£3,983,966	£3,894,443	£3,782,539	£3,634,791	£3,146,379	£1,763,387
30% affordable housing (70:30)	£3,881,797	£3,560,827	£3,471,304	£3,359,400	£3,211,652	£2,719,947	£2,212,758
30% affordable housing (60:40)	£4,352,600	£4,027,623	£3,939,540	£3,828,524	£3,680,776	£3,195,318	£1,703,996

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,754,124	£2,115,207	£2,203,290	£2,313,393	£2,458,763	£2,940,972	£7,730,315
10% affordable housing (70:30)	£2,610,433	£2,956,789	£3,044,872	£3,154,974	£3,301,793	£3,787,249	£8,621,276
15% affordable housing (70:30)	£3,038,588	£3,377,579	£3,465,662	£3,577,183	£3,724,931	£4,210,388	£9,070,646
20% affordable housing (70:30)	£3,466,743	£3,798,895	£3,888,418	£4,000,322	£4,148,070	£4,633,527	£9,520,017
25% affordable housing (70:30)	£3,894,897	£4,222,034	£4,311,557	£4,423,461	£4,571,209	£5,059,621	£9,969,387
30% affordable housing (70:30)	£4,324,203	£4,645,173	£4,734,696	£4,846,600	£4,994,348	£5,486,053	£10,418,758
30% affordable housing (60:40)	£3,853,400	£4,178,377	£4,266,460	£4,377,476	£4,525,224	£5,010,682	£9,909,956

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,867,876	£2,506,793	£2,418,710	£2,308,607	£2,163,237	£1,681,028	£3,108,315
10% affordable housing (70:30)	£2,011,567	£1,665,211	£1,577,128	£1,467,026	£1,320,207	£834,751	£3,999,276
15% affordable housing (70:30)	£1,583,412	£1,244,421	£1,156,338	£1,044,817	£897,069	£411,612	£4,448,646
20% affordable housing (70:30)	£1,155,257	£823,105	£733,582	£621,678	£473,930	£11,527	£4,898,017
25% affordable housing (70:30)	£727,103	£399,966	£310,443	£198,539	£50,791	£437,621	£5,347,387
30% affordable housing (70:30)	£297,797	£23,173	£112,696	£224,600	£372,348	£884,053	£5,796,758
30% affordable housing (60:40)	£768,600	£443,623	£355,540	£244,524	£96,776	£388,682	£5,287,956

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£4,427,876	£4,066,793	£3,978,710	£3,868,607	£3,723,237	£3,241,028	£1,548,315
10% affordable housing (70:30)	£3,571,567	£3,225,211	£3,137,128	£3,027,026	£2,880,207	£2,394,751	£2,439,276
15% affordable housing (70:30)	£3,143,412	£2,804,421	£2,716,338	£2,604,817	£2,457,069	£1,971,612	£2,888,646
20% affordable housing (70:30)	£2,715,257	£2,383,105	£2,293,582	£2,181,678	£2,033,930	£1,548,473	£3,338,017
25% affordable housing (70:30)	£2,287,103	£1,959,966	£1,870,443	£1,758,539	£1,610,791	£1,122,379	£3,787,387
30% affordable housing (70:30)	£1,857,797	£1,536,827	£1,447,304	£1,335,400	£1,187,652	£695,947	£4,236,758
30% affordable housing (60:40)	£2,328,600	£2,003,623	£1,915,540	£1,804,524	£1,656,776	£1,171,318	£3,727,956

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£5,839,876	£5,478,793	£5,390,710	£5,280,607	£5,135,237	£4,653,028	£136,315
10% affordable housing (70:30)	£4,983,567	£4,637,211	£4,549,128	£4,439,026	£4,292,207	£3,806,751	£1,027,276
15% affordable housing (70:30)	£4,555,412	£4,216,421	£4,128,338	£4,016,817	£3,869,069	£3,383,612	£1,476,646
20% affordable housing (70:30)	£4,127,257	£3,795,105	£3,705,582	£3,593,678	£3,445,930	£2,960,473	£1,926,017
25% affordable housing (70:30)	£3,699,103	£3,371,966	£3,282,443	£3,170,539	£3,022,791	£2,534,379	£2,375,387
30% affordable housing (70:30)	£3,269,797	£2,948,827	£2,859,304	£2,747,400	£2,599,652	£2,107,947	£2,824,758
30% affordable housing (60:40)	£3,740,600	£3,415,623	£3,327,540	£3,216,524	£3,068,776	£2,583,318	£2,315,956

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 8a

Site location

North central area

Sales value inflation	22%
Build cost inflation	11%

Affordable Housing	Social Rent
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No Units	150
Site Area	2 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,543,116	-£12,547,936	-£12,649,647	-£12,776,785	-£12,944,647	-£13,496,193	-£18,771,854
10% affordable housing (70:30)	-£13,078,358	-£13,073,972	-£13,175,682	-£13,302,821	-£13,470,683	-£14,022,230	-£19,297,890
15% affordable housing (70:30)	-£13,345,978	-£13,336,991	-£13,438,701	-£13,565,839	-£13,733,701	-£14,285,247	-£19,560,908
20% affordable housing (70:30)	-£13,613,599	-£13,600,008	-£13,701,719	-£13,828,857	-£13,996,719	-£14,548,265	-£19,823,926
25% affordable housing (70:30)	-£13,881,220	-£13,863,026	-£13,964,736	-£14,091,875	-£14,259,737	-£14,811,284	-£20,086,943
30% affordable housing (70:30)	-£14,148,841	-£14,126,044	-£14,227,755	-£14,354,893	-£14,522,755	-£15,074,301	-£20,349,962
30% affordable housing (60:40)	-£14,053,533	-£14,032,376	-£14,134,086	-£14,261,224	-£14,429,087	-£14,980,633	-£20,256,293

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£20,749,116	-£20,753,936	-£20,855,647	-£20,982,785	-£21,150,647	-£21,702,193	-£26,977,854
10% affordable housing (70:30)	-£21,284,358	-£21,279,972	-£21,381,682	-£21,508,821	-£21,676,683	-£22,228,230	-£27,503,890
15% affordable housing (70:30)	-£21,551,978	-£21,542,991	-£21,644,701	-£21,771,839	-£21,939,701	-£22,491,247	-£27,766,908
20% affordable housing (70:30)	-£21,819,599	-£21,806,008	-£21,907,719	-£22,034,857	-£22,202,719	-£22,754,265	-£28,029,926
25% affordable housing (70:30)	-£22,087,220	-£22,069,026	-£22,170,736	-£22,297,875	-£22,465,737	-£23,017,284	-£28,292,943
30% affordable housing (70:30)	-£22,354,841	-£22,332,044	-£22,433,755	-£22,560,893	-£22,728,755	-£23,280,301	-£28,555,962
30% affordable housing (60:40)	-£22,259,533	-£22,238,376	-£22,340,086	-£22,467,224	-£22,635,087	-£23,186,633	-£28,462,293

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,127,116	-£16,131,936	-£16,233,647	-£16,360,785	-£16,528,647	-£17,080,193	-£22,355,854
10% affordable housing (70:30)	-£16,662,358	-£16,657,972	-£16,759,682	-£16,886,821	-£17,054,683	-£17,606,230	-£22,881,890
15% affordable housing (70:30)	-£16,929,978	-£16,920,991	-£17,022,701	-£17,149,839	-£17,317,701	-£17,869,247	-£23,144,908
20% affordable housing (70:30)	-£17,197,599	-£17,184,008	-£17,285,719	-£17,412,857	-£17,580,719	-£18,132,265	-£23,407,926
25% affordable housing (70:30)	-£17,465,220	-£17,447,026	-£17,548,736	-£17,675,875	-£17,843,737	-£18,395,284	-£23,670,943
30% affordable housing (70:30)	-£17,732,841	-£17,710,044	-£17,811,755	-£17,938,893	-£18,106,755	-£18,658,301	-£23,933,962
30% affordable housing (60:40)	-£17,637,533	-£17,616,376	-£17,718,086	-£17,845,224	-£18,013,087	-£18,564,633	-£23,840,293

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,567,116	-£14,571,936	-£14,673,647	-£14,800,785	-£14,968,647	-£15,520,193	-£20,795,854
10% affordable housing (70:30)	-£15,102,358	-£15,097,972	-£15,199,682	-£15,326,821	-£15,494,683	-£16,046,230	-£21,321,890
15% affordable housing (70:30)	-£15,369,978	-£15,360,991	-£15,462,701	-£15,589,839	-£15,757,701	-£16,309,247	-£21,584,908
20% affordable housing (70:30)	-£15,637,599	-£15,624,008	-£15,725,719	-£15,852,857	-£16,020,719	-£16,572,265	-£21,847,926
25% affordable housing (70:30)	-£15,905,220	-£15,887,026	-£15,988,736	-£16,115,875	-£16,283,737	-£16,835,284	-£22,110,943
30% affordable housing (70:30)	-£16,172,841	-£16,150,044	-£16,251,755	-£16,378,893	-£16,546,755	-£17,098,301	-£22,373,962
30% affordable housing (60:40)	-£16,077,533	-£16,056,376	-£16,158,086	-£16,285,224	-£16,453,087	-£17,004,633	-£22,280,293

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,155,116	-£13,159,936	-£13,261,647	-£13,388,785	-£13,556,647	-£14,108,193	-£19,383,854
10% affordable housing (70:30)	-£13,690,358	-£13,685,972	-£13,787,682	-£13,914,821	-£14,082,683	-£14,634,230	-£19,909,890
15% affordable housing (70:30)	-£13,957,978	-£13,948,991	-£14,050,701	-£14,177,839	-£14,345,701	-£14,897,247	-£20,172,908
20% affordable housing (70:30)	-£14,225,599	-£14,212,008	-£14,313,719	-£14,440,857	-£14,608,719	-£15,160,265	-£20,435,926
25% affordable housing (70:30)	-£14,493,220	-£14,475,026	-£14,576,736	-£14,703,875	-£14,871,737	-£15,423,284	-£20,698,943
30% affordable housing (70:30)	-£14,760,841	-£14,738,044	-£14,839,755	-£14,966,893	-£15,134,755	-£15,686,301	-£20,961,962
30% affordable housing (60:40)	-£14,665,533	-£14,644,376	-£14,746,086	-£14,873,224	-£15,041,087	-£15,592,633	-£20,868,293

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 8a

Site location

Mid central area

Sales value inflation	22%
Build cost inflation	11%

Affordable Housing	Social Rent
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No Units	150
Site Area	2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,123,099	-£9,186,740	-£9,288,452	-£9,415,590	-£9,583,451	-£10,134,998	-£15,410,658
10% affordable housing (70:30)	-£10,000,343	-£10,048,896	-£10,150,607	-£10,277,745	-£10,445,607	-£10,997,153	-£16,272,814
15% affordable housing (70:30)	-£10,438,964	-£10,479,974	-£10,581,685	-£10,708,823	-£10,876,684	-£11,428,231	-£16,703,892
20% affordable housing (70:30)	-£10,877,586	-£10,911,051	-£11,012,762	-£11,139,901	-£11,307,762	-£11,859,309	-£17,134,970
25% affordable housing (70:30)	-£11,316,207	-£11,342,129	-£11,443,840	-£11,570,979	-£11,738,840	-£12,290,387	-£17,566,047
30% affordable housing (70:30)	-£11,754,829	-£11,773,207	-£11,874,918	-£12,002,056	-£12,169,918	-£12,721,464	-£17,997,125
30% affordable housing (60:40)	-£11,659,522	-£11,679,539	-£11,781,249	-£11,908,387	-£12,076,250	-£12,627,795	-£17,903,456

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£17,329,099	-£17,392,740	-£17,494,452	-£17,621,590	-£17,789,451	-£18,340,998	-£23,616,658
10% affordable housing (70:30)	-£18,206,343	-£18,254,896	-£18,356,607	-£18,483,745	-£18,651,607	-£19,203,153	-£24,478,814
15% affordable housing (70:30)	-£18,644,964	-£18,685,974	-£18,787,685	-£18,914,823	-£19,082,684	-£19,634,231	-£24,909,892
20% affordable housing (70:30)	-£19,083,586	-£19,117,051	-£19,218,762	-£19,345,901	-£19,513,762	-£20,065,309	-£25,340,970
25% affordable housing (70:30)	-£19,522,207	-£19,548,129	-£19,649,840	-£19,776,979	-£19,944,840	-£20,496,387	-£25,772,047
30% affordable housing (70:30)	-£19,960,829	-£19,979,207	-£20,080,918	-£20,208,056	-£20,375,918	-£20,927,464	-£26,203,125
30% affordable housing (60:40)	-£19,865,522	-£19,885,539	-£19,987,249	-£20,114,387	-£20,282,250	-£20,833,795	-£26,109,456

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,707,099	-£12,770,740	-£12,872,452	-£12,999,590	-£13,167,451	-£13,718,998	-£18,994,658
10% affordable housing (70:30)	-£13,584,343	-£13,632,896	-£13,734,607	-£13,861,745	-£14,029,607	-£14,581,153	-£19,856,814
15% affordable housing (70:30)	-£14,022,964	-£14,063,974	-£14,165,685	-£14,292,823	-£14,460,684	-£15,012,231	-£20,287,892
20% affordable housing (70:30)	-£14,461,586	-£14,495,051	-£14,596,762	-£14,723,901	-£14,891,762	-£15,443,309	-£20,718,970
25% affordable housing (70:30)	-£14,900,207	-£14,926,129	-£15,027,840	-£15,154,979	-£15,322,840	-£15,874,387	-£21,150,047
30% affordable housing (70:30)	-£15,338,829	-£15,357,207	-£15,458,918	-£15,586,056	-£15,753,918	-£16,305,464	-£21,581,125
30% affordable housing (60:40)	-£15,243,522	-£15,263,539	-£15,365,249	-£15,492,387	-£15,660,250	-£16,211,795	-£21,487,456

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,147,099	-£11,210,740	-£11,312,452	-£11,439,590	-£11,607,451	-£12,158,998	-£17,434,658
10% affordable housing (70:30)	-£12,024,343	-£12,072,896	-£12,174,607	-£12,301,745	-£12,469,607	-£13,021,153	-£18,296,814
15% affordable housing (70:30)	-£12,462,964	-£12,503,974	-£12,605,685	-£12,732,823	-£12,900,684	-£13,452,231	-£18,727,892
20% affordable housing (70:30)	-£12,901,586	-£12,935,051	-£13,036,762	-£13,163,901	-£13,331,762	-£13,883,309	-£19,158,970
25% affordable housing (70:30)	-£13,340,207	-£13,366,129	-£13,467,840	-£13,594,979	-£13,762,840	-£14,314,387	-£19,590,047
30% affordable housing (70:30)	-£13,778,829	-£13,797,207	-£13,898,918	-£14,026,056	-£14,193,918	-£14,745,464	-£20,021,125
30% affordable housing (60:40)	-£13,683,522	-£13,703,539	-£13,805,249	-£13,932,387	-£14,100,250	-£14,651,795	-£19,927,456

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,735,099	-£9,798,740	-£9,900,452	-£10,027,590	-£10,195,451	-£10,746,998	-£16,022,658
10% affordable housing (70:30)	-£10,612,343	-£10,660,896	-£10,762,607	-£10,889,745	-£11,057,607	-£11,609,153	-£16,884,814
15% affordable housing (70:30)	-£11,050,964	-£11,091,974	-£11,193,685	-£11,320,823	-£11,488,684	-£12,040,231	-£17,315,892
20% affordable housing (70:30)	-£11,489,586	-£11,523,051	-£11,624,762	-£11,751,901	-£11,919,762	-£12,471,309	-£17,746,970
25% affordable housing (70:30)	-£11,928,207	-£11,954,129	-£12,055,840	-£12,182,979	-£12,350,840	-£12,902,387	-£18,178,047
30% affordable housing (70:30)	-£12,366,829	-£12,385,207	-£12,486,918	-£12,614,056	-£12,781,918	-£13,333,464	-£18,609,125
30% affordable housing (60:40)	-£12,271,522	-£12,291,539	-£12,393,249	-£12,520,387	-£12,688,250	-£13,239,795	-£18,515,456

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 8a

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Social Rent
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No Units	150
Site Area	2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£5,711,018	£5,833,343	£5,935,054	£6,062,193	£6,230,055	£6,781,601	£12,057,261
10% affordable housing (70:30)	£6,929,470	£7,030,838	£7,132,550	£7,259,688	£7,427,549	£7,979,096	£13,254,757
15% affordable housing (70:30)	£7,538,695	£7,629,587	£7,731,297	£7,858,435	£8,026,298	£8,577,844	£13,853,504
20% affordable housing (70:30)	£8,147,921	£8,228,334	£8,330,045	£8,457,183	£8,625,045	£9,176,591	£14,452,252
25% affordable housing (70:30)	£8,757,147	£8,827,082	£8,928,792	£9,055,931	£9,223,793	£9,775,339	£15,050,999
30% affordable housing (70:30)	£9,366,372	£9,425,829	£9,527,540	£9,654,679	£9,822,540	£10,374,087	£15,649,746
30% affordable housing (60:40)	£9,271,065	£9,332,160	£9,433,872	£9,561,010	£9,728,871	£10,280,418	£15,556,079

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£13,917,018	£14,039,343	£14,141,054	£14,268,193	£14,436,055	£14,987,601	£20,263,261
10% affordable housing (70:30)	£15,135,470	£15,236,838	£15,338,550	£15,465,688	£15,633,549	£16,185,096	£21,460,757
15% affordable housing (70:30)	£15,744,695	£15,835,587	£15,937,297	£16,064,435	£16,232,298	£16,783,844	£22,059,504
20% affordable housing (70:30)	£16,353,921	£16,434,334	£16,536,045	£16,663,183	£16,831,045	£17,382,591	£22,658,252
25% affordable housing (70:30)	£16,963,147	£17,033,082	£17,134,792	£17,261,931	£17,429,793	£17,981,339	£23,256,999
30% affordable housing (70:30)	£17,572,372	£17,631,829	£17,733,540	£17,860,679	£18,028,540	£18,580,087	£23,855,746
30% affordable housing (60:40)	£17,477,065	£17,538,160	£17,639,872	£17,767,010	£17,934,871	£18,486,418	£23,762,079

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£9,295,018	£9,417,343	£9,519,054	£9,646,193	£9,814,055	£10,365,601	£15,641,261
10% affordable housing (70:30)	£10,513,470	£10,614,838	£10,716,550	£10,843,688	£11,011,549	£11,563,096	£16,838,757
15% affordable housing (70:30)	£11,122,695	£11,213,587	£11,315,297	£11,442,435	£11,610,298	£12,161,844	£17,437,504
20% affordable housing (70:30)	£11,731,921	£11,812,334	£11,914,045	£12,041,183	£12,209,045	£12,760,591	£18,036,252
25% affordable housing (70:30)	£12,341,147	£12,411,082	£12,512,792	£12,639,931	£12,807,793	£13,359,339	£18,634,999
30% affordable housing (70:30)	£12,950,372	£13,009,829	£13,111,540	£13,238,679	£13,406,540	£13,958,087	£19,233,746
30% affordable housing (60:40)	£12,855,065	£12,916,160	£13,017,872	£13,145,010	£13,312,871	£13,864,418	£19,140,079

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£7,735,018	£7,857,343	£7,959,054	£8,086,193	£8,254,055	£8,805,601	£14,081,261
10% affordable housing (70:30)	£8,953,470	£9,054,838	£9,156,550	£9,283,688	£9,451,549	£10,003,096	£15,278,757
15% affordable housing (70:30)	£9,562,695	£9,653,587	£9,755,297	£9,882,435	£10,050,298	£10,601,844	£15,877,504
20% affordable housing (70:30)	£10,171,921	£10,252,334	£10,354,045	£10,481,183	£10,649,045	£11,200,591	£16,476,252
25% affordable housing (70:30)	£10,781,147	£10,851,082	£10,952,792	£11,079,931	£11,247,793	£11,799,339	£17,074,999
30% affordable housing (70:30)	£11,390,372	£11,449,829	£11,551,540	£11,678,679	£11,846,540	£12,398,087	£17,673,746
30% affordable housing (60:40)	£11,295,065	£11,356,160	£11,457,872	£11,585,010	£11,752,871	£12,304,418	£17,580,079

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£6,323,018	£6,445,343	£6,547,054	£6,674,193	£6,842,055	£7,393,601	£12,669,261
10% affordable housing (70:30)	£7,541,470	£7,642,838	£7,744,550	£7,871,688	£8,039,549	£8,591,096	£13,866,757
15% affordable housing (70:30)	£8,150,695	£8,241,587	£8,343,297	£8,470,435	£8,638,298	£9,189,844	£14,465,504
20% affordable housing (70:30)	£8,759,921	£8,840,334	£8,942,045	£9,069,183	£9,237,045	£9,788,591	£15,064,252
25% affordable housing (70:30)	£9,369,147	£9,439,082	£9,540,792	£9,667,931	£9,835,793	£10,387,339	£15,662,999
30% affordable housing (70:30)	£9,978,372	£10,037,829	£10,139,540	£10,266,679	£10,434,540	£10,986,087	£16,261,746
30% affordable housing (60:40)	£9,883,065	£9,944,160	£10,045,872	£10,173,010	£10,340,871	£10,892,418	£16,168,079

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Sales value inflation 22%
Build cost inflation 11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Social Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,350	-£16,875	-£18,285	-£20,047	-£22,456	-£30,372	-£106,085
10% affordable housing (70:30)	-£20,852	-£24,249	-£25,658	-£27,421	-£29,829	-£37,745	-£113,459
15% affordable housing (70:30)	-£24,603	-£27,936	-£29,345	-£31,108	-£33,516	-£41,432	-£117,145
20% affordable housing (70:30)	-£28,355	-£31,622	-£33,032	-£34,794	-£37,203	-£45,119	-£120,832
25% affordable housing (70:30)	-£32,106	-£35,309	-£36,719	-£38,481	-£40,890	-£48,805	-£124,519
30% affordable housing (70:30)	-£35,857	-£38,996	-£40,405	-£42,168	-£44,576	-£52,492	-£128,205
30% affordable housing (60:40)	-£34,856	-£38,012	-£39,422	-£41,184	-£43,593	-£51,509	-£127,222

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£136,440	-£139,965	-£141,375	-£143,137	-£145,546	-£153,462	-£229,175
10% affordable housing (70:30)	-£143,942	-£147,339	-£148,748	-£150,511	-£152,919	-£160,835	-£236,549
15% affordable housing (70:30)	-£147,693	-£151,026	-£152,435	-£154,198	-£156,606	-£164,522	-£240,235
20% affordable housing (70:30)	-£151,445	-£154,712	-£156,122	-£157,884	-£160,293	-£168,209	-£243,922
25% affordable housing (70:30)	-£155,196	-£158,399	-£159,809	-£161,571	-£163,980	-£171,895	-£247,609
30% affordable housing (70:30)	-£158,947	-£162,086	-£163,495	-£165,258	-£167,666	-£175,582	-£251,295
30% affordable housing (60:40)	-£157,946	-£161,102	-£162,512	-£164,274	-£166,683	-£174,599	-£250,312

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£67,110	-£70,635	-£72,045	-£73,807	-£76,216	-£84,132	-£159,845
10% affordable housing (70:30)	-£74,612	-£78,009	-£79,418	-£81,181	-£83,589	-£91,505	-£167,219
15% affordable housing (70:30)	-£78,363	-£81,696	-£83,105	-£84,868	-£87,276	-£95,192	-£170,905
20% affordable housing (70:30)	-£82,115	-£85,382	-£86,792	-£88,554	-£90,963	-£98,879	-£174,592
25% affordable housing (70:30)	-£85,866	-£89,069	-£90,479	-£92,241	-£94,650	-£102,565	-£178,279
30% affordable housing (70:30)	-£89,617	-£92,756	-£94,165	-£95,928	-£98,336	-£106,252	-£181,965
30% affordable housing (60:40)	-£88,616	-£91,772	-£93,182	-£94,944	-£97,353	-£105,269	-£180,982

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£43,710	-£47,235	-£48,645	-£50,407	-£52,816	-£60,732	-£136,445
10% affordable housing (70:30)	-£51,212	-£54,609	-£56,018	-£57,781	-£60,189	-£68,105	-£143,819
15% affordable housing (70:30)	-£54,963	-£58,296	-£59,705	-£61,468	-£63,876	-£71,792	-£147,505
20% affordable housing (70:30)	-£58,715	-£61,982	-£63,392	-£65,154	-£67,563	-£75,479	-£151,192
25% affordable housing (70:30)	-£62,466	-£65,669	-£67,079	-£68,841	-£71,250	-£79,165	-£154,879
30% affordable housing (70:30)	-£66,217	-£69,356	-£70,765	-£72,528	-£74,936	-£82,852	-£158,565
30% affordable housing (60:40)	-£65,216	-£68,372	-£69,782	-£71,544	-£73,953	-£81,869	-£157,582

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£22,530	-£26,055	-£27,465	-£29,227	-£31,636	-£39,552	-£115,265
10% affordable housing (70:30)	-£30,032	-£33,429	-£34,838	-£36,601	-£39,009	-£46,925	-£122,639
15% affordable housing (70:30)	-£33,783	-£37,116	-£38,525	-£40,288	-£42,696	-£50,612	-£126,325
20% affordable housing (70:30)	-£37,535	-£40,802	-£42,212	-£43,974	-£46,383	-£54,299	-£130,012
25% affordable housing (70:30)	-£41,286	-£44,489	-£45,899	-£47,661	-£50,070	-£57,985	-£133,699
30% affordable housing (70:30)	-£45,037	-£48,176	-£49,585	-£51,348	-£53,756	-£61,672	-£137,385
30% affordable housing (60:40)	-£44,036	-£47,192	-£48,602	-£50,364	-£52,773	-£60,689	-£136,402

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£7,869	£4,039	£2,652	£918	-£1,476	-£9,392	-£85,105
10% affordable housing (70:30)	-£1,210	-£4,945	-£6,354	-£8,116	-£10,525	-£18,441	-£94,154
15% affordable housing (70:30)	-£5,814	-£9,469	-£10,878	-£12,641	-£15,049	-£22,965	-£98,679
20% affordable housing (70:30)	-£10,418	-£13,993	-£15,404	-£17,165	-£19,575	-£27,490	-£103,204
25% affordable housing (70:30)	-£15,021	-£18,518	-£19,928	-£21,690	-£24,099	-£32,015	-£107,728
30% affordable housing (70:30)	-£19,625	-£23,043	-£24,452	-£26,215	-£28,624	-£36,539	-£112,252
30% affordable housing (60:40)	-£17,336	-£20,793	-£22,202	-£23,964	-£26,373	-£34,289	-£110,002

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£115,221	-£119,051	-£120,438	-£122,172	-£124,566	-£132,482	-£208,195
10% affordable housing (70:30)	-£124,300	-£128,035	-£129,444	-£131,206	-£133,615	-£141,531	-£217,244
15% affordable housing (70:30)	-£128,904	-£132,559	-£133,968	-£135,731	-£138,139	-£146,055	-£221,769
20% affordable housing (70:30)	-£133,508	-£137,083	-£138,494	-£140,255	-£142,665	-£150,580	-£226,294
25% affordable housing (70:30)	-£138,111	-£141,608	-£143,018	-£144,780	-£147,189	-£155,105	-£230,818
30% affordable housing (70:30)	-£142,715	-£146,133	-£147,542	-£149,305	-£151,714	-£159,629	-£235,342
30% affordable housing (60:40)	-£140,426	-£143,883	-£145,292	-£147,054	-£149,463	-£157,379	-£233,092

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£45,891	-£49,721	-£51,108	-£52,842	-£55,236	-£63,152	-£138,865
10% affordable housing (70:30)	-£54,970	-£58,705	-£60,114	-£61,876	-£64,285	-£72,201	-£147,914
15% affordable housing (70:30)	-£59,574	-£63,229	-£64,638	-£66,401	-£68,809	-£76,725	-£152,439
20% affordable housing (70:30)	-£64,178	-£67,753	-£69,164	-£70,925	-£73,335	-£81,250	-£156,964
25% affordable housing (70:30)	-£68,781	-£72,278	-£73,688	-£75,450	-£77,859	-£85,775	-£161,488
30% affordable housing (70:30)	-£73,385	-£76,803	-£78,212	-£79,975	-£82,384	-£90,299	-£166,012
30% affordable housing (60:40)	-£71,096	-£74,553	-£75,962	-£77,724	-£80,133	-£88,049	-£163,762

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£22,491	-£26,321	-£27,708	-£29,442	-£31,836	-£39,752	-£115,465
10% affordable housing (70:30)	-£31,570	-£35,305	-£36,714	-£38,476	-£40,885	-£48,801	-£124,514
15% affordable housing (70:30)	-£36,174	-£39,829	-£41,238	-£43,001	-£45,409	-£53,325	-£129,039
20% affordable housing (70:30)	-£40,778	-£44,353	-£45,764	-£47,525	-£49,935	-£57,850	-£133,564
25% affordable housing (70:30)	-£45,381	-£48,878	-£50,288	-£52,050	-£54,459	-£62,375	-£138,088
30% affordable housing (70:30)	-£49,985	-£53,403	-£54,812	-£56,575	-£58,984	-£66,899	-£142,612
30% affordable housing (60:40)	-£47,696	-£51,153	-£52,562	-£54,324	-£56,733	-£64,649	-£140,362

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,311	-£5,141	-£6,528	-£8,262	-£10,656	-£18,572	-£94,285
10% affordable housing (70:30)	-£10,390	-£14,125	-£15,534	-£17,296	-£19,705	-£27,621	-£103,334
15% affordable housing (70:30)	-£14,994	-£18,649	-£20,058	-£21,821	-£24,229	-£32,145	-£107,859
20% affordable housing (70:30)	-£19,598	-£23,173	-£24,584	-£26,345	-£28,755	-£36,670	-£112,384
25% affordable housing (70:30)	-£24,201	-£27,698	-£29,108	-£30,870	-£33,279	-£41,195	-£116,908
30% affordable housing (70:30)	-£28,805	-£32,223	-£33,632	-£35,395	-£37,804	-£45,719	-£121,432
30% affordable housing (60:40)	-£26,516	-£29,973	-£31,382	-£33,144	-£35,553	-£43,469	-£119,182

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Social Rent
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No Units	2
Site Area	0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£44,700	£40,236	£38,849	£37,115	£34,745	£26,956	-£48,316
10% affordable housing (70:30)	£32,698	£28,441	£27,054	£25,320	£22,950	£15,161	-£60,304
15% affordable housing (70:30)	£26,697	£22,543	£21,156	£19,423	£17,052	£9,265	-£66,298
20% affordable housing (70:30)	£20,697	£16,646	£15,258	£13,525	£11,155	£3,367	-£72,292
25% affordable housing (70:30)	£14,696	£10,748	£9,362	£7,627	£5,257	-£2,572	-£78,286
30% affordable housing (70:30)	£8,696	£4,851	£3,464	£1,730	-£651	-£8,566	-£84,280
30% affordable housing (60:40)	£13,172	£9,250	£7,864	£6,130	£3,760	-£4,095	-£79,808

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£78,390	-£82,854	-£84,241	-£85,975	-£88,345	-£96,134	-£171,406
10% affordable housing (70:30)	-£90,392	-£94,649	-£96,036	-£97,770	-£100,140	-£107,929	-£183,394
15% affordable housing (70:30)	-£96,393	-£100,547	-£101,934	-£103,667	-£106,038	-£113,825	-£189,388
20% affordable housing (70:30)	-£102,393	-£106,444	-£107,832	-£109,565	-£111,935	-£119,723	-£195,382
25% affordable housing (70:30)	-£108,394	-£112,342	-£113,728	-£115,463	-£117,833	-£125,622	-£201,376
30% affordable housing (70:30)	-£114,394	-£118,239	-£119,626	-£121,360	-£123,741	-£131,556	-£207,370
30% affordable housing (60:40)	-£109,918	-£113,840	-£115,226	-£116,960	-£119,330	-£127,185	-£202,898

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,060	-£13,524	-£14,911	-£16,645	-£19,015	-£26,804	-£102,076
10% affordable housing (70:30)	-£21,062	-£25,319	-£26,706	-£28,440	-£30,810	-£38,599	-£114,064
15% affordable housing (70:30)	-£27,063	-£31,217	-£32,604	-£34,337	-£36,708	-£44,495	-£120,058
20% affordable housing (70:30)	-£33,063	-£37,114	-£38,502	-£40,235	-£42,605	-£50,393	-£126,052
25% affordable housing (70:30)	-£39,064	-£43,012	-£44,399	-£46,133	-£48,503	-£56,332	-£132,046
30% affordable housing (70:30)	-£45,064	-£48,909	-£50,296	-£52,030	-£54,411	-£62,326	-£138,040
30% affordable housing (60:40)	-£40,588	-£44,510	-£45,896	-£47,630	-£50,000	-£57,855	-£133,568

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£14,340	£9,876	£8,489	£6,755	£4,385	-£3,404	-£78,676
10% affordable housing (70:30)	£2,338	-£1,919	-£3,306	-£5,040	-£7,410	-£15,199	-£90,664
15% affordable housing (70:30)	-£3,663	-£7,817	-£9,204	-£10,937	-£13,308	-£21,095	-£96,658
20% affordable housing (70:30)	-£9,663	-£13,714	-£15,102	-£16,835	-£19,205	-£26,993	-£102,652
25% affordable housing (70:30)	-£15,664	-£19,612	-£20,998	-£22,733	-£25,103	-£32,932	-£108,646
30% affordable housing (70:30)	-£21,664	-£25,509	-£26,896	-£28,630	-£31,011	-£38,926	-£114,640
30% affordable housing (60:40)	-£17,188	-£21,110	-£22,496	-£24,230	-£26,600	-£34,455	-£110,168

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£35,520	£31,056	£29,669	£27,835	£25,565	£17,776	-£57,496
10% affordable housing (70:30)	£23,518	£19,261	£17,874	£16,140	£13,770	£5,981	-£69,484
15% affordable housing (70:30)	£17,517	£13,363	£11,976	£10,243	£7,872	£85	-£75,478
20% affordable housing (70:30)	£11,517	£7,466	£6,078	£4,345	£1,975	-£5,813	-£81,472
25% affordable housing (70:30)	£5,516	£1,568	£182	-£1,553	-£3,923	-£11,752	-£87,466
30% affordable housing (70:30)	-£484	-£4,329	-£5,716	-£7,450	-£9,831	-£17,746	-£93,460
30% affordable housing (60:40)	£3,992	£70	-£1,316	-£3,050	-£5,420	-£13,275	-£88,988

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Sales value inflation	22%
Build cost inflation	11%

Site location

Shoeburyness

Affordable Housing	Social Rent
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No Units	2
Site Area	0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£39,424	£35,051	£33,664	£31,930	£29,560	£21,771	-£53,586
10% affordable housing (70:30)	£27,844	£23,671	£22,283	£20,550	£18,180	£10,391	-£65,152
15% affordable housing (70:30)	£22,054	£17,980	£16,593	£14,859	£12,489	£4,701	-£70,936
20% affordable housing (70:30)	£16,264	£12,289	£10,903	£9,168	£6,798	-£1,006	-£76,719
25% affordable housing (70:30)	£10,474	£6,599	£5,212	£3,479	£1,108	-£6,789	-£82,503
30% affordable housing (70:30)	£4,685	£909	-£486	-£2,249	-£4,657	-£12,573	-£88,286
30% affordable housing (60:40)	£8,843	£4,995	£3,608	£1,875	-£504	-£8,420	-£84,133

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£83,666	-£88,039	-£89,426	-£91,160	-£93,530	-£101,319	-£176,676
10% affordable housing (70:30)	-£95,246	-£99,419	-£100,807	-£102,540	-£104,910	-£112,699	-£188,242
15% affordable housing (70:30)	-£101,036	-£105,110	-£106,497	-£108,231	-£110,601	-£118,389	-£194,026
20% affordable housing (70:30)	-£106,826	-£110,801	-£112,187	-£113,922	-£116,292	-£124,096	-£199,809
25% affordable housing (70:30)	-£112,616	-£116,491	-£117,878	-£119,611	-£121,982	-£129,879	-£205,593
30% affordable housing (70:30)	-£118,405	-£122,181	-£123,576	-£125,339	-£127,747	-£135,663	-£211,376
30% affordable housing (60:40)	-£114,247	-£118,095	-£119,482	-£121,215	-£123,594	-£131,510	-£207,223

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,336	-£18,709	-£20,096	-£21,830	-£24,200	-£31,989	-£107,346
10% affordable housing (70:30)	-£25,916	-£30,089	-£31,477	-£33,210	-£35,580	-£43,369	-£118,912
15% affordable housing (70:30)	-£31,706	-£35,780	-£37,167	-£38,901	-£41,271	-£49,059	-£124,696
20% affordable housing (70:30)	-£37,496	-£41,471	-£42,857	-£44,592	-£46,962	-£54,766	-£130,479
25% affordable housing (70:30)	-£43,286	-£47,161	-£48,548	-£50,281	-£52,652	-£60,549	-£136,263
30% affordable housing (70:30)	-£49,075	-£52,851	-£54,246	-£56,009	-£58,417	-£66,333	-£142,048
30% affordable housing (60:40)	-£44,917	-£48,765	-£50,152	-£51,885	-£54,264	-£62,180	-£137,893

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£9,064	£4,691	£3,304	£1,570	-£800	-£8,589	-£93,946
10% affordable housing (70:30)	-£2,516	-£6,689	-£8,077	-£9,810	-£12,180	-£19,969	-£95,512
15% affordable housing (70:30)	-£8,306	-£12,380	-£13,767	-£15,501	-£17,871	-£25,659	-£101,296
20% affordable housing (70:30)	-£14,096	-£18,071	-£19,457	-£21,192	-£23,562	-£31,366	-£107,079
25% affordable housing (70:30)	-£19,886	-£23,761	-£25,148	-£26,881	-£29,252	-£37,149	-£112,863
30% affordable housing (70:30)	-£25,675	-£29,451	-£30,846	-£32,609	-£35,017	-£42,933	-£118,646
30% affordable housing (60:40)	-£21,517	-£25,365	-£26,752	-£28,485	-£30,864	-£38,780	-£114,493

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£30,244	£25,871	£24,484	£22,750	£20,380	£12,591	-£62,708
10% affordable housing (70:30)	£18,664	£14,491	£13,103	£11,370	£9,000	£1,211	-£74,332
15% affordable housing (70:30)	£12,874	£8,800	£7,413	£5,679	£3,309	-£4,479	-£80,116
20% affordable housing (70:30)	£7,084	£3,109	£1,723	-£12	-£2,382	-£10,186	-£85,899
25% affordable housing (70:30)	£1,294	-£2,581	-£3,968	-£5,701	-£8,072	-£15,969	-£91,683
30% affordable housing (70:30)	-£4,495	-£8,271	-£9,666	-£11,429	-£13,837	-£21,753	-£97,466
30% affordable housing (60:40)	-£337	-£4,185	-£5,572	-£7,305	-£9,684	-£17,600	-£93,313

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£86,707	£81,522	£80,134	£78,401	£76,031	£68,242	-£6,356
10% affordable housing (70:30)	£71,351	£66,429	£65,041	£63,308	£60,938	£53,150	-£21,694
15% affordable housing (70:30)	£63,673	£58,883	£57,495	£55,762	£53,392	£45,603	-£29,364
20% affordable housing (70:30)	£55,994	£51,336	£49,949	£48,215	£45,845	£38,057	-£37,034
25% affordable housing (70:30)	£48,315	£43,790	£42,403	£40,669	£38,299	£30,510	-£44,704
30% affordable housing (70:30)	£40,637	£36,243	£34,857	£33,123	£30,753	£22,964	-£52,373
30% affordable housing (60:40)	£47,650	£43,135	£41,749	£40,014	£37,644	£29,857	-£45,369

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£36,383	-£41,568	-£42,956	-£44,689	-£47,059	-£54,848	-£129,446
10% affordable housing (70:30)	-£51,739	-£56,661	-£58,049	-£59,782	-£62,152	-£69,940	-£144,784
15% affordable housing (70:30)	-£59,417	-£64,207	-£65,595	-£67,328	-£69,698	-£77,487	-£152,454
20% affordable housing (70:30)	-£67,096	-£71,754	-£73,141	-£74,875	-£77,245	-£85,033	-£160,124
25% affordable housing (70:30)	-£74,775	-£79,300	-£80,687	-£82,421	-£84,791	-£92,580	-£167,794
30% affordable housing (70:30)	-£82,453	-£86,847	-£88,233	-£89,967	-£92,337	-£100,126	-£175,463
30% affordable housing (60:40)	-£75,440	-£79,955	-£81,341	-£83,076	-£85,446	-£93,233	-£168,459

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£32,947	£27,762	£26,374	£24,641	£22,271	£14,482	-£60,116
10% affordable housing (70:30)	£17,591	£12,669	£11,281	£9,548	£7,178	-£610	-£75,454
15% affordable housing (70:30)	£9,913	£5,123	£3,735	£2,002	-£368	-£8,157	-£83,124
20% affordable housing (70:30)	£2,234	-£2,424	-£3,811	-£5,545	-£7,915	-£15,703	-£90,794
25% affordable housing (70:30)	-£5,445	-£9,970	-£11,357	-£13,091	-£15,461	-£23,250	-£98,464
30% affordable housing (70:30)	-£13,123	-£17,517	-£18,903	-£20,637	-£23,007	-£30,796	-£106,133
30% affordable housing (60:40)	-£6,110	-£10,625	-£12,011	-£13,746	-£16,116	-£23,903	-£99,129

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£56,347	£51,162	£49,774	£48,041	£45,671	£37,882	-£36,716
10% affordable housing (70:30)	£40,991	£36,069	£34,681	£32,948	£30,578	£22,790	-£52,054
15% affordable housing (70:30)	£33,313	£28,523	£27,135	£25,402	£23,032	£15,243	-£59,724
20% affordable housing (70:30)	£25,634	£20,976	£19,588	£17,855	£15,485	£7,697	-£67,394
25% affordable housing (70:30)	£17,955	£13,430	£12,043	£10,309	£7,939	£150	-£75,064
30% affordable housing (70:30)	£10,277	£5,883	£4,497	£2,763	£393	-£7,396	-£82,733
30% affordable housing (60:40)	£17,290	£12,775	£11,389	£9,654	£7,284	-£503	-£75,729

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£77,527	£72,342	£70,954	£69,221	£66,851	£59,062	-£15,536
10% affordable housing (70:30)	£62,171	£57,249	£55,861	£54,128	£51,758	£43,970	-£30,874
15% affordable housing (70:30)	£54,493	£49,703	£48,315	£46,582	£44,212	£36,423	-£38,544
20% affordable housing (70:30)	£46,814	£42,156	£40,769	£39,035	£36,665	£28,877	-£46,214
25% affordable housing (70:30)	£39,135	£34,610	£33,223	£31,489	£29,119	£21,330	-£53,884
30% affordable housing (70:30)	£31,457	£27,063	£25,677	£23,943	£21,573	£13,784	-£61,553
30% affordable housing (60:40)	£38,470	£33,955	£32,568	£30,834	£28,464	£20,677	-£54,549

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£112,987	£107,348	£105,962	£104,229	£101,857	£94,070	£19,575
10% affordable housing (70:30)	£95,531	£90,193	£88,806	£87,073	£84,702	£76,914	£2,419
15% affordable housing (70:30)	£86,803	£81,616	£80,228	£78,495	£76,124	£68,336	£-6,260
20% affordable housing (70:30)	£78,075	£73,038	£71,650	£69,917	£67,546	£59,759	£-14,978
25% affordable housing (70:30)	£69,347	£64,460	£63,073	£61,339	£58,968	£51,181	£-23,696
30% affordable housing (70:30)	£60,620	£55,882	£54,495	£52,761	£50,391	£42,603	£-32,414
30% affordable housing (60:40)	£69,218	£64,333	£62,946	£61,212	£58,842	£51,054	£-23,824

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£-10,103	£-15,742	£-17,128	£-18,861	£-21,233	£-29,020	£-103,515
10% affordable housing (70:30)	£-27,559	£-32,897	£-34,284	£-36,017	£-38,388	£-46,176	£-120,671
15% affordable housing (70:30)	£-36,287	£-41,474	£-42,862	£-44,595	£-46,966	£-54,754	£-129,350
20% affordable housing (70:30)	£-45,015	£-50,052	£-51,440	£-53,173	£-55,544	£-63,331	£-138,068
25% affordable housing (70:30)	£-53,743	£-58,630	£-60,017	£-61,751	£-64,122	£-71,909	£-146,786
30% affordable housing (70:30)	£-62,470	£-67,208	£-68,595	£-70,329	£-72,699	£-80,487	£-155,504
30% affordable housing (60:40)	£-55,872	£-58,757	£-60,144	£-61,878	£-64,248	£-72,036	£-146,914

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£59,227	£53,588	£52,202	£50,469	£48,097	£40,310	£-34,185
10% affordable housing (70:30)	£41,771	£36,433	£35,046	£33,313	£30,942	£23,154	£-51,341
15% affordable housing (70:30)	£33,043	£27,856	£26,468	£24,735	£22,364	£14,576	£-60,020
20% affordable housing (70:30)	£24,315	£19,278	£17,890	£16,157	£13,786	£5,999	£-68,738
25% affordable housing (70:30)	£15,587	£10,700	£9,313	£7,579	£5,208	£-2,579	£-77,456
30% affordable housing (70:30)	£6,860	£2,122	£735	£-999	£-3,369	£-11,157	£-86,174
30% affordable housing (60:40)	£15,458	£10,573	£9,186	£7,452	£5,082	£-2,706	£-77,584

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£82,627	£76,988	£75,602	£73,869	£71,497	£63,710	£-10,785
10% affordable housing (70:30)	£65,171	£59,833	£58,446	£56,713	£54,342	£46,554	£-27,941
15% affordable housing (70:30)	£56,443	£51,256	£49,868	£48,135	£45,764	£37,976	£-36,620
20% affordable housing (70:30)	£47,715	£42,678	£41,290	£39,557	£37,186	£29,399	£-45,338
25% affordable housing (70:30)	£38,987	£34,100	£32,713	£30,979	£28,608	£20,821	£-54,056
30% affordable housing (70:30)	£30,260	£25,522	£24,135	£22,401	£20,031	£12,243	£-62,774
30% affordable housing (60:40)	£38,858	£33,973	£32,586	£30,852	£28,482	£20,694	£-54,184

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£103,807	£98,168	£96,782	£95,049	£92,677	£84,890	£10,395
10% affordable housing (70:30)	£86,351	£81,013	£79,626	£77,893	£75,522	£67,734	£-8,761
15% affordable housing (70:30)	£77,623	£72,436	£71,048	£69,315	£66,944	£59,156	£-15,440
20% affordable housing (70:30)	£68,895	£63,858	£62,470	£60,737	£58,366	£50,579	£-24,158
25% affordable housing (70:30)	£60,167	£55,280	£53,893	£52,159	£49,788	£42,001	£-32,876
30% affordable housing (70:30)	£51,440	£46,702	£45,315	£43,581	£41,211	£33,423	£-41,594
30% affordable housing (60:40)	£60,038	£55,153	£53,766	£52,032	£49,662	£41,874	£-33,004

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Sales value inflation 22%
Build cost inflation 11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Social Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£141,308	£131,615	£128,896	£125,497	£120,893	£105,768	-£39,550
10% affordable housing (70:30)	£121,184	£111,837	£109,118	£105,720	£101,116	£85,990	-£59,651
15% affordable housing (70:30)	£111,122	£101,948	£99,229	£95,831	£91,227	£76,101	-£69,701
20% affordable housing (70:30)	£101,061	£92,060	£89,340	£85,942	£81,339	£66,212	-£79,753
25% affordable housing (70:30)	£90,998	£82,171	£79,452	£76,053	£71,450	£56,324	-£89,803
30% affordable housing (70:30)	£80,937	£72,282	£69,563	£66,164	£61,561	£46,435	-£99,854
30% affordable housing (60:40)	£83,748	£75,044	£72,326	£68,927	£64,324	£49,198	-£97,046

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£351,052	-£360,745	-£363,464	-£366,863	-£371,467	-£386,592	-£531,910
10% affordable housing (70:30)	-£371,176	-£380,523	-£383,242	-£386,640	-£391,244	-£406,370	-£552,011
15% affordable housing (70:30)	-£381,238	-£390,412	-£393,131	-£396,529	-£401,133	-£416,259	-£562,061
20% affordable housing (70:30)	-£391,299	-£400,300	-£403,020	-£406,418	-£411,021	-£426,148	-£572,113
25% affordable housing (70:30)	-£401,362	-£410,189	-£412,908	-£416,307	-£420,910	-£436,036	-£582,163
30% affordable housing (70:30)	-£411,423	-£420,078	-£422,797	-£426,196	-£430,799	-£446,825	-£592,214
30% affordable housing (60:40)	-£408,612	-£417,316	-£420,034	-£423,433	-£428,036	-£443,162	-£589,406

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£73,732	-£83,425	-£86,144	-£89,543	-£94,147	-£109,272	-£254,590
10% affordable housing (70:30)	-£93,856	-£103,203	-£105,922	-£109,320	-£113,924	-£129,050	-£274,691
15% affordable housing (70:30)	-£103,918	-£113,092	-£115,811	-£119,209	-£123,813	-£138,939	-£284,741
20% affordable housing (70:30)	-£113,979	-£122,980	-£125,700	-£129,098	-£133,701	-£148,828	-£294,793
25% affordable housing (70:30)	-£124,042	-£132,869	-£135,588	-£138,987	-£143,590	-£158,716	-£304,843
30% affordable housing (70:30)	-£134,103	-£142,758	-£145,477	-£148,876	-£153,479	-£168,605	-£314,894
30% affordable housing (60:40)	-£131,292	-£138,996	-£142,714	-£146,113	-£150,716	-£165,842	-£312,086

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£19,868	£10,175	£7,456	£4,057	-£547	-£15,672	-£160,990
10% affordable housing (70:30)	-£256	-£9,603	-£12,322	-£15,720	-£20,324	-£35,450	-£181,091
15% affordable housing (70:30)	-£10,318	-£19,492	-£22,211	-£25,609	-£30,213	-£45,339	-£191,141
20% affordable housing (70:30)	-£20,379	-£29,380	-£32,100	-£35,498	-£40,101	-£55,228	-£201,193
25% affordable housing (70:30)	-£30,442	-£39,269	-£41,988	-£45,387	-£49,990	-£65,116	-£211,243
30% affordable housing (70:30)	-£40,503	-£49,158	-£51,877	-£55,276	-£59,879	-£75,005	-£221,294
30% affordable housing (60:40)	-£37,692	-£46,396	-£49,114	-£52,513	-£57,116	-£72,242	-£218,486

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£104,588	£94,895	£82,176	£88,777	£84,173	£69,045	-£76,270
10% affordable housing (70:30)	£84,464	£75,117	£72,398	£69,000	£64,396	£49,270	-£96,371
15% affordable housing (70:30)	£74,402	£65,228	£62,509	£59,111	£54,507	£39,381	-£106,421
20% affordable housing (70:30)	£64,341	£55,340	£52,620	£49,222	£44,619	£29,492	-£116,473
25% affordable housing (70:30)	£54,278	£45,451	£42,732	£39,333	£34,730	£19,604	-£126,523
30% affordable housing (70:30)	£44,217	£35,562	£32,843	£29,444	£24,841	£9,715	-£136,574
30% affordable housing (60:40)	£47,028	£38,324	£35,606	£32,207	£27,604	£12,478	-£133,766

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£201,425	£190,698	£187,980	£184,581	£179,978	£164,852	£20,170
10% affordable housing (70:30)	£176,496	£166,198	£163,479	£160,081	£155,477	£140,351	£4,401
15% affordable housing (70:30)	£164,031	£153,948	£151,230	£147,831	£143,227	£128,102	£-16,851
20% affordable housing (70:30)	£151,568	£141,697	£138,979	£135,580	£130,977	£115,851	£-29,302
25% affordable housing (70:30)	£139,103	£129,448	£126,729	£123,330	£118,727	£103,601	£-41,752
30% affordable housing (70:30)	£126,639	£117,198	£114,478	£111,080	£106,477	£91,350	£-54,203
30% affordable housing (60:40)	£133,070	£123,518	£120,799	£117,401	£112,797	£97,671	£-47,779

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£-290,935	£-301,662	£-304,380	£-307,779	£-312,382	£-327,508	£-472,190
10% affordable housing (70:30)	£-315,864	£-326,162	£-328,881	£-332,279	£-336,883	£-352,009	£-496,761
15% affordable housing (70:30)	£-328,329	£-338,412	£-341,130	£-344,529	£-349,133	£-364,258	£-509,211
20% affordable housing (70:30)	£-340,792	£-350,683	£-353,381	£-356,780	£-361,383	£-376,509	£-521,662
25% affordable housing (70:30)	£-353,257	£-362,912	£-365,631	£-369,030	£-373,633	£-388,759	£-534,112
30% affordable housing (70:30)	£-365,721	£-375,162	£-377,882	£-381,280	£-385,883	£-401,010	£-546,563
30% affordable housing (60:40)	£-359,290	£-368,842	£-371,561	£-374,959	£-379,563	£-394,689	£-540,139

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£-13,615	£-24,342	£-27,060	£-30,459	£-35,062	£-50,188	£-194,870
10% affordable housing (70:30)	£-38,544	£-48,842	£-51,561	£-54,959	£-59,563	£-74,689	£-219,441
15% affordable housing (70:30)	£-51,009	£-61,092	£-63,810	£-67,209	£-71,813	£-86,938	£-231,891
20% affordable housing (70:30)	£-63,472	£-73,343	£-76,061	£-79,460	£-84,063	£-99,189	£-244,342
25% affordable housing (70:30)	£-75,937	£-85,592	£-88,311	£-91,710	£-96,313	£-111,439	£-256,792
30% affordable housing (70:30)	£-88,401	£-97,842	£-100,562	£-103,960	£-108,563	£-123,690	£-269,243
30% affordable housing (60:40)	£-81,970	£-91,522	£-94,241	£-97,639	£-102,243	£-117,369	£-262,819

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£79,985	£69,258	£66,540	£63,141	£58,538	£43,412	£-101,270
10% affordable housing (70:30)	£55,056	£44,758	£42,039	£38,641	£34,037	£18,911	£-125,841
15% affordable housing (70:30)	£42,591	£32,508	£29,790	£26,391	£21,787	£6,662	£-138,291
20% affordable housing (70:30)	£30,128	£20,257	£17,539	£14,140	£9,537	£-5,589	£-150,742
25% affordable housing (70:30)	£17,663	£8,008	£5,289	£1,890	£-2,713	£-17,839	£-163,182
30% affordable housing (70:30)	£5,199	£-4,242	£-6,962	£-10,360	£-14,963	£-30,090	£-175,643
30% affordable housing (60:40)	£11,630	£2,078	£-641	£-4,039	£-8,643	£-23,769	£-169,219

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£164,705	£153,978	£151,260	£147,861	£143,258	£128,132	£-16,550
10% affordable housing (70:30)	£139,776	£129,478	£126,759	£123,361	£118,757	£103,631	£-41,121
15% affordable housing (70:30)	£127,311	£117,228	£114,510	£111,111	£106,507	£91,382	£-53,571
20% affordable housing (70:30)	£114,848	£104,977	£102,259	£98,860	£94,257	£79,131	£-66,022
25% affordable housing (70:30)	£102,383	£92,728	£90,009	£86,610	£82,007	£66,881	£-78,472
30% affordable housing (70:30)	£89,919	£80,478	£77,758	£74,360	£69,757	£54,630	£-90,923
30% affordable housing (60:40)	£96,350	£86,798	£84,079	£80,681	£76,077	£60,951	£-84,499

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Social Rent
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No Units	4
Site Area	0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£306,840	£294,301	£291,582	£288,183	£283,580	£268,454	£123,772
10% affordable housing (70:30)	£273,486	£261,520	£258,800	£255,403	£250,799	£235,672	£90,992
15% affordable housing (70:30)	£256,808	£245,129	£242,411	£239,012	£234,408	£219,283	£74,601
20% affordable housing (70:30)	£240,131	£228,738	£226,020	£222,621	£218,017	£202,892	£58,210
25% affordable housing (70:30)	£223,454	£212,348	£209,629	£206,230	£201,627	£186,501	£41,819
30% affordable housing (70:30)	£206,777	£195,957	£193,238	£189,839	£185,236	£170,110	£25,428
30% affordable housing (60:40)	£219,554	£208,515	£205,797	£202,398	£197,795	£182,669	£37,987

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£185,520	-£188,059	-£200,778	-£204,177	-£208,780	-£223,906	-£368,588
10% affordable housing (70:30)	-£218,874	-£230,840	-£233,560	-£236,957	-£241,561	-£256,688	-£401,368
15% affordable housing (70:30)	-£235,552	-£247,231	-£249,949	-£253,348	-£257,952	-£273,077	-£417,759
20% affordable housing (70:30)	-£252,229	-£263,622	-£266,340	-£269,739	-£274,343	-£289,468	-£434,150
25% affordable housing (70:30)	-£268,906	-£280,012	-£282,731	-£286,130	-£290,733	-£305,859	-£450,541
30% affordable housing (70:30)	-£285,583	-£296,403	-£299,122	-£302,521	-£307,124	-£322,250	-£466,932
30% affordable housing (60:40)	-£272,806	-£283,845	-£286,563	-£289,962	-£294,565	-£309,691	-£454,373

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£91,800	£79,261	£76,542	£73,143	£68,540	£53,414	-£91,268
10% affordable housing (70:30)	£58,446	£46,480	£43,760	£40,363	£35,759	£20,632	-£124,048
15% affordable housing (70:30)	£41,768	£30,089	£27,371	£23,972	£19,368	£4,243	-£140,439
20% affordable housing (70:30)	£25,091	£13,698	£10,980	£7,581	£2,977	-£12,148	-£156,830
25% affordable housing (70:30)	£8,414	-£2,692	-£5,411	-£8,810	-£13,413	-£28,539	-£173,221
30% affordable housing (70:30)	-£8,263	-£19,083	-£21,802	-£25,201	-£29,804	-£44,930	-£189,612
30% affordable housing (60:40)	£4,514	-£6,525	-£9,243	-£12,642	-£17,245	-£32,371	-£177,063

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£185,400	£172,861	£170,142	£166,743	£162,140	£147,014	£2,332
10% affordable housing (70:30)	£152,046	£140,080	£137,360	£133,963	£129,359	£114,232	-£30,448
15% affordable housing (70:30)	£135,368	£123,689	£120,971	£117,572	£112,968	£97,843	-£46,839
20% affordable housing (70:30)	£118,691	£107,298	£104,580	£101,181	£96,577	£81,452	-£63,230
25% affordable housing (70:30)	£102,014	£90,908	£88,189	£84,790	£80,187	£65,061	-£79,621
30% affordable housing (70:30)	£85,337	£74,517	£71,798	£68,399	£63,796	£48,670	-£96,012
30% affordable housing (60:40)	£98,114	£87,075	£84,357	£80,958	£76,355	£61,229	-£83,453

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£270,120	£257,581	£254,862	£251,463	£246,860	£231,734	£87,052
10% affordable housing (70:30)	£236,766	£224,800	£222,080	£218,683	£214,079	£198,952	£54,272
15% affordable housing (70:30)	£220,088	£208,409	£205,691	£202,292	£197,688	£182,563	£37,881
20% affordable housing (70:30)	£203,411	£192,018	£189,300	£185,901	£181,297	£166,172	£21,490
25% affordable housing (70:30)	£186,734	£175,628	£172,909	£169,510	£164,907	£149,781	£5,099
30% affordable housing (70:30)	£170,057	£159,237	£156,518	£153,119	£148,516	£133,390	-£11,292
30% affordable housing (60:40)	£182,834	£171,795	£169,077	£165,678	£161,075	£145,949	£1,267

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Site location

Shoeburyness

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£291,741	£279,461	£276,743	£273,344	£268,740	£253,615	£108,933
10% affordable housing (70:30)	£259,594	£247,867	£245,147	£241,748	£237,145	£222,019	£77,338
15% affordable housing (70:30)	£243,519	£232,068	£229,350	£225,951	£221,347	£206,222	£61,540
20% affordable housing (70:30)	£227,446	£216,271	£213,552	£210,154	£205,550	£190,424	£45,743
25% affordable housing (70:30)	£211,372	£200,474	£197,755	£194,356	£189,753	£174,627	£29,945
30% affordable housing (70:30)	£195,297	£184,676	£181,957	£178,558	£173,955	£158,829	£14,148
30% affordable housing (60:40)	£207,167	£196,341	£193,621	£190,223	£185,619	£170,494	£25,813

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£200,619	-£212,899	-£215,617	-£219,016	-£223,620	-£238,745	-£383,427
10% affordable housing (70:30)	-£232,766	-£244,493	-£247,213	-£250,612	-£255,215	-£270,341	-£415,022
15% affordable housing (70:30)	-£248,841	-£260,292	-£263,010	-£266,409	-£271,013	-£286,138	-£430,820
20% affordable housing (70:30)	-£264,914	-£276,089	-£278,808	-£282,206	-£286,810	-£301,936	-£446,617
25% affordable housing (70:30)	-£280,988	-£291,886	-£294,605	-£298,004	-£302,607	-£317,733	-£462,415
30% affordable housing (70:30)	-£297,063	-£307,684	-£310,403	-£313,802	-£318,405	-£333,531	-£478,212
30% affordable housing (60:40)	-£285,193	-£296,019	-£298,739	-£302,137	-£306,741	-£321,866	-£466,547

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£76,701	£64,421	£61,703	£58,304	£53,700	£38,575	-£106,107
10% affordable housing (70:30)	£44,554	£32,827	£30,107	£26,708	£22,105	£6,979	-£137,702
15% affordable housing (70:30)	£28,479	£17,028	£14,310	£10,911	£6,307	-£8,818	-£153,500
20% affordable housing (70:30)	£12,406	£1,231	-£1,488	-£4,886	-£9,490	-£24,616	-£169,297
25% affordable housing (70:30)	£3,668	-£14,566	-£17,285	-£20,684	-£25,287	-£40,413	-£185,095
30% affordable housing (70:30)	-£19,743	-£30,364	-£33,083	-£36,482	-£41,085	-£56,211	-£200,892
30% affordable housing (60:40)	-£7,873	-£18,699	-£21,419	-£24,817	-£29,421	-£44,546	-£189,227

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£170,301	£158,021	£155,303	£151,904	£147,300	£132,175	-£12,507
10% affordable housing (70:30)	£138,154	£126,427	£123,707	£120,308	£115,705	£100,579	-£44,102
15% affordable housing (70:30)	£122,079	£110,628	£107,910	£104,511	£99,907	£84,782	-£59,900
20% affordable housing (70:30)	£106,006	£94,831	£92,112	£88,714	£84,110	£68,984	-£75,697
25% affordable housing (70:30)	£89,932	£79,034	£76,315	£72,916	£68,313	£53,187	-£91,495
30% affordable housing (70:30)	£73,857	£63,236	£60,517	£57,118	£52,515	£37,389	-£107,292
30% affordable housing (60:40)	£85,727	£74,901	£72,181	£68,783	£64,179	£49,054	-£95,627

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£255,021	£242,741	£240,023	£236,624	£232,020	£216,895	£72,213
10% affordable housing (70:30)	£222,874	£211,147	£208,427	£205,028	£200,425	£185,299	£40,618
15% affordable housing (70:30)	£206,799	£195,348	£192,630	£189,231	£184,627	£169,502	£24,820
20% affordable housing (70:30)	£190,726	£179,551	£176,832	£173,434	£168,830	£153,704	£9,023
25% affordable housing (70:30)	£174,652	£163,754	£161,035	£157,636	£153,033	£137,907	-£6,775
30% affordable housing (70:30)	£158,577	£147,956	£145,237	£141,838	£137,235	£122,109	-£22,572
30% affordable housing (60:40)	£170,447	£159,621	£156,901	£153,503	£148,899	£133,774	-£10,907

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£427,076	£412,468	£409,749	£406,351	£401,747	£386,621	£241,940
10% affordable housing (70:30)	£384,111	£370,242	£367,523	£364,124	£359,521	£344,395	£199,713
15% affordable housing (70:30)	£362,628	£349,129	£346,409	£343,011	£338,408	£323,282	£178,600
20% affordable housing (70:30)	£341,145	£328,016	£325,296	£321,897	£317,294	£302,168	£157,487
25% affordable housing (70:30)	£319,663	£306,902	£304,183	£300,784	£296,181	£281,055	£136,373
30% affordable housing (70:30)	£298,180	£285,789	£283,070	£279,671	£275,068	£259,942	£115,260
30% affordable housing (60:40)	£318,197	£305,461	£302,743	£299,344	£294,740	£279,615	£134,933

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£65,284	-£79,892	-£82,611	-£86,009	-£90,613	-£105,739	-£250,420
10% affordable housing (70:30)	-£108,249	-£122,118	-£124,837	-£128,236	-£132,839	-£147,965	-£292,647
15% affordable housing (70:30)	-£129,732	-£143,231	-£145,951	-£149,349	-£153,952	-£169,078	-£313,760
20% affordable housing (70:30)	-£151,215	-£164,344	-£167,064	-£170,463	-£175,066	-£190,192	-£334,873
25% affordable housing (70:30)	-£172,697	-£185,458	-£188,177	-£191,576	-£196,179	-£211,305	-£355,987
30% affordable housing (70:30)	-£194,180	-£206,571	-£209,290	-£212,689	-£217,292	-£232,418	-£377,100
30% affordable housing (60:40)	-£174,163	-£186,899	-£189,617	-£193,016	-£197,620	-£212,745	-£357,427

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£212,036	£197,428	£194,709	£191,311	£186,707	£171,581	£26,900
10% affordable housing (70:30)	£169,071	£155,202	£152,483	£149,084	£144,481	£129,355	-£15,327
15% affordable housing (70:30)	£147,588	£134,089	£131,369	£127,971	£123,368	£108,242	-£36,440
20% affordable housing (70:30)	£126,105	£112,976	£110,256	£106,857	£102,254	£87,128	-£57,553
25% affordable housing (70:30)	£104,623	£91,862	£89,143	£85,744	£81,141	£66,015	-£78,667
30% affordable housing (70:30)	£83,140	£70,749	£68,030	£64,631	£60,028	£44,902	-£99,780
30% affordable housing (60:40)	£103,157	£90,421	£87,703	£84,304	£79,700	£64,575	-£80,107

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£305,636	£291,028	£288,309	£284,911	£280,307	£265,181	£120,500
10% affordable housing (70:30)	£262,671	£248,802	£246,083	£242,684	£238,081	£222,955	£78,273
15% affordable housing (70:30)	£241,188	£227,689	£224,969	£221,571	£216,968	£201,842	£57,160
20% affordable housing (70:30)	£219,705	£206,576	£203,856	£200,457	£195,854	£180,728	£36,047
25% affordable housing (70:30)	£198,223	£185,462	£182,743	£179,344	£174,741	£159,615	£14,933
30% affordable housing (70:30)	£176,740	£164,349	£161,630	£158,231	£153,628	£138,502	-£6,180
30% affordable housing (60:40)	£196,757	£184,021	£181,303	£177,904	£173,300	£158,175	£13,493

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£390,356	£375,748	£373,029	£369,631	£365,027	£349,901	£205,220
10% affordable housing (70:30)	£347,391	£333,522	£330,803	£327,404	£322,801	£307,675	£162,993
15% affordable housing (70:30)	£325,908	£312,409	£309,689	£306,291	£301,688	£286,562	£141,880
20% affordable housing (70:30)	£304,425	£291,296	£288,576	£285,177	£280,574	£265,448	£120,767
25% affordable housing (70:30)	£282,943	£270,182	£267,463	£264,064	£259,461	£244,335	£99,653
30% affordable housing (70:30)	£261,460	£249,069	£246,350	£242,951	£238,348	£223,222	£78,540
30% affordable housing (60:40)	£281,477	£268,741	£266,023	£262,624	£258,020	£242,895	£98,213

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£502,293	£486,391	£483,673	£480,274	£475,670	£460,545	£315,863
10% affordable housing (70:30)	£453,316	£438,256	£435,537	£432,139	£427,535	£412,409	£267,728
15% affordable housing (70:30)	£428,827	£414,189	£411,469	£408,072	£403,468	£388,341	£243,661
20% affordable housing (70:30)	£404,337	£390,121	£387,402	£384,003	£379,400	£364,274	£219,592
25% affordable housing (70:30)	£379,849	£366,054	£363,335	£359,936	£355,333	£340,207	£195,525
30% affordable housing (70:30)	£355,360	£341,986	£339,267	£335,868	£331,265	£316,139	£171,457
30% affordable housing (60:40)	£379,907	£366,110	£363,391	£359,992	£355,388	£340,263	£195,582

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£9,933	-£5,969	-£8,687	-£12,086	-£16,690	-£31,815	-£176,497
10% affordable housing (70:30)	-£39,044	-£54,104	-£56,823	-£60,221	-£64,825	-£79,951	-£224,632
15% affordable housing (70:30)	-£63,533	-£78,171	-£80,891	-£84,288	-£88,892	-£104,019	-£248,699
20% affordable housing (70:30)	-£88,023	-£102,239	-£104,958	-£108,357	-£112,960	-£128,086	-£272,768
25% affordable housing (70:30)	-£112,511	-£126,306	-£129,025	-£132,424	-£137,027	-£152,153	-£296,835
30% affordable housing (70:30)	-£137,000	-£150,374	-£153,093	-£156,492	-£161,095	-£176,221	-£320,903
30% affordable housing (60:40)	-£112,453	-£126,250	-£128,969	-£132,368	-£136,972	-£152,097	-£296,778

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£287,253	£271,351	£268,633	£265,234	£260,630	£245,505	£100,823
10% affordable housing (70:30)	£238,276	£223,216	£220,497	£217,099	£212,495	£197,369	£52,688
15% affordable housing (70:30)	£213,787	£199,149	£196,429	£193,032	£188,428	£173,301	£28,621
20% affordable housing (70:30)	£189,297	£175,081	£172,362	£168,963	£164,360	£149,234	£4,552
25% affordable housing (70:30)	£164,809	£151,014	£148,295	£144,896	£140,293	£125,167	-£19,515
30% affordable housing (70:30)	£140,320	£126,946	£124,227	£120,828	£116,225	£101,099	-£43,583
30% affordable housing (60:40)	£164,867	£151,070	£148,351	£144,952	£140,348	£125,223	-£19,458

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£380,853	£364,951	£362,233	£358,834	£354,230	£339,105	£194,423
10% affordable housing (70:30)	£331,876	£316,816	£314,097	£310,699	£306,095	£290,969	£146,288
15% affordable housing (70:30)	£307,387	£292,749	£290,029	£286,632	£282,028	£266,901	£122,221
20% affordable housing (70:30)	£282,897	£268,681	£265,962	£262,563	£257,960	£242,834	£98,152
25% affordable housing (70:30)	£258,409	£244,614	£241,895	£238,496	£233,893	£218,767	£74,085
30% affordable housing (70:30)	£233,920	£220,546	£217,827	£214,428	£209,825	£194,699	£50,017
30% affordable housing (60:40)	£258,467	£244,670	£241,951	£238,552	£233,948	£218,823	£74,142

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£465,573	£449,671	£446,953	£443,554	£438,950	£423,825	£279,143
10% affordable housing (70:30)	£416,596	£401,536	£398,817	£395,419	£390,815	£375,689	£231,008
15% affordable housing (70:30)	£392,107	£377,469	£374,749	£371,352	£366,748	£351,621	£206,941
20% affordable housing (70:30)	£367,617	£353,401	£350,682	£347,283	£342,680	£327,554	£182,872
25% affordable housing (70:30)	£343,129	£329,334	£326,615	£323,216	£318,613	£303,487	£158,805
30% affordable housing (70:30)	£318,640	£305,266	£302,547	£299,148	£294,545	£279,419	£134,737
30% affordable housing (60:40)	£343,187	£329,390	£326,671	£323,272	£318,668	£303,543	£158,862

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Sales value inflation	22%
Build cost inflation	11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing	Social Rent
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No Units	8
Site Area	0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£58,231	-£72,217	-£77,753	-£84,674	-£93,182	-£121,137	-£388,531
10% affordable housing (70:30)	-£83,554	-£97,103	-£102,640	-£109,560	-£118,068	-£146,023	-£413,417
15% affordable housing (70:30)	-£96,214	-£109,547	-£115,083	-£122,003	-£130,511	-£158,466	-£425,861
20% affordable housing (70:30)	-£108,875	-£121,990	-£127,527	-£134,447	-£142,955	-£170,910	-£438,304
25% affordable housing (70:30)	-£121,537	-£134,434	-£139,970	-£146,890	-£155,398	-£183,353	-£450,748
30% affordable housing (70:30)	-£134,197	-£146,878	-£152,414	-£159,334	-£167,842	-£195,797	-£463,191
30% affordable housing (60:40)	-£130,670	-£143,410	-£148,946	-£155,866	-£164,374	-£192,329	-£459,724

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£263,381	-£277,367	-£282,903	-£289,824	-£298,332	-£326,287	-£593,681
10% affordable housing (70:30)	-£288,704	-£302,253	-£307,790	-£314,710	-£323,218	-£351,173	-£618,567
15% affordable housing (70:30)	-£301,364	-£314,697	-£320,233	-£327,153	-£335,661	-£363,616	-£631,011
20% affordable housing (70:30)	-£314,025	-£327,140	-£332,677	-£339,597	-£348,105	-£376,060	-£643,454
25% affordable housing (70:30)	-£326,687	-£339,584	-£345,120	-£352,040	-£360,548	-£388,503	-£655,898
30% affordable housing (70:30)	-£339,347	-£352,028	-£357,564	-£364,484	-£372,992	-£400,947	-£668,341
30% affordable housing (60:40)	-£335,820	-£348,560	-£354,096	-£361,016	-£369,524	-£397,479	-£664,874

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£147,831	-£161,817	-£167,353	-£174,274	-£182,782	-£210,737	-£478,131
10% affordable housing (70:30)	-£173,154	-£186,703	-£192,240	-£199,160	-£207,668	-£235,623	-£503,017
15% affordable housing (70:30)	-£185,814	-£199,147	-£204,683	-£211,603	-£220,111	-£248,066	-£515,461
20% affordable housing (70:30)	-£198,475	-£211,590	-£217,127	-£224,047	-£232,555	-£260,510	-£527,904
25% affordable housing (70:30)	-£211,137	-£224,034	-£229,570	-£236,490	-£244,998	-£272,953	-£540,348
30% affordable housing (70:30)	-£223,797	-£236,478	-£242,014	-£248,934	-£257,442	-£285,397	-£552,791
30% affordable housing (60:40)	-£220,270	-£233,010	-£238,546	-£245,466	-£253,974	-£281,929	-£548,324

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£108,831	-£122,817	-£128,353	-£135,274	-£143,782	-£171,737	-£439,131
10% affordable housing (70:30)	-£134,154	-£147,703	-£153,240	-£160,160	-£168,668	-£196,623	-£464,017
15% affordable housing (70:30)	-£146,814	-£160,147	-£165,683	-£172,603	-£181,111	-£209,066	-£476,461
20% affordable housing (70:30)	-£159,475	-£172,590	-£178,127	-£185,047	-£193,555	-£221,510	-£488,904
25% affordable housing (70:30)	-£172,137	-£185,034	-£190,570	-£197,490	-£205,998	-£233,953	-£501,348
30% affordable housing (70:30)	-£184,797	-£197,478	-£203,014	-£209,934	-£218,442	-£246,397	-£513,791
30% affordable housing (60:40)	-£181,270	-£194,010	-£199,546	-£206,466	-£214,974	-£242,929	-£510,324

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£73,531	-£87,517	-£93,053	-£99,974	-£108,482	-£136,437	-£403,831
10% affordable housing (70:30)	-£98,854	-£112,403	-£117,940	-£124,860	-£133,368	-£161,323	-£428,717
15% affordable housing (70:30)	-£111,514	-£124,847	-£130,383	-£137,303	-£145,811	-£173,766	-£441,161
20% affordable housing (70:30)	-£124,175	-£137,290	-£142,827	-£149,747	-£158,255	-£186,210	-£453,604
25% affordable housing (70:30)	-£136,837	-£149,734	-£155,270	-£162,190	-£170,698	-£198,653	-£466,048
30% affordable housing (70:30)	-£149,497	-£162,178	-£167,714	-£174,634	-£183,142	-£211,097	-£478,491
30% affordable housing (60:40)	-£145,970	-£158,710	-£164,246	-£171,166	-£179,674	-£207,629	-£475,024

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 11

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£15,528	£515	-£5,012	-£11,933	-£20,441	-£48,396	-£315,790
10% affordable housing (70:30)	-£15,427	-£30,150	-£35,686	-£42,606	-£51,114	-£79,069	-£346,463
15% affordable housing (70:30)	-£31,032	-£45,485	-£51,022	-£57,942	-£66,451	-£94,405	-£361,800
20% affordable housing (70:30)	-£46,637	-£60,822	-£66,358	-£73,278	-£81,786	-£109,741	-£377,136
25% affordable housing (70:30)	-£62,242	-£76,159	-£81,695	-£88,615	-£97,123	-£125,078	-£392,472
30% affordable housing (70:30)	-£77,847	-£91,495	-£97,031	-£103,952	-£112,460	-£140,415	-£407,809
30% affordable housing (60:40)	-£69,777	-£83,564	-£89,100	-£96,020	-£104,528	-£132,483	-£399,878

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£189,622	-£204,635	-£210,162	-£217,083	-£225,591	-£253,546	-£520,940
10% affordable housing (70:30)	-£220,577	-£235,300	-£240,836	-£247,756	-£256,264	-£284,219	-£551,613
15% affordable housing (70:30)	-£236,182	-£250,635	-£256,172	-£263,092	-£271,601	-£299,555	-£566,950
20% affordable housing (70:30)	-£251,787	-£265,972	-£271,508	-£278,428	-£286,936	-£314,891	-£582,286
25% affordable housing (70:30)	-£267,392	-£281,309	-£286,845	-£293,765	-£302,273	-£330,228	-£597,622
30% affordable housing (70:30)	-£282,997	-£296,645	-£302,181	-£309,102	-£317,610	-£345,565	-£612,959
30% affordable housing (60:40)	-£274,927	-£288,714	-£294,250	-£301,170	-£309,678	-£337,633	-£605,028

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£74,072	-£89,085	-£94,612	-£101,533	-£110,041	-£137,996	-£405,390
10% affordable housing (70:30)	-£105,027	-£119,750	-£125,286	-£132,206	-£140,714	-£168,669	-£436,063
15% affordable housing (70:30)	-£120,632	-£135,085	-£140,622	-£147,542	-£156,051	-£184,005	-£451,400
20% affordable housing (70:30)	-£136,237	-£150,422	-£155,958	-£162,878	-£171,386	-£199,341	-£466,736
25% affordable housing (70:30)	-£151,842	-£165,759	-£171,295	-£178,215	-£186,723	-£214,678	-£482,072
30% affordable housing (70:30)	-£167,447	-£181,095	-£186,631	-£193,552	-£202,060	-£230,015	-£497,409
30% affordable housing (60:40)	-£159,377	-£173,164	-£178,700	-£185,620	-£194,128	-£222,083	-£489,478

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£35,072	-£50,085	-£55,612	-£62,533	-£71,041	-£98,996	-£366,390
10% affordable housing (70:30)	-£66,027	-£80,750	-£86,286	-£93,206	-£101,714	-£129,669	-£397,063
15% affordable housing (70:30)	-£81,632	-£96,085	-£101,622	-£108,542	-£117,051	-£145,005	-£412,400
20% affordable housing (70:30)	-£97,237	-£111,422	-£116,958	-£123,878	-£132,386	-£160,341	-£427,736
25% affordable housing (70:30)	-£112,842	-£126,759	-£132,295	-£139,215	-£147,723	-£175,678	-£443,072
30% affordable housing (70:30)	-£128,447	-£142,095	-£147,631	-£154,552	-£163,060	-£191,015	-£458,409
30% affordable housing (60:40)	-£120,377	-£134,164	-£139,700	-£146,620	-£155,128	-£183,083	-£450,478

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£28	-£14,785	-£20,312	-£27,233	-£35,741	-£63,696	-£331,090
10% affordable housing (70:30)	-£30,727	-£45,450	-£50,986	-£57,906	-£66,414	-£94,369	-£361,763
15% affordable housing (70:30)	-£46,332	-£60,785	-£66,322	-£73,242	-£81,751	-£109,705	-£377,100
20% affordable housing (70:30)	-£61,937	-£76,122	-£81,658	-£88,578	-£97,086	-£125,041	-£392,436
25% affordable housing (70:30)	-£77,542	-£91,459	-£96,995	-£103,915	-£112,423	-£140,378	-£407,772
30% affordable housing (70:30)	-£93,147	-£106,795	-£112,331	-£119,252	-£127,760	-£155,715	-£423,109
30% affordable housing (60:40)	-£85,077	-£98,864	-£104,400	-£111,320	-£119,828	-£147,783	-£415,178

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Social Rent
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No Units	8
Site Area	0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£143,222	£126,012	£120,565	£113,756	£105,384	£77,880	-£188,241
10% affordable housing (70:30)	£102,357	£85,850	£80,403	£73,594	£65,223	£37,718	-£229,060
15% affordable housing (70:30)	£81,925	£65,770	£60,322	£53,513	£45,143	£17,637	-£249,469
20% affordable housing (70:30)	£61,492	£45,689	£40,241	£33,433	£25,061	-£2,484	-£269,878
25% affordable housing (70:30)	£41,060	£25,607	£20,161	£13,352	£4,980	-£22,892	-£290,288
30% affordable housing (70:30)	£20,628	£5,527	£80	-£6,839	-£15,347	-£43,302	-£310,697
30% affordable housing (60:40)	£36,404	£21,031	£15,584	£8,776	£404	-£27,544	-£294,938

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£61,928	-£79,138	-£84,585	-£91,394	-£99,766	-£127,270	-£393,391
10% affordable housing (70:30)	-£102,793	-£119,300	-£124,747	-£131,556	-£139,927	-£167,432	-£434,210
15% affordable housing (70:30)	-£123,225	-£139,380	-£144,828	-£151,637	-£160,007	-£187,513	-£454,619
20% affordable housing (70:30)	-£143,658	-£159,461	-£164,909	-£171,717	-£180,089	-£207,634	-£475,028
25% affordable housing (70:30)	-£164,090	-£179,543	-£184,989	-£191,798	-£200,170	-£228,042	-£495,438
30% affordable housing (70:30)	-£184,522	-£199,623	-£205,070	-£211,989	-£220,497	-£248,452	-£515,847
30% affordable housing (60:40)	-£168,746	-£184,119	-£189,566	-£196,374	-£204,746	-£232,694	-£500,088

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£53,622	£36,412	£30,965	£24,156	£15,784	-£11,720	-£277,841
10% affordable housing (70:30)	£12,757	-£3,750	-£9,197	-£16,006	-£24,377	-£51,882	-£318,660
15% affordable housing (70:30)	-£7,675	-£23,830	-£29,278	-£36,087	-£44,457	-£71,963	-£339,069
20% affordable housing (70:30)	-£28,108	-£43,911	-£49,359	-£56,167	-£64,539	-£92,084	-£359,478
25% affordable housing (70:30)	-£48,540	-£63,993	-£69,439	-£76,248	-£84,620	-£112,492	-£379,888
30% affordable housing (70:30)	-£68,972	-£84,073	-£89,520	-£96,439	-£104,947	-£132,902	-£400,297
30% affordable housing (60:40)	-£53,196	-£68,569	-£74,016	-£80,824	-£89,196	-£117,144	-£384,538

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£92,622	£75,412	£69,965	£63,156	£54,784	£27,280	-£238,841
10% affordable housing (70:30)	£51,757	£35,250	£29,803	£22,994	£14,623	-£12,882	-£279,660
15% affordable housing (70:30)	£31,325	£15,170	£9,722	£2,913	-£5,457	-£32,963	-£300,069
20% affordable housing (70:30)	£10,892	-£4,911	-£10,359	-£17,167	-£25,539	-£53,084	-£320,478
25% affordable housing (70:30)	-£9,540	-£24,993	-£30,439	-£37,248	-£45,620	-£73,492	-£340,888
30% affordable housing (70:30)	-£29,972	-£45,073	-£50,520	-£57,439	-£65,947	-£93,902	-£361,297
30% affordable housing (60:40)	-£14,196	-£29,569	-£35,016	-£41,824	-£50,196	-£78,144	-£345,538

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£127,922	£110,712	£105,265	£98,456	£90,084	£62,580	-£203,541
10% affordable housing (70:30)	£87,057	£70,550	£65,103	£58,294	£49,923	£22,418	-£244,360
15% affordable housing (70:30)	£66,625	£50,470	£45,022	£38,213	£29,843	£2,337	-£264,769
20% affordable housing (70:30)	£46,192	£30,389	£24,941	£18,133	£9,761	-£17,784	-£285,178
25% affordable housing (70:30)	£25,760	£10,307	£4,861	-£1,948	-£10,320	-£38,192	-£305,588
30% affordable housing (70:30)	£5,328	-£9,773	-£15,220	-£22,139	-£30,647	-£58,602	-£325,997
30% affordable housing (60:40)	£21,104	£5,731	£284	-£6,524	-£14,896	-£42,844	-£310,238

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Site location

Shoeburyness

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£124,931	£108,036	£102,589	£95,781	£87,409	£59,904	-£206,511
10% affordable housing (70:30)	£85,521	£69,304	£63,857	£57,048	£48,677	£21,172	-£245,876
15% affordable housing (70:30)	£65,817	£49,938	£44,492	£37,683	£29,311	£1,807	-£265,559
20% affordable housing (70:30)	£46,112	£30,573	£25,125	£18,316	£9,946	-£17,847	-£285,241
25% affordable housing (70:30)	£26,407	£11,207	£5,759	-£1,066	-£9,574	-£37,529	-£304,924
30% affordable housing (70:30)	£6,702	-£8,292	-£13,829	-£20,749	-£29,258	-£57,212	-£324,607
30% affordable housing (60:40)	£21,356	£6,243	£795	-£6,112	-£14,620	-£42,575	-£309,970

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£80,219	-£97,114	-£102,561	-£109,369	-£117,741	-£145,246	-£411,661
10% affordable housing (70:30)	-£119,629	-£135,846	-£141,293	-£148,102	-£156,473	-£183,978	-£451,026
15% affordable housing (70:30)	-£139,333	-£155,212	-£160,658	-£167,467	-£175,839	-£203,343	-£470,709
20% affordable housing (70:30)	-£159,038	-£174,577	-£180,025	-£186,834	-£195,204	-£222,997	-£490,391
25% affordable housing (70:30)	-£178,743	-£193,943	-£199,391	-£206,216	-£214,724	-£242,679	-£510,074
30% affordable housing (70:30)	-£198,448	-£213,442	-£218,979	-£225,899	-£234,408	-£262,362	-£529,757
30% affordable housing (60:40)	-£183,794	-£198,907	-£204,355	-£211,262	-£219,770	-£247,725	-£515,120

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£35,331	£18,436	£12,989	£6,181	-£2,191	-£29,696	-£296,111
10% affordable housing (70:30)	-£4,079	-£20,296	-£25,743	-£32,552	-£40,923	-£68,428	-£335,476
15% affordable housing (70:30)	-£23,783	-£39,662	-£45,108	-£51,917	-£60,289	-£87,793	-£355,159
20% affordable housing (70:30)	-£43,488	-£59,027	-£64,475	-£71,284	-£79,654	-£107,447	-£374,841
25% affordable housing (70:30)	-£63,193	-£78,393	-£83,841	-£90,666	-£99,174	-£127,129	-£394,524
30% affordable housing (70:30)	-£82,898	-£97,892	-£103,429	-£110,349	-£118,858	-£146,812	-£414,207
30% affordable housing (60:40)	-£68,244	-£83,357	-£88,805	-£95,712	-£104,220	-£132,175	-£399,570

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£74,331	£57,436	£51,989	£45,181	£36,809	£9,304	-£257,111
10% affordable housing (70:30)	£34,921	£18,704	£13,257	£6,448	-£1,923	-£29,428	-£296,476
15% affordable housing (70:30)	£15,217	-£662	-£6,108	-£12,917	-£21,289	-£48,793	-£316,159
20% affordable housing (70:30)	-£4,488	-£20,027	-£25,475	-£32,284	-£40,654	-£68,447	-£335,841
25% affordable housing (70:30)	-£24,193	-£39,393	-£44,841	-£51,666	-£60,174	-£88,129	-£355,524
30% affordable housing (70:30)	-£43,898	-£58,892	-£64,429	-£71,349	-£79,858	-£107,812	-£375,207
30% affordable housing (60:40)	-£29,244	-£44,357	-£49,805	-£56,712	-£65,220	-£93,175	-£360,570

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£109,631	£92,736	£87,289	£80,481	£72,109	£44,604	-£221,811
10% affordable housing (70:30)	£70,221	£54,004	£48,557	£41,748	£33,377	£5,872	-£261,176
15% affordable housing (70:30)	£50,517	£34,638	£29,192	£22,383	£14,011	-£13,493	-£280,859
20% affordable housing (70:30)	£30,812	£15,273	£9,825	£3,016	-£5,354	-£33,147	-£300,541
25% affordable housing (70:30)	£11,107	-£4,093	-£9,541	-£16,366	-£24,874	-£52,829	-£320,224
30% affordable housing (70:30)	-£8,598	-£23,592	-£29,129	-£36,049	-£44,558	-£72,512	-£339,907
30% affordable housing (60:40)	£6,056	-£9,057	-£14,505	-£21,412	-£29,920	-£57,875	-£325,270

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£288,866	£269,152	£263,704	£256,896	£248,524	£221,020	-£42,760
10% affordable housing (70:30)	£236,417	£217,604	£212,157	£205,347	£196,977	£169,471	-£95,151
15% affordable housing (70:30)	£210,191	£191,830	£186,383	£179,574	£171,203	£143,698	-£121,347
20% affordable housing (70:30)	£183,967	£166,057	£160,609	£153,800	£145,429	£117,924	-£147,542
25% affordable housing (70:30)	£157,742	£140,283	£134,835	£128,026	£119,656	£92,150	-£173,737
30% affordable housing (70:30)	£131,516	£114,509	£109,062	£102,253	£93,882	£66,376	-£199,933
30% affordable housing (60:40)	£156,231	£138,798	£133,350	£126,542	£118,171	£90,666	-£175,246

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£83,716	£84,002	£58,554	£51,746	£43,374	£15,870	-£247,910
10% affordable housing (70:30)	£31,267	£12,454	£7,007	£197	-£8,173	-£35,679	-£300,301
15% affordable housing (70:30)	£5,041	-£13,320	-£18,767	-£25,576	-£33,947	-£61,452	-£326,497
20% affordable housing (70:30)	-£21,183	-£39,093	-£44,541	-£51,350	-£59,721	-£87,226	-£352,692
25% affordable housing (70:30)	-£47,408	-£64,867	-£70,315	-£77,124	-£85,494	-£113,000	-£378,887
30% affordable housing (70:30)	-£73,634	-£90,641	-£96,088	-£102,897	-£111,268	-£138,774	-£405,083
30% affordable housing (60:40)	-£48,919	-£66,352	-£71,800	-£78,608	-£86,979	-£114,484	-£380,396

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£199,266	£179,552	£174,104	£167,296	£158,924	£131,420	-£132,360
10% affordable housing (70:30)	£146,817	£128,004	£122,557	£115,747	£107,377	£79,871	-£184,751
15% affordable housing (70:30)	£120,591	£102,230	£96,783	£89,974	£81,603	£54,098	-£210,947
20% affordable housing (70:30)	£94,367	£76,457	£71,009	£64,200	£55,829	£28,324	-£237,142
25% affordable housing (70:30)	£68,142	£50,683	£45,235	£38,426	£30,056	£2,550	-£263,337
30% affordable housing (70:30)	£41,916	£24,909	£19,462	£12,653	£4,282	-£23,224	-£289,533
30% affordable housing (60:40)	£66,631	£48,198	£43,750	£36,942	£28,571	£1,066	-£264,846

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£238,266	£218,552	£213,104	£206,296	£197,924	£170,420	-£93,360
10% affordable housing (70:30)	£185,817	£167,004	£161,557	£154,747	£146,377	£118,871	-£145,751
15% affordable housing (70:30)	£159,591	£141,230	£135,783	£128,974	£120,603	£93,098	-£171,947
20% affordable housing (70:30)	£133,367	£115,457	£110,009	£103,200	£94,829	£67,324	-£198,142
25% affordable housing (70:30)	£107,142	£89,683	£84,235	£77,426	£69,056	£41,550	-£224,337
30% affordable housing (70:30)	£80,916	£63,909	£58,462	£51,653	£43,282	£15,776	-£250,533
30% affordable housing (60:40)	£105,631	£88,198	£82,750	£75,942	£67,571	£40,066	-£225,846

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£273,566	£253,852	£248,404	£241,596	£233,224	£205,720	-£59,000
10% affordable housing (70:30)	£221,117	£202,304	£196,857	£190,047	£181,677	£154,171	-£110,451
15% affordable housing (70:30)	£194,891	£176,530	£171,083	£164,274	£155,903	£128,398	-£136,647
20% affordable housing (70:30)	£168,667	£150,757	£145,309	£138,500	£130,129	£102,624	-£162,842
25% affordable housing (70:30)	£142,442	£124,983	£119,535	£112,726	£104,356	£76,850	-£189,037
30% affordable housing (70:30)	£116,216	£99,209	£93,762	£86,953	£78,582	£51,076	-£215,233
30% affordable housing (60:40)	£140,931	£123,498	£118,050	£111,242	£102,871	£75,366	-£190,546

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£379,978	£358,697	£353,250	£346,441	£338,070	£310,565	£47,473
10% affordable housing (70:30)	£320,281	£300,027	£294,579	£287,771	£279,400	£251,895	-£11,380
15% affordable housing (70:30)	£290,433	£270,691	£265,245	£258,436	£250,064	£222,560	-£41,196
20% affordable housing (70:30)	£260,585	£241,356	£235,909	£229,100	£220,729	£193,224	-£71,011
25% affordable housing (70:30)	£230,735	£212,021	£206,574	£199,765	£191,394	£163,889	-£100,825
30% affordable housing (70:30)	£200,887	£182,686	£177,238	£170,429	£162,059	£134,553	-£130,640
30% affordable housing (60:40)	£231,192	£212,470	£207,023	£200,214	£191,843	£164,338	-£100,369

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£174,828	£153,547	£148,100	£141,291	£132,920	£105,415	-£157,677
10% affordable housing (70:30)	£115,131	£94,877	£89,429	£82,621	£74,250	£46,745	-£216,530
15% affordable housing (70:30)	£85,283	£65,541	£60,095	£53,286	£44,914	£17,410	-£246,346
20% affordable housing (70:30)	£55,435	£36,206	£30,759	£23,950	£15,579	-£11,926	-£276,161
25% affordable housing (70:30)	£25,585	£6,871	£1,424	-£5,385	-£13,756	-£41,261	-£305,975
30% affordable housing (70:30)	-£4,263	-£22,464	-£27,912	-£34,721	-£43,091	-£70,597	-£335,790
30% affordable housing (60:40)	£26,042	£7,320	£1,873	-£4,936	-£13,307	-£40,812	-£305,519

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£290,378	£269,097	£263,650	£256,841	£248,470	£220,965	-£42,127
10% affordable housing (70:30)	£230,681	£210,427	£204,979	£198,171	£189,800	£162,295	-£100,980
15% affordable housing (70:30)	£200,833	£181,091	£175,645	£168,836	£160,464	£132,960	-£130,796
20% affordable housing (70:30)	£170,985	£151,756	£146,309	£139,500	£131,129	£103,624	-£160,611
25% affordable housing (70:30)	£141,135	£122,421	£116,974	£110,165	£101,794	£74,289	-£190,425
30% affordable housing (70:30)	£111,287	£93,086	£87,638	£80,829	£72,459	£44,953	-£220,240
30% affordable housing (60:40)	£141,592	£122,870	£117,423	£110,614	£102,243	£74,738	-£189,969

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£329,378	£308,097	£302,650	£295,841	£287,470	£259,965	-£3,127
10% affordable housing (70:30)	£269,681	£249,427	£243,979	£237,171	£228,800	£201,295	-£61,980
15% affordable housing (70:30)	£239,833	£220,091	£214,645	£207,836	£199,464	£171,960	-£91,796
20% affordable housing (70:30)	£209,985	£190,756	£185,309	£178,500	£170,129	£142,624	-£121,611
25% affordable housing (70:30)	£180,135	£161,421	£155,974	£149,165	£140,794	£113,289	-£151,425
30% affordable housing (70:30)	£150,287	£132,086	£126,638	£119,829	£111,459	£83,953	-£181,240
30% affordable housing (60:40)	£180,592	£161,870	£156,423	£149,614	£141,243	£113,738	-£150,969

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£364,678	£343,397	£337,950	£331,141	£322,770	£295,265	£32,173
10% affordable housing (70:30)	£304,981	£284,727	£279,279	£272,471	£264,100	£236,595	-£26,680
15% affordable housing (70:30)	£275,133	£255,391	£249,945	£243,136	£234,764	£207,260	-£56,496
20% affordable housing (70:30)	£245,285	£226,056	£220,609	£213,800	£205,429	£177,924	-£86,311
25% affordable housing (70:30)	£215,435	£196,721	£191,274	£184,465	£176,094	£148,589	-£116,125
30% affordable housing (70:30)	£185,587	£167,386	£161,938	£155,129	£146,759	£119,253	-£145,940
30% affordable housing (60:40)	£215,892	£197,170	£191,723	£184,914	£176,543	£149,038	-£115,669

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Sales value inflation	22%
Build cost inflation	11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing	Social Rent
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No Units	12
Site Area	0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£448,717	£418,906	£410,744	£400,542	£384,297	£330,921	-£182,575
10% affordable housing (70:30)	£382,638	£353,962	£345,801	£335,599	£319,354	£265,977	-£248,581
15% affordable housing (70:30)	£349,597	£321,490	£313,329	£303,127	£286,881	£233,506	-£281,583
20% affordable housing (70:30)	£316,557	£289,019	£280,857	£270,655	£254,410	£201,033	-£314,586
25% affordable housing (70:30)	£283,518	£256,546	£248,385	£238,184	£221,938	£168,561	-£347,589
30% affordable housing (70:30)	£250,477	£224,074	£215,913	£205,711	£189,466	£136,090	-£380,592
30% affordable housing (60:40)	£260,426	£233,852	£225,691	£215,489	£199,244	£145,868	-£370,654

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£987,333	-£1,017,144	-£1,025,306	-£1,035,508	-£1,051,753	-£1,105,129	-£1,618,625
10% affordable housing (70:30)	-£1,053,412	-£1,082,088	-£1,090,249	-£1,100,451	-£1,116,696	-£1,170,073	-£1,684,631
15% affordable housing (70:30)	-£1,086,453	-£1,114,560	-£1,122,721	-£1,132,923	-£1,149,169	-£1,202,544	-£1,717,633
20% affordable housing (70:30)	-£1,119,493	-£1,147,031	-£1,155,193	-£1,165,395	-£1,181,640	-£1,235,017	-£1,750,636
25% affordable housing (70:30)	-£1,152,532	-£1,179,504	-£1,187,665	-£1,197,868	-£1,214,112	-£1,267,489	-£1,783,639
30% affordable housing (70:30)	-£1,185,573	-£1,211,976	-£1,220,137	-£1,230,339	-£1,246,584	-£1,299,960	-£1,783,639
30% affordable housing (60:40)	-£1,175,624	-£1,202,198	-£1,210,359	-£1,220,561	-£1,236,806	-£1,290,182	-£1,806,704

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£178,483	-£208,294	-£216,456	-£226,658	-£242,903	-£296,279	-£809,775
10% affordable housing (70:30)	-£244,562	-£273,238	-£281,399	-£291,601	-£307,846	-£361,223	-£875,761
15% affordable housing (70:30)	-£277,603	-£305,710	-£313,871	-£324,073	-£340,319	-£393,694	-£908,783
20% affordable housing (70:30)	-£310,643	-£338,181	-£346,343	-£356,545	-£372,790	-£426,167	-£941,786
25% affordable housing (70:30)	-£343,682	-£370,654	-£378,815	-£389,016	-£405,262	-£458,639	-£974,789
30% affordable housing (70:30)	-£376,723	-£403,126	-£411,287	-£421,489	-£437,734	-£491,110	-£1,007,792
30% affordable housing (60:40)	-£366,774	-£393,348	-£401,509	-£411,711	-£427,956	-£481,332	-£997,854

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£94,517	£64,706	£56,544	£46,342	£30,097	-£23,279	-£536,775
10% affordable housing (70:30)	£28,438	-£238	-£8,399	-£18,601	-£34,846	-£88,223	-£602,781
15% affordable housing (70:30)	-£4,603	-£32,710	-£40,871	-£51,073	-£67,319	-£120,694	-£635,783
20% affordable housing (70:30)	-£37,643	-£65,181	-£73,343	-£83,545	-£99,790	-£153,167	-£668,786
25% affordable housing (70:30)	-£70,682	-£97,654	-£105,815	-£116,016	-£132,262	-£185,639	-£701,789
30% affordable housing (70:30)	-£103,723	-£130,126	-£138,287	-£148,489	-£164,734	-£218,110	-£734,792
30% affordable housing (60:40)	-£93,774	-£120,348	-£128,509	-£138,711	-£154,956	-£208,332	-£724,854

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£341,617	£311,806	£303,644	£293,442	£277,197	£223,821	-£289,675
10% affordable housing (70:30)	£275,538	£246,862	£238,701	£228,499	£212,254	£158,877	-£355,681
15% affordable housing (70:30)	£242,497	£214,390	£206,229	£196,027	£179,781	£126,406	-£388,683
20% affordable housing (70:30)	£209,457	£181,919	£173,757	£163,555	£147,310	£93,933	-£421,686
25% affordable housing (70:30)	£176,418	£149,446	£141,285	£131,084	£114,838	£61,461	-£454,689
30% affordable housing (70:30)	£143,377	£116,974	£108,813	£98,611	£82,366	£28,990	-£487,692
30% affordable housing (60:40)	£153,326	£126,752	£118,591	£108,389	£92,144	£38,768	-£477,754

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£655,767	£622,394	£614,232	£604,030	£587,785	£534,409	£23,851
10% affordable housing (70:30)	£573,251	£541,298	£533,136	£522,934	£506,690	£453,313	£58,181
15% affordable housing (70:30)	£531,994	£500,749	£492,588	£482,386	£466,141	£412,765	£99,392
20% affordable housing (70:30)	£490,736	£460,202	£452,040	£441,839	£425,593	£372,217	£140,603
25% affordable housing (70:30)	£449,478	£419,653	£411,492	£401,290	£385,045	£331,669	£181,814
30% affordable housing (70:30)	£408,221	£379,105	£370,944	£360,743	£344,497	£291,120	£223,025
30% affordable housing (60:40)	£430,979	£401,472	£393,310	£383,109	£366,864	£313,487	£200,293

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£780,283	£813,656	£821,818	£832,020	£848,265	£901,641	£1,412,199
10% affordable housing (70:30)	£862,799	£894,752	£902,914	£913,116	£929,360	£982,737	£1,494,231
15% affordable housing (70:30)	£904,056	£935,301	£943,462	£953,664	£969,909	£1,023,285	£1,535,442
20% affordable housing (70:30)	£945,314	£975,848	£984,010	£994,211	£1,010,457	£1,063,833	£1,576,653
25% affordable housing (70:30)	£986,572	£1,016,397	£1,024,558	£1,034,760	£1,051,005	£1,104,381	£1,617,864
30% affordable housing (70:30)	£1,027,829	£1,056,945	£1,065,106	£1,075,307	£1,091,553	£1,144,930	£1,659,075
30% affordable housing (60:40)	£1,005,071	£1,034,578	£1,042,740	£1,052,941	£1,069,186	£1,122,563	£1,636,343

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£28,567	£4,806	£12,968	£23,170	£39,415	£92,791	£603,349
10% affordable housing (70:30)	£53,949	£85,902	£94,064	£104,266	£120,510	£173,887	£685,381
15% affordable housing (70:30)	£95,206	£126,451	£134,612	£144,814	£161,059	£214,435	£726,592
20% affordable housing (70:30)	£136,464	£166,998	£175,160	£185,361	£201,607	£254,983	£767,803
25% affordable housing (70:30)	£177,722	£207,547	£215,708	£225,910	£242,155	£295,531	£809,014
30% affordable housing (70:30)	£218,979	£248,095	£256,256	£266,457	£282,703	£336,080	£850,225
30% affordable housing (60:40)	£196,221	£225,728	£233,890	£244,091	£260,336	£313,713	£827,493

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£301,567	£268,194	£260,032	£249,830	£233,585	£180,209	£330,349
10% affordable housing (70:30)	£219,051	£187,098	£178,936	£168,734	£152,490	£99,113	£412,381
15% affordable housing (70:30)	£177,794	£146,549	£138,388	£128,186	£111,941	£58,565	£453,592
20% affordable housing (70:30)	£136,536	£106,002	£97,840	£87,639	£71,393	£18,017	£494,803
25% affordable housing (70:30)	£95,278	£65,453	£57,292	£47,090	£30,845	£22,531	£536,014
30% affordable housing (70:30)	£54,021	£24,905	£16,744	£6,543	£9,703	£63,080	£577,225
30% affordable housing (60:40)	£76,779	£47,272	£39,110	£28,909	£12,664	£40,713	£554,493

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£549,667	£515,294	£507,132	£496,930	£480,685	£427,309	£83,289
10% affordable housing (70:30)	£466,151	£434,198	£426,036	£415,834	£399,590	£346,213	£165,281
15% affordable housing (70:30)	£424,894	£393,649	£385,488	£375,286	£359,041	£305,665	£206,492
20% affordable housing (70:30)	£383,636	£353,102	£344,940	£334,739	£318,493	£265,117	£247,703
25% affordable housing (70:30)	£342,378	£312,553	£304,392	£294,190	£277,945	£224,569	£288,914
30% affordable housing (70:30)	£301,121	£272,005	£263,844	£253,643	£237,397	£184,020	£330,125
30% affordable housing (60:40)	£323,879	£294,372	£286,210	£276,009	£259,764	£206,387	£307,393

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Social Rent
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No Units	12
Site Area	0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,018,825	£979,207	£971,046	£960,845	£944,599	£891,222	£380,666
10% affordable housing (70:30)	£907,491	£869,788	£861,627	£851,425	£835,180	£781,803	£271,246
15% affordable housing (70:30)	£851,823	£815,079	£806,917	£796,715	£780,471	£727,094	£216,537
20% affordable housing (70:30)	£796,157	£760,369	£752,208	£742,006	£725,761	£672,385	£161,827
25% affordable housing (70:30)	£740,489	£705,660	£697,498	£687,296	£671,052	£617,675	£107,118
30% affordable housing (70:30)	£684,823	£650,950	£642,789	£632,587	£616,341	£562,966	£52,408
30% affordable housing (60:40)	£730,042	£695,391	£687,230	£677,028	£660,783	£607,406	£96,849

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£417,225	-£456,843	-£465,004	-£475,205	-£491,451	-£544,828	-£1,055,384
10% affordable housing (70:30)	-£528,559	-£566,262	-£574,423	-£584,625	-£600,870	-£654,247	-£1,164,804
15% affordable housing (70:30)	-£584,227	-£620,971	-£629,133	-£639,335	-£655,579	-£708,956	-£1,219,513
20% affordable housing (70:30)	-£639,893	-£675,881	-£683,842	-£694,044	-£710,289	-£763,665	-£1,274,223
25% affordable housing (70:30)	-£695,561	-£730,390	-£738,552	-£748,754	-£764,998	-£818,375	-£1,328,932
30% affordable housing (70:30)	-£751,227	-£785,100	-£793,261	-£803,463	-£819,709	-£873,084	-£1,383,642
30% affordable housing (60:40)	-£706,008	-£740,659	-£748,820	-£759,022	-£775,267	-£828,644	-£1,339,201

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£391,625	£352,007	£343,846	£333,645	£317,399	£264,022	-£246,534
10% affordable housing (70:30)	£280,291	£242,588	£234,427	£224,225	£207,980	£154,603	-£355,954
15% affordable housing (70:30)	£224,623	£187,879	£179,717	£169,515	£153,271	£99,894	-£410,663
20% affordable housing (70:30)	£168,957	£133,169	£125,008	£114,806	£98,561	£45,185	-£465,373
25% affordable housing (70:30)	£113,289	£78,460	£70,298	£60,096	£43,852	£-9,525	-£520,082
30% affordable housing (70:30)	£57,623	£23,750	£15,589	£5,387	-£10,859	-£64,234	-£574,792
30% affordable housing (60:40)	£102,842	£68,191	£60,030	£49,828	£33,583	-£19,794	-£530,351

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£664,625	£625,007	£616,846	£606,645	£590,399	£537,022	£26,466
10% affordable housing (70:30)	£553,291	£515,588	£507,427	£497,225	£480,980	£427,603	-£82,954
15% affordable housing (70:30)	£497,623	£460,879	£452,717	£442,515	£426,271	£372,894	-£137,663
20% affordable housing (70:30)	£441,957	£406,169	£398,008	£387,806	£371,561	£318,185	-£192,373
25% affordable housing (70:30)	£386,289	£351,460	£343,298	£333,096	£316,852	£263,475	-£247,082
30% affordable housing (70:30)	£330,623	£296,750	£288,589	£278,387	£262,141	£208,766	-£301,792
30% affordable housing (60:40)	£375,842	£341,191	£333,030	£322,828	£306,583	£253,206	-£257,351

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£911,725	£872,107	£863,946	£853,745	£837,499	£794,122	£273,596
10% affordable housing (70:30)	£800,391	£762,688	£754,527	£744,325	£728,080	£674,703	£164,146
15% affordable housing (70:30)	£744,723	£707,979	£699,817	£689,615	£673,371	£619,994	£109,437
20% affordable housing (70:30)	£689,057	£653,269	£645,108	£634,906	£618,661	£565,285	£54,727
25% affordable housing (70:30)	£633,389	£598,560	£590,398	£580,196	£563,952	£510,575	£18
30% affordable housing (70:30)	£577,723	£543,850	£535,689	£525,487	£509,241	£455,866	-£54,692
30% affordable housing (60:40)	£622,942	£588,291	£580,130	£569,928	£553,683	£500,306	-£10,251

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Site location

Shoeburyness

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£966,822	£928,099	£919,937	£909,736	£893,491	£840,114	£329,557
10% affordable housing (70:30)	£859,616	£822,736	£814,575	£804,373	£788,128	£734,752	£224,195
15% affordable housing (70:30)	£806,013	£770,056	£761,894	£751,692	£735,447	£682,071	£171,514
20% affordable housing (70:30)	£752,409	£717,374	£709,213	£699,011	£682,766	£629,390	£118,832
25% affordable housing (70:30)	£698,807	£664,693	£656,532	£646,330	£630,085	£576,708	£66,151
30% affordable housing (70:30)	£645,203	£612,012	£603,850	£593,648	£577,404	£524,027	£13,470
30% affordable housing (60:40)	£687,205	£653,291	£645,130	£634,928	£618,683	£565,306	£54,749

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£469,228	-£507,951	-£516,113	-£526,314	-£542,559	-£595,936	-£1,106,493
10% affordable housing (70:30)	-£576,434	-£613,314	-£621,475	-£631,677	-£647,922	-£701,298	-£1,211,855
15% affordable housing (70:30)	-£630,037	-£665,994	-£674,156	-£684,358	-£700,603	-£753,979	-£1,264,536
20% affordable housing (70:30)	-£683,641	-£718,676	-£726,837	-£737,039	-£753,284	-£806,660	-£1,317,218
25% affordable housing (70:30)	-£737,243	-£771,357	-£779,518	-£789,720	-£805,965	-£859,342	-£1,369,899
30% affordable housing (70:30)	-£790,847	-£824,038	-£832,200	-£842,402	-£858,646	-£912,023	-£1,422,580
30% affordable housing (60:40)	-£748,845	-£782,799	-£790,920	-£801,122	-£817,367	-£870,744	-£1,381,301

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£339,622	£300,899	£292,737	£282,536	£266,291	£212,914	-£297,643
10% affordable housing (70:30)	£232,416	£195,536	£187,375	£177,173	£160,928	£107,552	-£403,005
15% affordable housing (70:30)	£178,813	£142,856	£134,694	£124,492	£108,247	£54,871	-£455,686
20% affordable housing (70:30)	£125,209	£90,174	£82,013	£71,811	£55,566	£2,190	-£508,368
25% affordable housing (70:30)	£71,607	£37,493	£29,332	£19,130	£2,885	-£50,492	-£561,049
30% affordable housing (70:30)	£18,003	-£15,188	-£23,350	-£33,552	-£49,796	-£103,173	-£613,730
30% affordable housing (60:40)	£60,005	£26,091	£17,930	£7,728	-£8,517	-£61,894	-£572,461

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£612,622	£573,899	£565,737	£555,536	£539,291	£485,914	-£24,643
10% affordable housing (70:30)	£505,416	£468,536	£460,375	£450,173	£433,928	£380,552	-£130,005
15% affordable housing (70:30)	£451,813	£415,856	£407,694	£397,492	£381,247	£327,871	-£182,686
20% affordable housing (70:30)	£398,209	£363,174	£355,013	£344,811	£328,566	£275,190	-£235,368
25% affordable housing (70:30)	£344,607	£310,493	£302,332	£292,130	£275,885	£222,508	-£288,049
30% affordable housing (70:30)	£291,003	£257,812	£249,650	£239,448	£223,204	£169,827	-£340,730
30% affordable housing (60:40)	£333,005	£299,091	£290,930	£280,728	£264,483	£211,106	-£299,451

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£859,722	£820,999	£812,837	£802,636	£786,391	£733,014	£222,457
10% affordable housing (70:30)	£752,516	£715,636	£707,475	£697,273	£681,028	£627,652	£117,095
15% affordable housing (70:30)	£698,913	£662,956	£654,794	£644,592	£628,347	£574,971	£64,414
20% affordable housing (70:30)	£645,309	£610,274	£602,113	£591,911	£575,666	£522,290	£11,732
25% affordable housing (70:30)	£591,707	£557,593	£549,432	£539,230	£522,985	£469,608	-£40,949
30% affordable housing (70:30)	£538,103	£504,912	£496,750	£486,548	£470,304	£416,927	-£93,630
30% affordable housing (60:40)	£580,105	£546,191	£538,030	£527,828	£511,583	£458,206	-£52,351

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,432,614	£1,386,184	£1,378,023	£1,367,821	£1,351,576	£1,298,199	£787,642
10% affordable housing (70:30)	£1,288,455	£1,244,459	£1,236,298	£1,226,096	£1,209,851	£1,156,475	£645,918
15% affordable housing (70:30)	£1,216,375	£1,173,597	£1,165,436	£1,155,234	£1,138,989	£1,085,613	£575,055
20% affordable housing (70:30)	£1,144,296	£1,102,735	£1,094,574	£1,084,372	£1,068,127	£1,014,751	£504,193
25% affordable housing (70:30)	£1,072,217	£1,031,873	£1,023,712	£1,013,510	£997,265	£943,889	£433,331
30% affordable housing (70:30)	£1,000,137	£961,011	£952,850	£942,648	£926,403	£873,027	£362,469
30% affordable housing (60:40)	£1,069,835	£1,029,695	£1,021,666	£1,011,628	£995,645	£942,645	£432,088

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,436	-£49,866	-£58,027	-£68,229	-£84,474	-£137,851	-£648,408
10% affordable housing (70:30)	-£147,595	-£191,591	-£199,752	-£209,954	-£226,199	-£279,575	-£790,132
15% affordable housing (70:30)	-£219,675	-£262,453	-£270,614	-£280,816	-£297,061	-£350,437	-£860,995
20% affordable housing (70:30)	-£291,754	-£333,315	-£341,476	-£351,678	-£367,923	-£421,299	-£931,857
25% affordable housing (70:30)	-£363,833	-£404,177	-£412,338	-£422,540	-£438,785	-£492,161	-£1,002,719
30% affordable housing (70:30)	-£435,913	-£475,039	-£483,200	-£493,402	-£509,647	-£563,023	-£1,073,581
30% affordable housing (60:40)	-£366,215	-£406,355	-£414,384	-£424,422	-£440,405	-£493,405	-£1,003,962

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£805,414	£758,984	£750,823	£740,621	£724,376	£670,999	£160,442
10% affordable housing (70:30)	£661,255	£617,259	£609,098	£598,896	£582,651	£529,275	£18,718
15% affordable housing (70:30)	£589,175	£546,397	£538,236	£528,034	£511,789	£458,413	-£52,145
20% affordable housing (70:30)	£517,096	£475,535	£467,374	£457,172	£440,927	£387,551	-£123,007
25% affordable housing (70:30)	£445,017	£404,673	£396,512	£386,310	£370,065	£316,689	-£193,869
30% affordable housing (70:30)	£372,937	£333,811	£325,650	£315,448	£299,203	£245,827	-£264,731
30% affordable housing (60:40)	£442,635	£402,495	£394,466	£384,428	£368,445	£315,445	-£195,112

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,078,414	£1,031,984	£1,023,823	£1,013,621	£997,376	£943,999	£433,442
10% affordable housing (70:30)	£934,255	£890,259	£882,098	£871,896	£855,651	£802,275	£291,718
15% affordable housing (70:30)	£862,175	£819,397	£811,236	£801,034	£784,789	£731,413	£220,855
20% affordable housing (70:30)	£790,096	£748,535	£740,374	£730,172	£713,927	£660,551	£149,993
25% affordable housing (70:30)	£718,017	£677,673	£669,512	£659,310	£643,065	£589,689	£79,131
30% affordable housing (70:30)	£645,937	£606,811	£598,650	£588,448	£572,203	£518,827	£8,269
30% affordable housing (60:40)	£715,635	£675,495	£667,466	£657,428	£641,445	£588,445	£77,888

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,325,514	£1,279,084	£1,270,923	£1,260,721	£1,244,476	£1,191,099	£680,542
10% affordable housing (70:30)	£1,181,355	£1,137,359	£1,129,198	£1,118,996	£1,102,751	£1,049,375	£538,818
15% affordable housing (70:30)	£1,109,275	£1,066,497	£1,058,336	£1,048,134	£1,031,889	£978,513	£467,955
20% affordable housing (70:30)	£1,037,196	£995,635	£987,474	£977,272	£961,027	£907,651	£397,093
25% affordable housing (70:30)	£965,117	£924,773	£916,612	£906,410	£890,165	£836,789	£326,231
30% affordable housing (70:30)	£893,037	£853,911	£845,750	£835,548	£819,303	£765,927	£255,369
30% affordable housing (60:40)	£962,735	£922,595	£914,566	£904,528	£888,545	£835,545	£324,988

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,689,565	£1,638,767	£1,630,737	£1,620,700	£1,604,716	£1,552,198	£1,042,238
10% affordable housing (70:30)	£1,524,967	£1,477,000	£1,468,970	£1,458,933	£1,442,949	£1,390,432	£880,305
15% affordable housing (70:30)	£1,442,668	£1,396,117	£1,388,087	£1,378,049	£1,362,066	£1,309,548	£799,338
20% affordable housing (70:30)	£1,360,370	£1,315,234	£1,307,203	£1,297,166	£1,281,182	£1,228,665	£718,371
25% affordable housing (70:30)	£1,278,071	£1,234,351	£1,226,320	£1,216,282	£1,200,299	£1,147,782	£637,404
30% affordable housing (70:30)	£1,195,772	£1,153,467	£1,145,436	£1,135,399	£1,119,415	£1,066,898	£556,438
30% affordable housing (60:40)	£1,281,238	£1,237,463	£1,229,432	£1,219,395	£1,203,412	£1,150,894	£641,807

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£253,515	£202,717	£194,687	£184,650	£168,666	£116,148	-£393,812
10% affordable housing (70:30)	£88,917	£40,950	£32,920	£22,883	£6,899	-£45,618	-£555,745
15% affordable housing (70:30)	£6,618	-£39,933	-£47,963	-£58,001	-£73,984	-£126,502	-£636,712
20% affordable housing (70:30)	-£75,680	-£120,816	-£128,847	-£138,884	-£154,868	-£207,385	-£717,679
25% affordable housing (70:30)	-£157,979	-£201,899	-£209,730	-£219,768	-£235,751	-£288,268	-£798,646
30% affordable housing (70:30)	-£240,278	-£282,583	-£290,614	-£300,651	-£316,635	-£369,152	-£879,612
30% affordable housing (60:40)	-£154,812	-£198,587	-£206,618	-£216,655	-£232,638	-£285,156	-£794,243

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,062,365	£1,011,567	£1,003,537	£993,500	£977,516	£924,998	£415,038
10% affordable housing (70:30)	£897,767	£849,800	£841,770	£831,733	£815,749	£763,232	£253,105
15% affordable housing (70:30)	£815,468	£768,917	£760,887	£750,849	£734,866	£682,348	£172,138
20% affordable housing (70:30)	£733,170	£688,034	£680,003	£669,966	£653,982	£601,465	£91,171
25% affordable housing (70:30)	£650,871	£607,151	£599,120	£589,082	£573,099	£520,582	£10,204
30% affordable housing (70:30)	£568,572	£526,267	£518,236	£508,199	£492,215	£439,698	-£70,762
30% affordable housing (60:40)	£654,038	£610,263	£602,232	£592,195	£576,212	£523,694	£14,607

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,335,365	£1,284,567	£1,276,537	£1,266,500	£1,250,516	£1,197,998	£688,038
10% affordable housing (70:30)	£1,170,767	£1,122,800	£1,114,770	£1,104,733	£1,088,749	£1,036,232	£526,105
15% affordable housing (70:30)	£1,088,468	£1,041,917	£1,033,887	£1,023,849	£1,007,866	£955,348	£445,138
20% affordable housing (70:30)	£1,006,170	£961,034	£953,003	£942,966	£926,982	£874,465	£364,171
25% affordable housing (70:30)	£923,871	£880,151	£872,120	£862,082	£846,099	£793,582	£283,204
30% affordable housing (70:30)	£841,572	£799,267	£791,236	£781,199	£765,215	£712,698	£202,238
30% affordable housing (60:40)	£927,038	£883,263	£875,232	£865,195	£849,212	£796,694	£287,607

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,582,465	£1,531,667	£1,523,637	£1,513,600	£1,497,616	£1,445,098	£395,138
10% affordable housing (70:30)	£1,417,867	£1,369,900	£1,361,870	£1,351,833	£1,335,849	£1,283,332	£773,205
15% affordable housing (70:30)	£1,335,568	£1,289,017	£1,280,987	£1,270,949	£1,254,966	£1,202,448	£692,238
20% affordable housing (70:30)	£1,253,270	£1,208,134	£1,200,103	£1,190,066	£1,174,082	£1,121,565	£611,271
25% affordable housing (70:30)	£1,170,971	£1,127,251	£1,119,220	£1,109,182	£1,093,199	£1,040,682	£530,304
30% affordable housing (70:30)	£1,088,672	£1,046,367	£1,038,336	£1,028,299	£1,012,315	£959,798	£449,338
30% affordable housing (60:40)	£1,174,138	£1,130,363	£1,122,332	£1,112,295	£1,096,312	£1,043,794	£534,707

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Sales value inflation	22%
Build cost inflation	11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing	Social Rent
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No Units	16
Site Area	0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£154,840	-£182,084	-£193,132	-£206,941	-£224,399	-£281,758	-£830,416
10% affordable housing (70:30)	-£203,104	-£229,517	-£240,565	-£254,375	-£271,832	-£329,191	-£877,850
15% affordable housing (70:30)	-£227,235	-£253,234	-£264,282	-£278,091	-£295,549	-£352,908	-£901,567
20% affordable housing (70:30)	-£251,367	-£276,951	-£287,999	-£301,807	-£319,265	-£376,625	-£925,282
25% affordable housing (70:30)	-£275,498	-£300,668	-£311,715	-£325,524	-£342,982	-£400,342	-£948,999
30% affordable housing (70:30)	-£299,630	-£324,384	-£335,432	-£349,241	-£366,699	-£424,058	-£972,716
30% affordable housing (60:40)	-£292,387	-£317,267	-£328,313	-£342,123	-£359,580	-£416,941	-£965,598

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£647,200	-£674,444	-£685,492	-£699,301	-£716,759	-£774,118	-£1,322,776
10% affordable housing (70:30)	-£695,464	-£721,877	-£732,925	-£746,735	-£764,192	-£821,551	-£1,370,210
15% affordable housing (70:30)	-£719,595	-£745,594	-£756,642	-£770,451	-£787,909	-£845,268	-£1,393,927
20% affordable housing (70:30)	-£743,727	-£769,311	-£780,359	-£794,167	-£811,625	-£868,985	-£1,417,642
25% affordable housing (70:30)	-£767,858	-£793,028	-£804,075	-£817,884	-£835,342	-£892,702	-£1,441,359
30% affordable housing (70:30)	-£791,990	-£816,744	-£827,792	-£841,601	-£859,059	-£916,418	-£1,465,076
30% affordable housing (60:40)	-£784,747	-£809,627	-£820,673	-£834,483	-£851,940	-£909,301	-£1,457,958

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£369,880	-£397,124	-£408,172	-£421,981	-£439,439	-£496,798	-£1,045,458
10% affordable housing (70:30)	-£418,144	-£444,557	-£455,605	-£469,415	-£486,872	-£544,231	-£1,092,890
15% affordable housing (70:30)	-£442,275	-£468,274	-£479,322	-£493,131	-£510,589	-£567,948	-£1,116,607
20% affordable housing (70:30)	-£466,407	-£491,991	-£503,039	-£516,847	-£534,305	-£591,665	-£1,140,322
25% affordable housing (70:30)	-£490,538	-£515,708	-£526,755	-£540,564	-£558,022	-£615,382	-£1,164,039
30% affordable housing (70:30)	-£514,670	-£539,424	-£550,472	-£564,281	-£581,739	-£639,098	-£1,187,756
30% affordable housing (60:40)	-£507,427	-£532,307	-£543,353	-£557,163	-£574,620	-£631,981	-£1,180,638

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£276,280	-£303,524	-£314,572	-£328,381	-£345,839	-£403,198	-£951,856
10% affordable housing (70:30)	-£324,544	-£350,957	-£362,005	-£375,815	-£393,272	-£450,631	-£999,290
15% affordable housing (70:30)	-£348,675	-£374,674	-£385,722	-£399,531	-£416,989	-£474,348	-£1,023,007
20% affordable housing (70:30)	-£372,807	-£398,391	-£409,439	-£423,247	-£440,705	-£498,065	-£1,046,722
25% affordable housing (70:30)	-£396,938	-£422,108	-£433,155	-£446,964	-£464,422	-£521,782	-£1,070,439
30% affordable housing (70:30)	-£421,070	-£445,824	-£456,872	-£470,681	-£488,139	-£545,498	-£1,094,156
30% affordable housing (60:40)	-£413,827	-£438,707	-£449,753	-£463,563	-£481,020	-£538,381	-£1,087,038

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£191,560	-£218,804	-£229,852	-£243,661	-£261,119	-£318,478	-£667,136
10% affordable housing (70:30)	-£239,824	-£266,237	-£277,285	-£291,095	-£308,552	-£365,911	-£914,570
15% affordable housing (70:30)	-£263,955	-£289,954	-£301,002	-£314,811	-£332,269	-£389,628	-£938,287
20% affordable housing (70:30)	-£288,087	-£313,671	-£324,719	-£338,527	-£355,985	-£413,345	-£962,002
25% affordable housing (70:30)	-£312,218	-£337,388	-£348,435	-£362,244	-£379,702	-£437,062	-£985,719
30% affordable housing (70:30)	-£336,350	-£361,104	-£372,152	-£385,961	-£403,419	-£460,778	-£1,009,436
30% affordable housing (60:40)	-£329,107	-£353,987	-£365,033	-£378,843	-£396,300	-£453,661	-£1,002,318

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 13

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£6,536	-£36,330	-£47,378	-£61,187	-£78,645	-£136,004	-£684,663
10% affordable housing (70:30)	-£66,521	-£95,284	-£106,332	-£120,141	-£137,598	-£194,958	-£743,616
15% affordable housing (70:30)	-£96,514	-£124,761	-£135,809	-£149,618	-£167,075	-£224,435	-£773,093
20% affordable housing (70:30)	-£126,507	-£154,238	-£165,285	-£179,095	-£196,552	-£253,912	-£802,570
25% affordable housing (70:30)	-£156,499	-£183,715	-£194,762	-£208,572	-£226,029	-£283,388	-£832,047
30% affordable housing (70:30)	-£186,492	-£213,192	-£224,239	-£238,049	-£255,506	-£312,866	-£861,524
30% affordable housing (60:40)	-£169,925	-£196,909	-£207,957	-£221,767	-£239,224	-£296,583	-£845,242

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£498,896	-£528,690	-£539,738	-£553,547	-£571,005	-£628,364	-£1,177,023
10% affordable housing (70:30)	-£558,881	-£587,644	-£598,692	-£612,501	-£629,958	-£687,318	-£1,235,976
15% affordable housing (70:30)	-£588,874	-£617,121	-£628,169	-£641,978	-£659,435	-£716,795	-£1,265,453
20% affordable housing (70:30)	-£618,867	-£646,598	-£657,645	-£671,455	-£688,912	-£746,272	-£1,294,930
25% affordable housing (70:30)	-£648,859	-£676,075	-£687,122	-£700,932	-£718,389	-£775,748	-£1,324,407
30% affordable housing (70:30)	-£678,852	-£705,552	-£716,599	-£730,409	-£747,866	-£805,226	-£1,353,884
30% affordable housing (60:40)	-£662,285	-£689,269	-£700,317	-£714,127	-£731,584	-£788,943	-£1,337,602

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£221,576	-£251,370	-£262,418	-£276,227	-£293,685	-£351,044	-£899,703
10% affordable housing (70:30)	-£281,561	-£310,324	-£321,372	-£335,181	-£352,638	-£409,998	-£958,656
15% affordable housing (70:30)	-£311,554	-£339,801	-£350,849	-£364,658	-£382,115	-£439,475	-£988,133
20% affordable housing (70:30)	-£341,547	-£369,278	-£380,325	-£394,135	-£411,592	-£468,952	-£1,017,610
25% affordable housing (70:30)	-£371,539	-£398,755	-£409,802	-£423,612	-£441,069	-£498,428	-£1,047,087
30% affordable housing (70:30)	-£401,532	-£428,232	-£439,279	-£453,089	-£470,546	-£527,906	-£1,076,564
30% affordable housing (60:40)	-£384,965	-£411,949	-£422,997	-£436,807	-£454,264	-£511,623	-£1,060,282

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£127,976	-£157,770	-£168,818	-£182,627	-£200,085	-£257,444	-£806,103
10% affordable housing (70:30)	-£187,961	-£216,724	-£227,772	-£241,581	-£259,038	-£316,398	-£865,056
15% affordable housing (70:30)	-£217,954	-£246,201	-£257,249	-£271,058	-£288,515	-£345,875	-£894,533
20% affordable housing (70:30)	-£247,947	-£275,678	-£286,725	-£300,535	-£317,992	-£375,352	-£924,010
25% affordable housing (70:30)	-£277,939	-£305,155	-£316,202	-£330,012	-£347,469	-£404,828	-£953,487
30% affordable housing (70:30)	-£307,932	-£334,632	-£345,679	-£359,489	-£376,946	-£434,306	-£982,964
30% affordable housing (60:40)	-£291,365	-£318,349	-£329,397	-£343,207	-£360,664	-£418,023	-£966,682

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£43,256	-£73,050	-£84,098	-£97,907	-£115,365	-£172,724	-£721,383
10% affordable housing (70:30)	-£103,241	-£132,004	-£143,052	-£156,861	-£174,318	-£231,678	-£780,336
15% affordable housing (70:30)	-£133,234	-£161,481	-£172,529	-£186,338	-£203,795	-£261,155	-£809,813
20% affordable housing (70:30)	-£163,227	-£190,958	-£202,005	-£215,815	-£233,272	-£290,632	-£839,290
25% affordable housing (70:30)	-£193,219	-£220,435	-£231,482	-£245,292	-£262,749	-£320,108	-£868,767
30% affordable housing (70:30)	-£223,212	-£249,912	-£260,959	-£274,769	-£292,226	-£349,586	-£898,244
30% affordable housing (60:40)	-£206,645	-£233,629	-£244,677	-£258,487	-£275,944	-£333,303	-£881,962

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Social Rent

No Units	16
Site Area	0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£249,435	£215,719	£204,849	£191,263	£174,086	£117,649	-£429,085
10% affordable housing (70:30)	£170,191	£137,838	£126,968	£113,381	£96,205	£39,768	-£508,239
15% affordable housing (70:30)	£130,570	£98,898	£88,028	£74,441	£57,264	£828	-£547,817
20% affordable housing (70:30)	£90,947	£59,957	£49,088	£35,500	£18,324	-£38,736	-£587,394
25% affordable housing (70:30)	£51,325	£21,016	£10,146	-£3,497	-£20,954	-£78,314	-£626,972
30% affordable housing (70:30)	£11,703	-£18,217	-£29,265	-£43,074	-£60,532	-£117,891	-£666,549
30% affordable housing (60:40)	£44,092	£13,908	£3,038	-£10,722	-£28,179	-£85,538	-£634,197

Residual Land values compared to benchmark land values
 Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£242,925	-£276,641	-£287,511	-£301,097	-£318,274	-£374,711	-£921,445
10% affordable housing (70:30)	-£322,169	-£354,522	-£365,392	-£378,979	-£396,155	-£452,592	-£1,000,599
15% affordable housing (70:30)	-£361,790	-£393,462	-£404,332	-£417,919	-£435,096	-£491,532	-£1,040,177
20% affordable housing (70:30)	-£401,413	-£432,403	-£443,272	-£456,860	-£474,036	-£531,096	-£1,079,754
25% affordable housing (70:30)	-£441,035	-£471,344	-£482,214	-£495,857	-£513,314	-£570,674	-£1,119,332
30% affordable housing (70:30)	-£480,657	-£510,577	-£521,625	-£535,434	-£552,892	-£610,251	-£1,158,909
30% affordable housing (60:40)	-£448,268	-£478,452	-£489,322	-£503,082	-£520,539	-£577,898	-£1,126,557

Residual Land values compared to benchmark land values
 Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£34,395	£679	-£10,191	-£23,777	-£40,954	-£97,391	-£644,125
10% affordable housing (70:30)	-£44,849	-£77,202	-£88,072	-£101,659	-£118,835	-£175,272	-£723,279
15% affordable housing (70:30)	-£84,470	-£116,142	-£127,012	-£140,599	-£157,776	-£214,212	-£762,857
20% affordable housing (70:30)	-£124,093	-£155,083	-£165,952	-£179,540	-£196,716	-£253,776	-£802,434
25% affordable housing (70:30)	-£163,715	-£194,024	-£204,894	-£218,537	-£235,994	-£293,354	-£842,012
30% affordable housing (70:30)	-£203,337	-£233,257	-£244,305	-£258,114	-£275,572	-£332,931	-£881,589
30% affordable housing (60:40)	-£170,948	-£201,132	-£212,002	-£225,762	-£243,219	-£300,578	-£849,237

Residual Land values compared to benchmark land values
 Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£127,995	£94,279	£83,409	£69,823	£52,646	-£3,791	-£550,525
10% affordable housing (70:30)	£48,751	£16,398	£5,528	-£8,059	-£25,235	-£81,672	-£629,679
15% affordable housing (70:30)	£9,130	-£22,542	-£33,412	-£46,999	-£64,176	-£120,612	-£669,257
20% affordable housing (70:30)	-£30,493	-£61,483	-£72,352	-£85,940	-£103,116	-£160,176	-£708,834
25% affordable housing (70:30)	-£70,115	-£100,424	-£111,294	-£124,937	-£142,394	-£199,754	-£748,412
30% affordable housing (70:30)	-£109,737	-£139,657	-£150,705	-£164,514	-£181,972	-£239,331	-£787,989
30% affordable housing (60:40)	-£77,348	-£107,532	-£118,402	-£132,162	-£149,619	-£206,978	-£755,637

Residual Land values compared to benchmark land values
 Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£212,715	£178,999	£168,129	£154,543	£137,366	£80,929	-£465,805
10% affordable housing (70:30)	£133,471	£101,118	£90,248	£76,661	£59,485	£3,048	-£544,959
15% affordable housing (70:30)	£93,850	£62,178	£51,308	£37,721	£20,544	-£35,892	-£584,537
20% affordable housing (70:30)	£54,227	£23,237	£12,368	-£1,220	-£18,396	-£75,456	-£624,114
25% affordable housing (70:30)	£14,605	-£15,704	-£26,574	-£40,217	-£57,674	-£115,034	-£663,692
30% affordable housing (70:30)	-£25,017	-£54,937	-£65,985	-£79,794	-£97,252	-£154,611	-£703,269
30% affordable housing (60:40)	£7,372	-£22,812	-£33,682	-£47,442	-£64,899	-£122,258	-£670,917

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Site location

Shoeburyness

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£212,787	£179,701	£168,831	£155,243	£138,067	£81,631	-£465,693
10% affordable housing (70:30)	£136,439	£104,667	£93,797	£80,209	£63,033	£6,597	-£541,953
15% affordable housing (70:30)	£98,266	£67,150	£56,280	£42,692	£25,516	-£31,426	-£580,085
20% affordable housing (70:30)	£60,091	£29,632	£18,762	£5,175	-£12,198	-£69,557	-£618,215
25% affordable housing (70:30)	£21,917	-£8,015	-£19,061	-£32,871	-£50,328	-£107,688	-£656,346
30% affordable housing (70:30)	-£16,522	-£46,145	-£57,193	-£71,001	-£88,458	-£145,819	-£694,476
30% affordable housing (60:40)	£13,830	-£16,094	-£27,141	-£40,951	-£58,408	-£115,768	-£664,426

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£279,573	-£312,659	-£323,529	-£337,117	-£354,293	-£410,729	-£958,053
10% affordable housing (70:30)	-£355,921	-£387,693	-£398,563	-£412,151	-£429,327	-£485,763	-£1,034,313
15% affordable housing (70:30)	-£394,094	-£425,210	-£436,080	-£449,668	-£466,844	-£523,786	-£1,072,445
20% affordable housing (70:30)	-£432,269	-£462,728	-£473,598	-£487,185	-£504,558	-£561,917	-£1,110,575
25% affordable housing (70:30)	-£470,443	-£500,375	-£511,421	-£525,231	-£542,688	-£600,048	-£1,148,706
30% affordable housing (70:30)	-£508,882	-£538,505	-£549,553	-£563,361	-£580,816	-£638,179	-£1,186,836
30% affordable housing (60:40)	-£478,530	-£508,454	-£519,501	-£533,311	-£550,768	-£608,128	-£1,156,786

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,253	-£35,339	-£46,209	-£59,797	-£76,973	-£133,409	-£680,733
10% affordable housing (70:30)	-£78,601	-£110,373	-£121,243	-£134,831	-£152,007	-£208,443	-£756,993
15% affordable housing (70:30)	-£116,774	-£147,890	-£158,760	-£172,348	-£189,524	-£246,466	-£795,125
20% affordable housing (70:30)	-£154,949	-£185,408	-£196,278	-£209,865	-£227,238	-£284,597	-£833,255
25% affordable housing (70:30)	-£193,123	-£223,055	-£234,101	-£247,911	-£265,368	-£322,728	-£871,386
30% affordable housing (70:30)	-£231,562	-£261,185	-£272,233	-£286,041	-£303,498	-£360,859	-£909,516
30% affordable housing (60:40)	-£201,210	-£231,134	-£242,181	-£255,991	-£273,448	-£330,808	-£879,466

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£91,347	£58,261	£47,391	£33,803	£16,627	-£39,809	-£587,133
10% affordable housing (70:30)	£14,999	-£16,773	-£27,643	-£41,231	-£58,407	-£114,843	-£663,393
15% affordable housing (70:30)	£23,174	-£54,290	-£65,160	-£78,748	-£95,924	-£152,866	-£701,525
20% affordable housing (70:30)	£61,349	-£91,808	-£102,678	-£116,265	-£133,638	-£190,997	-£739,655
25% affordable housing (70:30)	£99,523	-£129,455	-£140,501	-£154,311	-£171,768	-£229,128	-£777,786
30% affordable housing (70:30)	£137,962	-£167,585	-£178,633	-£192,441	-£209,898	-£267,259	-£815,916
30% affordable housing (60:40)	£107,610	-£137,534	-£148,581	-£162,391	-£179,848	-£237,208	-£785,866

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£176,067	£142,981	£132,111	£118,523	£101,347	£44,911	-£302,413
10% affordable housing (70:30)	£99,719	£67,947	£57,077	£43,489	£26,313	-£30,123	-£578,673
15% affordable housing (70:30)	£61,546	£30,430	£19,560	£5,972	-£11,204	-£68,146	-£616,805
20% affordable housing (70:30)	£23,371	-£7,088	-£17,958	-£31,545	-£48,918	-£106,277	-£654,935
25% affordable housing (70:30)	£14,803	-£44,735	-£55,781	-£69,591	-£87,048	-£144,408	-£693,066
30% affordable housing (70:30)	£53,242	-£82,865	-£93,913	-£107,721	-£125,178	-£182,539	-£731,196
30% affordable housing (60:40)	£22,890	-£52,814	-£63,861	-£77,671	-£95,128	-£152,488	-£701,146

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£541,271	£502,536	£491,667	£478,079	£460,903	£404,467	-£137,576
10% affordable housing (70:30)	£438,961	£401,984	£391,115	£377,528	£360,352	£303,915	-£239,773
15% affordable housing (70:30)	£387,805	£351,709	£340,839	£327,253	£310,076	£253,639	-£290,871
20% affordable housing (70:30)	£336,649	£301,433	£290,564	£276,976	£259,800	£203,364	-£341,969
25% affordable housing (70:30)	£285,494	£251,158	£240,288	£226,701	£209,524	£153,088	-£393,066
30% affordable housing (70:30)	£234,339	£200,881	£190,012	£176,425	£159,249	£102,812	-£444,164
30% affordable housing (60:40)	£285,077	£250,748	£239,878	£226,292	£209,116	£152,678	-£393,483

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£48,911	£10,176	-£693	-£14,281	-£31,457	-£87,893	-£629,936
10% affordable housing (70:30)	-£53,399	-£90,376	-£101,245	-£114,832	-£132,008	-£188,445	-£732,133
15% affordable housing (70:30)	-£104,555	-£140,651	-£151,521	-£165,107	-£182,284	-£238,721	-£783,231
20% affordable housing (70:30)	-£155,711	-£190,927	-£201,796	-£215,384	-£232,560	-£288,996	-£834,329
25% affordable housing (70:30)	-£206,866	-£241,202	-£252,072	-£265,659	-£282,836	-£339,272	-£885,426
30% affordable housing (70:30)	-£258,021	-£291,479	-£302,348	-£315,935	-£333,111	-£389,548	-£936,524
30% affordable housing (60:40)	-£207,283	-£241,612	-£252,482	-£266,068	-£283,244	-£339,582	-£885,843

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£326,231	£287,496	£276,627	£263,038	£245,863	£189,427	-£352,616
10% affordable housing (70:30)	£223,921	£186,944	£176,075	£162,488	£145,312	£88,875	-£454,813
15% affordable housing (70:30)	£172,765	£136,669	£125,799	£112,213	£95,036	£38,599	-£505,911
20% affordable housing (70:30)	£121,609	£86,393	£75,524	£61,936	£44,760	-£11,676	-£557,009
25% affordable housing (70:30)	£70,454	£36,118	£25,248	£11,661	-£5,516	-£61,952	-£608,106
30% affordable housing (70:30)	£19,299	-£14,159	-£25,028	-£38,615	-£55,791	-£112,228	-£659,204
30% affordable housing (60:40)	£70,037	£35,708	£24,838	£11,252	-£5,924	-£62,362	-£608,523

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£419,831	£381,096	£370,227	£356,639	£339,463	£283,027	-£259,016
10% affordable housing (70:30)	£317,521	£280,544	£269,675	£256,088	£238,912	£182,475	-£361,213
15% affordable housing (70:30)	£266,365	£230,269	£219,399	£205,813	£188,636	£132,199	-£412,311
20% affordable housing (70:30)	£215,209	£179,993	£169,124	£155,536	£138,360	£81,924	-£463,409
25% affordable housing (70:30)	£164,054	£129,718	£118,848	£105,261	£88,084	£31,648	-£514,506
30% affordable housing (70:30)	£112,899	£79,441	£68,572	£54,985	£37,809	-£18,628	-£565,604
30% affordable housing (60:40)	£163,637	£129,308	£118,438	£104,852	£87,676	£31,238	-£514,923

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£504,551	£465,816	£454,947	£441,359	£424,183	£367,747	-£174,296
10% affordable housing (70:30)	£402,241	£365,264	£354,395	£340,808	£323,632	£267,195	-£276,493
15% affordable housing (70:30)	£351,085	£314,989	£304,119	£290,533	£273,356	£216,919	-£327,591
20% affordable housing (70:30)	£299,929	£264,713	£253,844	£240,256	£223,080	£166,644	-£378,689
25% affordable housing (70:30)	£248,774	£214,438	£203,568	£189,981	£172,804	£116,368	-£429,786
30% affordable housing (70:30)	£197,619	£164,161	£153,292	£139,705	£122,529	£66,092	-£480,884
30% affordable housing (60:40)	£248,357	£214,028	£203,158	£189,572	£172,396	£115,958	-£430,203

SOUTHEND-ON-SEA BOROUGH COUNCIL

LOCAL PLAN VIABILITY TESTING

Site typology 13

Site location

Leigh-on-Sea, etc

Sales value inflation 22%

Build cost inflation 11%

Affordable Housing Social Rent

No Units 16

Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£723,838	£681,964	£671,094	£657,507	£640,330	£583,894	£44,065
10% affordable housing (70:30)	£607,097	£567,230	£556,360	£542,773	£525,596	£469,160	£-71,825
15% affordable housing (70:30)	£548,727	£509,863	£498,993	£485,406	£468,230	£411,793	£-130,130
20% affordable housing (70:30)	£490,356	£452,496	£441,627	£428,040	£410,864	£354,427	£-188,435
25% affordable housing (70:30)	£431,985	£395,129	£384,260	£370,673	£353,497	£297,060	£-246,740
30% affordable housing (70:30)	£373,615	£337,763	£326,893	£313,306	£296,130	£239,693	£-305,045
30% affordable housing (60:40)	£435,833	£398,912	£388,042	£374,454	£357,278	£300,842	£-242,897

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£231,478	£189,604	£178,734	£165,147	£147,970	£91,534	£-448,295
10% affordable housing (70:30)	£114,737	£74,870	£64,000	£50,413	£33,236	£-23,200	£-564,185
15% affordable housing (70:30)	£56,367	£17,503	£6,633	£-6,954	£-24,130	£-80,567	£-622,490
20% affordable housing (70:30)	£-2,004	£-39,864	£-50,733	£-64,320	£-81,496	£-137,933	£-680,795
25% affordable housing (70:30)	£-60,375	£-97,231	£-108,100	£-121,687	£-138,863	£-195,300	£-739,100
30% affordable housing (70:30)	£-118,745	£-154,597	£-165,467	£-179,054	£-196,230	£-252,667	£-797,405
30% affordable housing (60:40)	£-56,527	£-93,448	£-104,318	£-117,906	£-135,082	£-191,518	£-735,257

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£508,798	£466,924	£456,054	£442,467	£425,290	£368,854	£-170,975
10% affordable housing (70:30)	£392,057	£352,190	£341,320	£327,733	£310,556	£254,120	£-286,865
15% affordable housing (70:30)	£333,687	£294,823	£283,953	£270,366	£253,190	£196,753	£-345,170
20% affordable housing (70:30)	£275,316	£237,456	£226,587	£213,000	£195,824	£139,387	£-403,475
25% affordable housing (70:30)	£216,945	£180,089	£169,220	£155,633	£138,457	£82,020	£-461,780
30% affordable housing (70:30)	£158,575	£122,723	£111,853	£98,266	£81,090	£24,653	£-520,085
30% affordable housing (60:40)	£220,793	£183,872	£173,002	£159,414	£142,238	£85,802	£-457,937

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£602,398	£560,524	£549,654	£536,067	£518,890	£462,454	£-777,375
10% affordable housing (70:30)	£485,657	£445,790	£434,920	£421,333	£404,156	£347,720	£-193,265
15% affordable housing (70:30)	£427,287	£388,423	£377,553	£363,966	£346,790	£290,353	£-251,570
20% affordable housing (70:30)	£368,916	£331,056	£320,187	£306,600	£289,424	£232,987	£-309,875
25% affordable housing (70:30)	£310,545	£273,689	£262,820	£249,233	£232,057	£175,620	£-368,180
30% affordable housing (70:30)	£252,175	£216,323	£205,453	£191,866	£174,690	£118,253	£-426,485
30% affordable housing (60:40)	£314,393	£277,472	£266,602	£253,014	£236,838	£179,402	£-364,337

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£687,118	£645,244	£634,374	£620,787	£603,610	£547,174	£7,345
10% affordable housing (70:30)	£570,377	£530,510	£519,640	£506,053	£488,876	£432,440	£-108,545
15% affordable housing (70:30)	£512,007	£473,143	£462,273	£448,686	£431,510	£375,073	£-168,850
20% affordable housing (70:30)	£453,636	£415,776	£404,907	£391,320	£374,144	£317,707	£-225,155
25% affordable housing (70:30)	£395,265	£358,409	£347,540	£333,953	£316,777	£260,340	£-283,460
30% affordable housing (70:30)	£336,895	£301,043	£290,173	£276,586	£259,410	£202,973	£-341,765
30% affordable housing (60:40)	£399,113	£362,192	£351,322	£337,734	£320,558	£264,122	£-279,617

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Sales value inflation 22%
Build cost inflation 11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing Social Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£225,869	-£296,501	-£323,589	-£357,450	-£401,000	-£544,094	-£1,912,809
10% affordable housing (70:30)	-£348,791	-£417,308	-£444,396	-£478,257	-£521,807	-£664,899	-£2,033,616
15% affordable housing (70:30)	-£410,250	-£477,711	-£504,800	-£538,660	-£582,211	-£725,303	-£2,094,019
20% affordable housing (70:30)	-£471,711	-£538,115	-£565,203	-£599,063	-£642,614	-£785,706	-£2,154,422
25% affordable housing (70:30)	-£533,171	-£598,518	-£625,606	-£659,467	-£703,016	-£846,110	-£2,214,826
30% affordable housing (70:30)	-£594,632	-£658,920	-£686,010	-£719,870	-£763,420	-£906,513	-£2,275,229
30% affordable housing (60:40)	-£575,430	-£640,049	-£667,139	-£700,999	-£744,548	-£887,642	-£2,256,358

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,482,519	-£2,553,151	-£2,580,239	-£2,614,100	-£2,657,650	-£2,800,744	-£4,169,459
10% affordable housing (70:30)	-£2,605,441	-£2,673,958	-£2,701,046	-£2,734,907	-£2,778,457	-£2,921,549	-£4,290,266
15% affordable housing (70:30)	-£2,666,900	-£2,734,361	-£2,761,450	-£2,795,310	-£2,838,861	-£2,981,953	-£4,350,669
20% affordable housing (70:30)	-£2,728,361	-£2,794,765	-£2,821,853	-£2,855,713	-£2,899,264	-£3,042,356	-£4,411,072
25% affordable housing (70:30)	-£2,789,821	-£2,855,168	-£2,882,256	-£2,916,117	-£2,959,666	-£3,102,760	-£4,471,476
30% affordable housing (70:30)	-£2,851,282	-£2,915,570	-£2,942,660	-£2,976,520	-£3,020,070	-£3,163,163	-£4,531,879
30% affordable housing (60:40)	-£2,832,080	-£2,896,699	-£2,923,789	-£2,957,649	-£3,001,198	-£3,144,292	-£4,513,008

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,211,469	-£1,282,101	-£1,308,189	-£1,343,050	-£1,386,600	-£1,529,694	-£2,898,409
10% affordable housing (70:30)	-£1,334,391	-£1,402,908	-£1,429,996	-£1,463,857	-£1,507,407	-£1,650,499	-£3,019,216
15% affordable housing (70:30)	-£1,395,850	-£1,463,311	-£1,490,400	-£1,524,260	-£1,567,811	-£1,710,903	-£3,079,619
20% affordable housing (70:30)	-£1,457,311	-£1,523,715	-£1,550,803	-£1,584,663	-£1,628,214	-£1,771,306	-£3,140,022
25% affordable housing (70:30)	-£1,518,771	-£1,584,118	-£1,611,206	-£1,645,067	-£1,688,616	-£1,831,710	-£3,200,426
30% affordable housing (70:30)	-£1,580,232	-£1,644,520	-£1,671,610	-£1,705,470	-£1,749,020	-£1,892,113	-£3,260,829
30% affordable housing (60:40)	-£1,561,030	-£1,625,649	-£1,652,739	-£1,686,599	-£1,730,148	-£1,873,242	-£3,241,958

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£782,469	-£853,101	-£880,189	-£914,050	-£957,600	-£1,100,694	-£2,469,409
10% affordable housing (70:30)	-£905,391	-£973,908	-£1,000,996	-£1,034,857	-£1,078,407	-£1,221,499	-£2,590,216
15% affordable housing (70:30)	-£966,850	-£1,034,311	-£1,061,400	-£1,095,260	-£1,138,811	-£1,281,903	-£2,650,619
20% affordable housing (70:30)	-£1,028,311	-£1,094,715	-£1,121,803	-£1,155,663	-£1,199,214	-£1,342,306	-£2,711,022
25% affordable housing (70:30)	-£1,089,771	-£1,155,118	-£1,182,206	-£1,216,067	-£1,259,616	-£1,402,710	-£2,771,426
30% affordable housing (70:30)	-£1,151,232	-£1,215,520	-£1,242,610	-£1,276,470	-£1,320,020	-£1,463,113	-£2,831,829
30% affordable housing (60:40)	-£1,132,030	-£1,196,649	-£1,223,739	-£1,257,599	-£1,301,148	-£1,444,242	-£2,812,958

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£394,169	-£464,801	-£491,889	-£525,750	-£569,300	-£712,394	-£2,081,108
10% affordable housing (70:30)	-£517,091	-£585,608	-£612,696	-£646,557	-£690,107	-£833,199	-£2,201,916
15% affordable housing (70:30)	-£578,550	-£646,011	-£673,100	-£706,960	-£750,511	-£893,603	-£2,262,319
20% affordable housing (70:30)	-£640,011	-£706,415	-£733,503	-£767,363	-£810,914	-£954,006	-£2,322,722
25% affordable housing (70:30)	-£701,471	-£766,818	-£793,906	-£827,767	-£871,316	-£1,014,410	-£2,383,126
30% affordable housing (70:30)	-£762,932	-£827,220	-£854,310	-£888,170	-£931,720	-£1,074,813	-£2,443,529
30% affordable housing (60:40)	-£743,730	-£808,349	-£835,439	-£869,299	-£912,848	-£1,055,942	-£2,424,658

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£161,503	£85,408	£58,755	£25,440	-£17,695	-£160,787	-£1,529,503
10% affordable housing (70:30)	£10,294	-£64,233	-£91,322	-£125,182	-£168,733	-£311,826	-£1,680,541
15% affordable housing (70:30)	-£66,378	-£139,752	-£166,840	-£200,702	-£244,251	-£387,345	-£1,756,060
20% affordable housing (70:30)	-£143,218	-£215,271	-£242,360	-£276,221	-£319,770	-£462,864	-£1,831,580
25% affordable housing (70:30)	-£220,059	-£290,791	-£317,879	-£351,740	-£395,290	-£538,383	-£1,907,099
30% affordable housing (70:30)	-£296,900	-£366,310	-£393,398	-£427,258	-£470,809	-£613,901	-£1,982,617
30% affordable housing (60:40)	-£252,975	-£323,141	-£350,229	-£384,090	-£427,640	-£570,733	-£1,939,449

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,095,147	-£2,171,242	-£2,197,895	-£2,231,210	-£2,274,345	-£2,417,437	-£3,786,153
10% affordable housing (70:30)	-£2,246,356	-£2,320,883	-£2,347,972	-£2,381,832	-£2,425,383	-£2,568,476	-£3,937,191
15% affordable housing (70:30)	-£2,323,028	-£2,396,402	-£2,423,490	-£2,457,352	-£2,500,901	-£2,643,995	-£4,012,710
20% affordable housing (70:30)	-£2,399,868	-£2,471,921	-£2,499,010	-£2,532,871	-£2,576,420	-£2,719,514	-£4,088,230
25% affordable housing (70:30)	-£2,476,709	-£2,547,441	-£2,574,529	-£2,608,390	-£2,651,940	-£2,795,033	-£4,163,749
30% affordable housing (70:30)	-£2,553,550	-£2,622,960	-£2,650,048	-£2,683,908	-£2,727,459	-£2,870,551	-£4,239,267
30% affordable housing (60:40)	-£2,509,625	-£2,579,791	-£2,606,879	-£2,640,740	-£2,684,290	-£2,827,383	-£4,196,099

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£824,097	-£900,192	-£926,845	-£960,160	-£1,003,295	-£1,146,387	-£2,515,103
10% affordable housing (70:30)	-£975,306	-£1,049,833	-£1,076,922	-£1,110,782	-£1,154,333	-£1,297,426	-£2,666,141
15% affordable housing (70:30)	-£1,051,978	-£1,125,352	-£1,152,440	-£1,186,302	-£1,229,851	-£1,372,945	-£2,741,660
20% affordable housing (70:30)	-£1,128,818	-£1,200,871	-£1,227,960	-£1,261,821	-£1,305,370	-£1,448,464	-£2,817,180
25% affordable housing (70:30)	-£1,205,659	-£1,276,391	-£1,303,479	-£1,337,340	-£1,380,890	-£1,523,983	-£2,892,699
30% affordable housing (70:30)	-£1,282,500	-£1,351,910	-£1,378,998	-£1,412,858	-£1,456,409	-£1,599,501	-£2,968,217
30% affordable housing (60:40)	-£1,238,575	-£1,308,741	-£1,335,829	-£1,369,690	-£1,413,240	-£1,556,333	-£2,925,049

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£395,097	-£471,192	-£497,845	-£531,160	-£574,295	-£717,387	-£2,086,103
10% affordable housing (70:30)	-£546,306	-£620,833	-£647,922	-£681,782	-£725,333	-£868,426	-£2,237,141
15% affordable housing (70:30)	-£622,978	-£696,352	-£723,440	-£757,302	-£800,851	-£943,945	-£2,312,660
20% affordable housing (70:30)	-£699,818	-£771,871	-£798,960	-£832,821	-£876,370	-£1,019,464	-£2,388,180
25% affordable housing (70:30)	-£776,659	-£847,391	-£874,479	-£908,340	-£951,890	-£1,094,983	-£2,463,699
30% affordable housing (70:30)	-£853,500	-£922,910	-£949,998	-£983,858	-£1,027,409	-£1,170,501	-£2,539,217
30% affordable housing (60:40)	-£809,575	-£879,741	-£906,829	-£940,690	-£984,240	-£1,127,333	-£2,496,049

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£6,797	-£82,892	-£109,545	-£142,860	-£185,995	-£328,087	-£1,697,803
10% affordable housing (70:30)	-£158,006	-£232,533	-£259,622	-£293,482	-£337,033	-£480,126	-£1,848,841
15% affordable housing (70:30)	-£234,678	-£308,052	-£335,140	-£369,002	-£412,551	-£555,645	-£1,924,360
20% affordable housing (70:30)	-£311,518	-£383,571	-£410,660	-£444,521	-£488,070	-£631,164	-£1,999,880
25% affordable housing (70:30)	-£388,359	-£459,091	-£486,179	-£520,040	-£563,590	-£706,683	-£2,075,399
30% affordable housing (70:30)	-£465,200	-£534,610	-£561,698	-£595,558	-£639,109	-£782,201	-£2,150,917
30% affordable housing (60:40)	-£421,275	-£491,441	-£518,529	-£552,390	-£595,940	-£738,033	-£2,107,748

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 14

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Social Rent
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No Units	40
Site Area	0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£634,382	£746,714	£720,062	£686,746	£643,897	£503,106	-£857,381
10% affordable housing (70:30)	£630,104	£545,949	£519,296	£485,981	£443,132	£302,342	-£1,061,430
15% affordable housing (70:30)	£527,965	£445,567	£418,914	£385,598	£342,750	£201,959	-£1,163,454
20% affordable housing (70:30)	£425,825	£345,185	£318,532	£285,216	£242,366	£101,576	-£1,265,478
25% affordable housing (70:30)	£323,686	£244,801	£218,149	£184,834	£141,984	£1,194	-£1,367,502
30% affordable housing (70:30)	£221,547	£144,419	£117,767	£84,450	£41,602	-£100,811	-£1,469,527
30% affordable housing (60:40)	£307,417	£228,813	£202,160	£168,844	£125,995	-£15,037	-£1,383,753

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,422,268	-£1,509,936	-£1,536,588	-£1,569,904	-£1,612,753	-£1,753,544	-£3,114,031
10% affordable housing (70:30)	-£1,626,546	-£1,710,701	-£1,737,354	-£1,770,669	-£1,813,518	-£1,954,308	-£3,318,080
15% affordable housing (70:30)	-£1,728,685	-£1,811,083	-£1,837,736	-£1,871,052	-£1,913,900	-£2,054,691	-£3,420,104
20% affordable housing (70:30)	-£1,830,825	-£1,911,465	-£1,938,118	-£1,971,434	-£2,014,284	-£2,155,074	-£3,522,128
25% affordable housing (70:30)	-£1,932,964	-£2,011,849	-£2,038,501	-£2,071,816	-£2,114,666	-£2,255,456	-£3,624,152
30% affordable housing (70:30)	-£2,035,103	-£2,112,231	-£2,138,883	-£2,172,200	-£2,215,048	-£2,355,461	-£3,726,177
30% affordable housing (60:40)	-£1,949,233	-£2,027,837	-£2,054,490	-£2,087,806	-£2,130,655	-£2,271,687	-£3,640,403

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£151,218	-£238,886	-£265,538	-£298,854	-£341,703	-£482,494	-£1,842,981
10% affordable housing (70:30)	-£355,496	-£439,651	-£466,304	-£499,619	-£542,468	-£683,258	-£2,047,030
15% affordable housing (70:30)	-£457,635	-£540,033	-£566,686	-£600,002	-£642,850	-£783,641	-£2,149,054
20% affordable housing (70:30)	-£559,775	-£640,415	-£667,068	-£700,384	-£743,234	-£884,024	-£2,251,078
25% affordable housing (70:30)	-£661,914	-£740,799	-£767,451	-£800,766	-£843,616	-£984,406	-£2,353,102
30% affordable housing (70:30)	-£764,053	-£841,181	-£867,833	-£901,150	-£943,998	-£1,086,411	-£2,455,127
30% affordable housing (60:40)	-£676,183	-£756,787	-£783,440	-£816,756	-£859,605	-£1,000,637	-£2,369,353

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£277,782	£190,114	£163,462	£130,146	£87,297	-£53,494	-£1,413,981
10% affordable housing (70:30)	£73,504	-£10,651	-£37,304	-£70,619	-£113,468	-£254,258	-£1,618,030
15% affordable housing (70:30)	-£28,635	-£111,033	-£137,686	-£171,002	-£213,850	-£354,641	-£1,720,054
20% affordable housing (70:30)	-£130,775	-£211,415	-£238,068	-£271,384	-£314,234	-£455,024	-£1,822,078
25% affordable housing (70:30)	-£232,914	-£311,799	-£338,451	-£371,766	-£414,616	-£555,406	-£1,924,102
30% affordable housing (70:30)	-£335,053	-£412,181	-£438,833	-£472,150	-£514,998	-£657,411	-£2,026,127
30% affordable housing (60:40)	-£249,183	-£327,787	-£354,440	-£387,756	-£430,605	-£571,637	-£1,940,353

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£666,082	£578,414	£551,762	£518,446	£475,597	£334,806	-£1,025,681
10% affordable housing (70:30)	£461,804	£377,649	£350,996	£317,681	£274,832	£134,042	-£1,229,730
15% affordable housing (70:30)	£359,665	£277,267	£250,614	£217,298	£174,450	£33,659	-£1,331,754
20% affordable housing (70:30)	£257,525	£176,885	£150,232	£116,916	£74,066	-£66,724	-£1,433,778
25% affordable housing (70:30)	£155,386	£76,501	£49,849	£16,534	-£26,316	-£167,106	-£1,535,802
30% affordable housing (70:30)	£53,247	-£23,881	-£50,533	-£83,850	-£126,698	-£269,111	-£1,637,827
30% affordable housing (60:40)	£139,117	£60,513	£33,860	£544	-£42,305	-£183,337	-£1,552,053

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Sales value inflation	22%
Build cost inflation	11%

Site location

Shoeburyness

Affordable Housing	Social Rent
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No Units	40
Site Area	0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£738,001	£651,991	£625,339	£592,022	£549,174	£408,383	-£953,654
10% affordable housing (70:30)	£541,325	£458,698	£432,045	£398,729	£355,879	£215,089	-£1,150,109
15% affordable housing (70:30)	£442,986	£362,050	£335,397	£302,081	£259,233	£118,442	-£1,248,337
20% affordable housing (70:30)	£344,648	£265,403	£238,750	£205,434	£162,585	£21,795	-£1,346,565
25% affordable housing (70:30)	£246,309	£168,756	£142,104	£108,788	£65,938	-£76,077	-£1,444,793
30% affordable housing (70:30)	£147,971	£72,108	£45,456	£12,141	-£31,211	-£174,304	-£1,543,020
30% affordable housing (60:40)	£227,732	£150,498	£123,846	£90,529	£47,680	-£94,633	-£1,463,349

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,518,649	-£1,604,659	-£1,631,311	-£1,664,628	-£1,707,476	-£1,848,267	-£3,210,304
10% affordable housing (70:30)	-£1,715,325	-£1,797,952	-£1,824,605	-£1,857,921	-£1,900,771	-£2,041,561	-£3,406,759
15% affordable housing (70:30)	-£1,813,664	-£1,894,600	-£1,921,253	-£1,954,569	-£1,997,417	-£2,138,208	-£3,504,987
20% affordable housing (70:30)	-£1,912,002	-£1,991,247	-£2,017,900	-£2,051,216	-£2,094,065	-£2,234,855	-£3,603,215
25% affordable housing (70:30)	-£2,010,341	-£2,087,894	-£2,114,546	-£2,147,862	-£2,190,712	-£2,332,727	-£3,701,443
30% affordable housing (70:30)	-£2,108,679	-£2,184,542	-£2,211,194	-£2,244,509	-£2,287,861	-£2,430,954	-£3,799,670
30% affordable housing (60:40)	-£2,028,918	-£2,108,152	-£2,132,804	-£2,166,121	-£2,208,970	-£2,351,283	-£3,719,999

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£247,599	-£333,609	-£360,261	-£393,578	-£436,426	-£577,217	-£1,939,254
10% affordable housing (70:30)	-£444,275	-£526,902	-£553,555	-£586,871	-£629,721	-£770,511	-£2,135,709
15% affordable housing (70:30)	-£542,614	-£623,550	-£650,203	-£683,519	-£726,367	-£867,158	-£2,233,937
20% affordable housing (70:30)	-£640,952	-£720,197	-£746,850	-£780,166	-£823,015	-£963,805	-£2,332,165
25% affordable housing (70:30)	-£739,291	-£816,844	-£843,496	-£876,812	-£919,662	-£1,061,677	-£2,430,393
30% affordable housing (70:30)	-£837,629	-£913,492	-£940,144	-£973,459	-£1,016,811	-£1,159,904	-£2,528,620
30% affordable housing (60:40)	-£757,868	-£835,102	-£861,754	-£895,071	-£937,920	-£1,080,233	-£2,448,949

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£181,401	£95,391	£68,739	£35,422	-£7,426	-£148,217	-£1,510,254
10% affordable housing (70:30)	-£15,275	-£97,902	-£124,555	-£157,871	-£200,721	-£341,511	-£1,706,709
15% affordable housing (70:30)	-£113,614	-£194,550	-£221,203	-£254,519	-£297,367	-£438,158	-£1,804,937
20% affordable housing (70:30)	-£211,952	-£291,197	-£317,850	-£351,166	-£394,015	-£534,805	-£1,903,165
25% affordable housing (70:30)	-£310,291	-£387,844	-£414,496	-£447,812	-£490,662	-£632,677	-£2,001,393
30% affordable housing (70:30)	-£408,629	-£484,492	-£511,144	-£544,459	-£587,811	-£730,904	-£2,099,620
30% affordable housing (60:40)	-£328,868	-£406,102	-£432,754	-£466,071	-£508,920	-£651,233	-£2,019,949

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£569,701	£493,691	£457,039	£423,722	£380,874	£240,063	-£1,121,954
10% affordable housing (70:30)	£373,025	£290,398	£263,745	£230,429	£187,579	£46,789	-£1,318,409
15% affordable housing (70:30)	£274,686	£193,750	£167,097	£133,781	£90,933	-£49,858	-£1,416,637
20% affordable housing (70:30)	£176,348	£97,103	£70,450	£37,134	-£5,715	-£146,505	-£1,514,865
25% affordable housing (70:30)	£78,009	£456	-£26,196	-£59,512	-£102,362	-£244,377	-£1,613,093
30% affordable housing (70:30)	-£20,329	-£96,192	-£122,844	-£156,159	-£199,511	-£342,604	-£1,711,320
30% affordable housing (60:40)	£59,432	-£17,802	-£44,454	-£77,771	-£120,620	-£262,933	-£1,631,649

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,592,689	£1,493,159	£1,466,935	£1,434,155	£1,391,995	£1,253,471	-£90,769
10% affordable housing (70:30)	£1,330,483	£1,235,462	£1,209,239	£1,176,459	£1,134,299	£995,774	-£355,281
15% affordable housing (70:30)	£1,199,380	£1,106,615	£1,080,390	£1,047,610	£1,005,451	£866,926	-£487,537
20% affordable housing (70:30)	£1,068,277	£977,766	£951,542	£918,763	£876,603	£736,872	-£619,793
25% affordable housing (70:30)	£937,173	£848,917	£822,694	£789,914	£747,534	£606,744	-£752,049
30% affordable housing (70:30)	£806,070	£720,070	£693,572	£660,256	£617,407	£476,616	-£884,304
30% affordable housing (60:40)	£936,426	£850,148	£823,924	£791,145	£748,985	£608,823	-£749,936

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£663,961	-£763,491	-£789,715	-£822,495	-£864,655	-£1,003,179	-£2,347,419
10% affordable housing (70:30)	-£926,167	-£1,021,188	-£1,047,411	-£1,080,191	-£1,122,351	-£1,260,876	-£2,611,931
15% affordable housing (70:30)	-£1,057,270	-£1,150,035	-£1,176,260	-£1,209,040	-£1,251,199	-£1,389,724	-£2,744,187
20% affordable housing (70:30)	-£1,188,373	-£1,278,884	-£1,305,108	-£1,337,887	-£1,380,047	-£1,519,778	-£2,876,443
25% affordable housing (70:30)	-£1,319,477	-£1,407,733	-£1,433,956	-£1,466,736	-£1,509,116	-£1,649,906	-£3,008,699
30% affordable housing (70:30)	-£1,450,580	-£1,536,580	-£1,563,078	-£1,596,394	-£1,639,243	-£1,780,034	-£3,140,954
30% affordable housing (60:40)	-£1,318,224	-£1,406,502	-£1,432,726	-£1,465,505	-£1,507,665	-£1,647,827	-£3,006,586

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£607,089	£507,559	£481,335	£448,555	£406,395	£267,871	-£1,076,368
10% affordable housing (70:30)	£344,883	£249,862	£223,639	£190,859	£148,699	£10,174	-£1,340,881
15% affordable housing (70:30)	£213,780	£121,015	£94,790	£62,010	£19,851	-£118,674	-£1,473,137
20% affordable housing (70:30)	£82,677	-£7,834	-£34,058	-£66,837	-£108,997	-£248,728	-£1,605,393
25% affordable housing (70:30)	-£48,427	-£136,683	-£162,906	-£195,686	-£238,066	-£378,856	-£1,737,649
30% affordable housing (70:30)	-£179,530	-£285,530	-£292,028	-£325,344	-£368,193	-£508,984	-£1,869,904
30% affordable housing (60:40)	-£47,174	-£135,452	-£161,676	-£194,455	-£236,615	-£376,777	-£1,735,536

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,036,089	£936,559	£910,335	£877,555	£835,395	£696,871	-£647,369
10% affordable housing (70:30)	£773,883	£678,862	£652,639	£619,859	£577,699	£439,174	-£911,881
15% affordable housing (70:30)	£642,780	£550,015	£523,790	£491,010	£448,851	£310,326	-£1,044,137
20% affordable housing (70:30)	£511,677	£421,166	£394,942	£362,163	£320,003	£180,272	-£1,176,393
25% affordable housing (70:30)	£380,573	£292,317	£266,094	£233,314	£190,934	£50,144	-£1,308,649
30% affordable housing (70:30)	£249,470	£163,470	£136,972	£103,656	£60,807	-£79,984	-£1,440,904
30% affordable housing (60:40)	£381,826	£293,548	£267,324	£234,545	£192,385	£52,223	-£1,306,536

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,424,389	£1,324,859	£1,298,635	£1,265,855	£1,223,695	£1,085,171	-£259,069
10% affordable housing (70:30)	£1,162,183	£1,067,162	£1,040,939	£1,008,159	£965,999	£827,474	-£523,581
15% affordable housing (70:30)	£1,031,080	£938,315	£912,090	£879,310	£837,151	£698,626	-£655,593
20% affordable housing (70:30)	£899,977	£809,466	£783,242	£750,463	£708,303	£568,572	-£788,093
25% affordable housing (70:30)	£768,873	£680,617	£654,394	£621,614	£579,234	£438,444	-£920,349
30% affordable housing (70:30)	£637,770	£551,770	£525,272	£491,956	£449,107	£308,316	-£1,052,604
30% affordable housing (60:40)	£770,126	£681,848	£655,624	£622,845	£580,685	£440,523	-£918,236

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,066,577	£1,958,896	£1,932,672	£1,899,892	£1,857,733	£1,719,208	£382,552
10% affordable housing (70:30)	£1,766,963	£1,664,436	£1,638,211	£1,605,432	£1,563,273	£1,424,748	£85,080
15% affordable housing (70:30)	£1,617,156	£1,517,205	£1,490,982	£1,458,202	£1,416,043	£1,277,518	£64,696
20% affordable housing (70:30)	£1,467,350	£1,369,975	£1,343,752	£1,310,972	£1,268,812	£1,130,287	£215,864
25% affordable housing (70:30)	£1,317,542	£1,222,745	£1,196,521	£1,163,742	£1,121,582	£983,057	£367,031
30% affordable housing (70:30)	£1,167,736	£1,075,515	£1,049,291	£1,016,511	£974,352	£835,827	£518,200
30% affordable housing (60:40)	£1,330,036	£1,235,023	£1,208,799	£1,176,020	£1,133,860	£995,335	£353,431

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£190,073	-£297,754	-£323,978	-£356,758	-£398,917	-£537,442	-£1,874,098
10% affordable housing (70:30)	-£489,687	-£592,214	-£618,439	-£651,218	-£693,377	-£831,902	-£2,171,570
15% affordable housing (70:30)	-£639,494	-£739,445	-£765,668	-£798,448	-£840,607	-£979,132	-£2,321,346
20% affordable housing (70:30)	-£789,300	-£886,675	-£912,898	-£945,678	-£987,838	-£1,126,363	-£2,472,514
25% affordable housing (70:30)	-£939,108	-£1,033,905	-£1,060,129	-£1,092,908	-£1,135,068	-£1,273,593	-£2,623,681
30% affordable housing (70:30)	-£1,088,914	-£1,181,135	-£1,207,359	-£1,240,139	-£1,282,298	-£1,420,823	-£2,774,850
30% affordable housing (60:40)	-£926,614	-£1,021,627	-£1,047,851	-£1,080,630	-£1,122,790	-£1,261,315	-£2,610,081

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,080,977	£973,296	£947,072	£914,292	£872,133	£733,608	£603,048
10% affordable housing (70:30)	£781,363	£678,836	£652,611	£619,832	£577,673	£439,148	£900,520
15% affordable housing (70:30)	£631,556	£531,605	£505,382	£472,602	£430,443	£291,918	£1,050,296
20% affordable housing (70:30)	£481,750	£384,375	£358,152	£325,372	£283,212	£144,687	£1,201,464
25% affordable housing (70:30)	£331,942	£237,145	£210,921	£178,142	£135,982	£2,543	£1,352,631
30% affordable housing (70:30)	£182,136	£89,915	£63,691	£30,911	£11,248	£149,773	£1,503,800
30% affordable housing (60:40)	£344,436	£249,423	£223,199	£190,420	£148,260	£9,735	£1,339,031

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,509,977	£1,402,296	£1,376,072	£1,343,292	£1,301,133	£1,162,608	£174,048
10% affordable housing (70:30)	£1,210,363	£1,107,836	£1,081,611	£1,048,832	£1,006,673	£868,148	£471,520
15% affordable housing (70:30)	£1,060,556	£960,605	£934,382	£901,602	£859,443	£720,918	£621,296
20% affordable housing (70:30)	£910,750	£813,375	£787,152	£754,372	£712,212	£573,687	£772,464
25% affordable housing (70:30)	£760,942	£666,145	£639,921	£607,142	£564,982	£426,457	£923,631
30% affordable housing (70:30)	£611,136	£518,915	£492,691	£459,911	£417,752	£279,227	£1,074,800
30% affordable housing (60:40)	£773,436	£678,423	£652,199	£619,420	£577,260	£438,735	£910,031

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,898,277	£1,790,596	£1,764,372	£1,731,592	£1,689,433	£1,550,908	£214,252
10% affordable housing (70:30)	£1,598,663	£1,496,136	£1,469,911	£1,437,132	£1,394,973	£1,256,448	£93,220
15% affordable housing (70:30)	£1,448,856	£1,348,905	£1,322,682	£1,289,902	£1,247,743	£1,109,218	£232,996
20% affordable housing (70:30)	£1,299,050	£1,201,675	£1,175,452	£1,142,672	£1,100,512	£961,987	£384,164
25% affordable housing (70:30)	£1,149,242	£1,054,445	£1,028,221	£995,442	£953,282	£814,757	£535,331
30% affordable housing (70:30)	£999,436	£907,215	£880,991	£848,211	£806,052	£667,527	£686,500
30% affordable housing (60:40)	£1,161,736	£1,066,723	£1,040,499	£1,007,720	£965,560	£827,035	£521,731

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Sales value inflation	22%
Build cost inflation	11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing	Social Rent
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No Units	45
Site Area	0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£654,362	£560,626	£530,642	£493,161	£442,382	£275,534	-£1,341,997
10% affordable housing (70:30)	£482,280	£391,503	£361,518	£324,038	£273,258	£106,410	-£1,513,886
15% affordable housing (70:30)	£396,237	£306,940	£276,956	£239,476	£188,697	£21,849	-£1,599,831
20% affordable housing (70:30)	£310,196	£222,379	£192,395	£154,915	£104,134	-£63,739	-£1,685,776
25% affordable housing (70:30)	£224,155	£137,817	£107,833	£70,352	£19,573	-£149,684	-£1,771,720
30% affordable housing (70:30)	£138,112	£53,255	£23,271	£14,442	-£66,052	-£235,628	-£1,857,665
30% affordable housing (60:40)	£165,801	£80,468	£50,484	£13,003	-£38,395	-£207,971	-£1,830,008

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,135,678	-£2,229,414	-£2,259,398	-£2,296,879	-£2,347,658	-£2,514,506	-£4,132,037
10% affordable housing (70:30)	-£2,307,760	-£2,398,537	-£2,428,522	-£2,466,002	-£2,516,782	-£2,683,630	-£4,303,926
15% affordable housing (70:30)	-£2,393,803	-£2,483,100	-£2,513,084	-£2,550,564	-£2,601,343	-£2,768,191	-£4,389,871
20% affordable housing (70:30)	-£2,479,844	-£2,567,661	-£2,597,645	-£2,635,125	-£2,685,906	-£2,853,779	-£4,475,816
25% affordable housing (70:30)	-£2,565,885	-£2,652,223	-£2,682,207	-£2,719,688	-£2,770,467	-£2,938,724	-£4,561,760
30% affordable housing (70:30)	-£2,651,928	-£2,736,785	-£2,766,769	-£2,804,482	-£2,856,092	-£3,025,668	-£4,647,705
30% affordable housing (60:40)	-£2,624,239	-£2,709,572	-£2,739,556	-£2,777,037	-£2,828,435	-£2,998,011	-£4,620,048

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£564,198	-£657,934	-£687,918	-£725,399	-£776,178	-£943,026	-£2,560,557
10% affordable housing (70:30)	-£736,280	-£827,057	-£857,042	-£894,522	-£945,302	-£1,112,150	-£2,732,446
15% affordable housing (70:30)	-£822,323	-£911,620	-£941,604	-£979,084	-£1,029,863	-£1,196,711	-£2,818,391
20% affordable housing (70:30)	-£908,364	-£996,181	-£1,026,165	-£1,063,645	-£1,114,426	-£1,282,299	-£2,904,336
25% affordable housing (70:30)	-£994,405	-£1,080,743	-£1,110,727	-£1,148,208	-£1,198,987	-£1,368,244	-£2,990,280
30% affordable housing (70:30)	-£1,080,448	-£1,165,305	-£1,195,289	-£1,233,002	-£1,284,612	-£1,454,188	-£3,076,225
30% affordable housing (60:40)	-£1,052,759	-£1,138,092	-£1,168,076	-£1,205,557	-£1,256,955	-£1,426,531	-£3,048,568

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£33,798	-£127,534	-£157,518	-£194,999	-£245,778	-£412,626	-£2,030,157
10% affordable housing (70:30)	-£205,880	-£296,657	-£326,642	-£364,122	-£414,902	-£581,750	-£2,202,046
15% affordable housing (70:30)	-£291,923	-£381,220	-£411,204	-£448,684	-£499,463	-£666,311	-£2,287,991
20% affordable housing (70:30)	-£377,964	-£465,781	-£495,765	-£533,245	-£584,026	-£751,899	-£2,373,936
25% affordable housing (70:30)	-£464,005	-£550,343	-£580,327	-£617,808	-£668,587	-£837,844	-£2,459,880
30% affordable housing (70:30)	-£550,048	-£634,905	-£664,889	-£702,602	-£754,212	-£923,788	-£2,545,825
30% affordable housing (60:40)	-£522,359	-£607,692	-£637,676	-£675,157	-£726,555	-£896,131	-£2,518,168

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£446,282	£352,546	£322,562	£285,081	£234,302	£67,454	-£1,550,077
10% affordable housing (70:30)	£274,200	£183,423	£153,438	£115,958	£65,178	-£101,670	-£1,721,966
15% affordable housing (70:30)	£188,157	£98,860	£68,876	£31,396	-£19,383	-£186,231	-£1,807,911
20% affordable housing (70:30)	£102,116	£14,299	-£15,685	-£53,165	-£103,946	-£271,819	-£1,893,856
25% affordable housing (70:30)	£16,075	-£70,263	-£100,247	-£137,728	-£188,507	-£357,764	-£1,979,800
30% affordable housing (70:30)	-£69,968	-£154,825	-£184,809	-£222,522	-£274,132	-£443,708	-£2,065,745
30% affordable housing (60:40)	-£42,279	-£127,612	-£157,596	-£195,077	-£246,475	-£416,051	-£2,038,088

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 15

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,214,769	£1,112,722	£1,083,221	£1,045,881	£995,101	£828,253	-£780,237
10% affordable housing (70:30)	£1,000,057	£900,629	£870,644	£833,164	£782,385	£615,537	-£996,433
15% affordable housing (70:30)	£892,096	£794,271	£764,286	£726,806	£676,026	£509,178	-£1,104,531
20% affordable housing (70:30)	£783,876	£687,912	£657,928	£620,447	£569,668	£402,820	-£1,212,628
25% affordable housing (70:30)	£675,656	£581,554	£551,569	£514,089	£463,310	£296,462	-£1,320,726
30% affordable housing (70:30)	£567,436	£475,196	£445,211	£407,731	£356,951	£190,103	-£1,428,825
30% affordable housing (60:40)	£630,775	£537,444	£507,459	£469,979	£419,199	£252,351	-£1,365,558

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,575,271	-£1,677,318	-£1,706,819	-£1,744,159	-£1,794,939	-£1,961,787	-£3,570,277
10% affordable housing (70:30)	-£1,789,983	-£1,889,411	-£1,919,396	-£1,956,876	-£2,007,655	-£2,174,503	-£3,786,473
15% affordable housing (70:30)	-£1,897,944	-£1,995,769	-£2,025,754	-£2,063,234	-£2,114,014	-£2,280,862	-£3,894,571
20% affordable housing (70:30)	-£2,006,164	-£2,102,128	-£2,132,112	-£2,169,593	-£2,220,372	-£2,387,220	-£4,002,668
25% affordable housing (70:30)	-£2,114,384	-£2,208,486	-£2,238,471	-£2,275,951	-£2,326,730	-£2,493,578	-£4,110,766
30% affordable housing (70:30)	-£2,222,604	-£2,314,844	-£2,344,829	-£2,382,309	-£2,433,089	-£2,599,937	-£4,218,865
30% affordable housing (60:40)	-£2,159,265	-£2,252,596	-£2,282,581	-£2,320,061	-£2,370,841	-£2,537,689	-£4,155,598

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,791	-£105,838	-£135,339	-£172,679	-£223,459	-£390,307	-£1,998,797
10% affordable housing (70:30)	-£218,503	-£317,931	-£347,916	-£385,396	-£436,175	-£603,023	-£2,214,993
15% affordable housing (70:30)	-£326,464	-£424,289	-£454,274	-£491,754	-£542,534	-£709,382	-£2,323,091
20% affordable housing (70:30)	-£434,684	-£530,648	-£560,632	-£598,113	-£648,892	-£815,740	-£2,431,188
25% affordable housing (70:30)	-£542,904	-£637,006	-£666,991	-£704,471	-£755,250	-£922,098	-£2,539,286
30% affordable housing (70:30)	-£651,124	-£743,384	-£773,349	-£810,829	-£861,609	-£1,028,457	-£2,647,385
30% affordable housing (60:40)	-£587,785	-£681,116	-£711,101	-£748,581	-£799,361	-£966,209	-£2,584,118

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£526,609	£424,562	£395,061	£357,721	£306,941	£140,093	-£1,468,397
10% affordable housing (70:30)	£311,897	£212,469	£182,484	£145,004	£94,225	-£72,623	-£1,694,593
15% affordable housing (70:30)	£203,936	£106,111	£76,126	£38,646	-£12,134	-£178,982	-£1,792,691
20% affordable housing (70:30)	£95,716	-£248	-£30,232	-£67,713	-£118,492	-£265,340	-£1,900,788
25% affordable housing (70:30)	-£12,504	-£106,606	-£136,591	-£174,071	-£224,850	-£391,698	-£2,008,886
30% affordable housing (70:30)	-£120,724	-£212,964	-£242,949	-£280,429	-£331,209	-£498,057	-£2,116,985
30% affordable housing (60:40)	-£57,385	-£150,716	-£180,701	-£218,181	-£268,961	-£435,809	-£2,053,718

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,006,669	£904,642	£875,141	£837,801	£787,021	£620,173	-£988,317
10% affordable housing (70:30)	£791,977	£692,549	£662,564	£625,084	£574,305	£407,457	-£1,204,513
15% affordable housing (70:30)	£684,016	£586,191	£556,206	£518,726	£467,946	£301,098	-£1,312,611
20% affordable housing (70:30)	£575,796	£479,832	£449,848	£412,367	£361,588	£194,740	-£1,420,708
25% affordable housing (70:30)	£467,576	£373,474	£343,489	£306,009	£255,230	£88,382	-£1,528,806
30% affordable housing (70:30)	£359,356	£267,116	£237,131	£199,651	£148,871	-£17,977	-£1,636,905
30% affordable housing (60:40)	£422,695	£329,364	£299,379	£261,899	£211,119	£44,271	-£1,573,638

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Social Rent
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No Units	45
Site Area	0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,188,120	£2,069,332	£2,039,830	£2,002,954	£1,952,991	£1,788,828	£201,506
10% affordable housing (70:30)	£1,896,575	£1,782,801	£1,753,298	£1,716,422	£1,666,459	£1,502,296	-£89,085
15% affordable housing (70:30)	£1,750,801	£1,639,535	£1,610,033	£1,573,156	£1,523,193	£1,359,030	-£236,028
20% affordable housing (70:30)	£1,605,029	£1,496,269	£1,466,767	£1,429,890	£1,379,927	£1,215,765	-£382,971
25% affordable housing (70:30)	£1,459,255	£1,353,003	£1,323,502	£1,286,624	£1,236,661	£1,072,499	-£529,914
30% affordable housing (70:30)	£1,313,482	£1,209,737	£1,180,236	£1,143,358	£1,093,395	£929,233	-£676,857
30% affordable housing (60:40)	£1,437,305	£1,331,431	£1,301,930	£1,265,052	£1,215,090	£1,050,926	-£551,150

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£601,920	-£720,708	-£750,210	-£787,086	-£837,049	-£1,001,212	-£2,588,534
10% affordable housing (70:30)	-£893,465	-£1,007,239	-£1,036,742	-£1,073,618	-£1,123,581	-£1,287,744	-£2,879,125
15% affordable housing (70:30)	-£1,039,239	-£1,150,505	-£1,180,007	-£1,216,884	-£1,266,847	-£1,431,010	-£3,026,068
20% affordable housing (70:30)	-£1,185,011	-£1,293,771	-£1,323,273	-£1,360,150	-£1,410,113	-£1,574,275	-£3,173,011
25% affordable housing (70:30)	-£1,330,785	-£1,437,037	-£1,466,538	-£1,503,416	-£1,553,379	-£1,717,541	-£3,319,954
30% affordable housing (70:30)	-£1,476,558	-£1,580,303	-£1,609,804	-£1,646,682	-£1,696,645	-£1,860,807	-£3,466,897
30% affordable housing (60:40)	-£1,352,735	-£1,458,609	-£1,488,110	-£1,524,988	-£1,574,950	-£1,739,114	-£3,341,190

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£969,560	£850,772	£821,270	£784,394	£734,431	£570,268	-£1,017,054
10% affordable housing (70:30)	£678,015	£564,241	£534,738	£497,862	£447,899	£283,736	-£1,307,645
15% affordable housing (70:30)	£532,241	£420,975	£391,473	£354,596	£304,633	£140,470	-£1,454,588
20% affordable housing (70:30)	£386,469	£277,709	£248,207	£211,330	£161,367	-£2,795	-£1,601,531
25% affordable housing (70:30)	£240,695	£134,443	£104,942	£68,064	£18,101	-£146,061	-£1,748,474
30% affordable housing (70:30)	£94,922	-£8,823	-£38,324	-£75,202	-£125,165	-£289,327	-£1,895,417
30% affordable housing (60:40)	£218,745	£112,871	£83,370	£46,492	-£3,470	-£167,634	-£1,769,710

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,499,960	£1,361,172	£1,351,670	£1,314,794	£1,264,831	£1,100,668	-£486,654
10% affordable housing (70:30)	£1,208,415	£1,094,641	£1,065,138	£1,028,262	£978,299	£814,136	-£777,245
15% affordable housing (70:30)	£1,062,641	£951,375	£921,873	£884,996	£835,033	£670,870	-£924,188
20% affordable housing (70:30)	£916,869	£808,109	£778,607	£741,730	£691,767	£527,605	-£1,071,131
25% affordable housing (70:30)	£771,095	£664,843	£635,342	£598,464	£548,501	£384,339	-£1,218,074
30% affordable housing (70:30)	£625,322	£521,577	£492,076	£455,198	£405,235	£241,073	-£1,365,017
30% affordable housing (60:40)	£749,145	£643,271	£613,770	£576,892	£526,930	£362,766	-£1,239,310

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,980,040	£1,861,252	£1,831,750	£1,794,874	£1,744,911	£1,580,748	-£6,574
10% affordable housing (70:30)	£1,688,495	£1,574,721	£1,545,218	£1,508,342	£1,458,379	£1,294,216	-£297,165
15% affordable housing (70:30)	£1,542,721	£1,431,455	£1,401,953	£1,365,076	£1,315,113	£1,150,950	-£444,108
20% affordable housing (70:30)	£1,396,949	£1,288,189	£1,258,687	£1,221,810	£1,171,847	£1,007,685	-£591,051
25% affordable housing (70:30)	£1,251,175	£1,144,923	£1,115,422	£1,078,544	£1,028,581	£864,419	-£737,994
30% affordable housing (70:30)	£1,105,402	£1,001,657	£972,156	£935,278	£885,315	£721,153	-£884,937
30% affordable housing (60:40)	£1,229,225	£1,123,351	£1,093,850	£1,056,972	£1,007,010	£842,846	-£759,230

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Site location

Shoeburyness

Sales value inflation 22%

Build cost inflation 11%

Affordable Housing Social Rent

No Units 45

Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,048,701	£1,932,311	£1,902,810	£1,865,932	£1,815,970	£1,651,807	£62,684
10% affordable housing (70:30)	£1,768,160	£1,656,596	£1,627,094	£1,590,217	£1,540,254	£1,376,092	£-219,050
15% affordable housing (70:30)	£1,627,890	£1,518,738	£1,489,236	£1,452,359	£1,402,396	£1,238,234	£-360,429
20% affordable housing (70:30)	£1,487,620	£1,380,880	£1,351,378	£1,314,501	£1,264,538	£1,100,376	£-501,807
25% affordable housing (70:30)	£1,347,350	£1,243,022	£1,213,520	£1,176,643	£1,126,681	£962,518	£-643,186
30% affordable housing (70:30)	£1,207,080	£1,105,164	£1,075,662	£1,038,786	£988,823	£823,995	£-784,565
30% affordable housing (60:40)	£1,322,093	£1,218,200	£1,188,699	£1,151,821	£1,101,858	£937,696	£-667,803

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£-741,339	£-857,729	£-887,230	£-924,108	£-974,070	£-1,138,233	£-2,727,356
10% affordable housing (70:30)	£-1,021,880	£-1,133,444	£-1,162,946	£-1,199,823	£-1,249,786	£-1,413,948	£-3,009,090
15% affordable housing (70:30)	£-1,162,150	£-1,271,302	£-1,300,804	£-1,337,681	£-1,387,644	£-1,551,806	£-3,150,469
20% affordable housing (70:30)	£-1,302,420	£-1,409,160	£-1,438,662	£-1,475,539	£-1,525,502	£-1,689,664	£-3,291,847
25% affordable housing (70:30)	£-1,442,690	£-1,547,018	£-1,576,520	£-1,613,397	£-1,663,359	£-1,827,522	£-3,433,226
30% affordable housing (70:30)	£-1,582,960	£-1,684,876	£-1,714,378	£-1,751,254	£-1,801,217	£-1,966,045	£-3,574,605
30% affordable housing (60:40)	£-1,467,947	£-1,571,840	£-1,601,341	£-1,638,219	£-1,688,182	£-1,852,344	£-3,457,843

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£830,141	£713,751	£684,250	£647,372	£597,410	£433,247	£-1,158,876
10% affordable housing (70:30)	£549,600	£438,036	£408,534	£371,657	£321,694	£157,532	£-1,437,610
15% affordable housing (70:30)	£409,330	£300,178	£270,676	£233,799	£183,836	£19,674	£-1,578,989
20% affordable housing (70:30)	£269,060	£162,320	£132,818	£95,941	£45,978	£-118,184	£-1,720,367
25% affordable housing (70:30)	£128,790	£24,462	£-5,040	£-41,917	£-91,879	£-256,042	£-1,861,746
30% affordable housing (70:30)	£-11,480	£-113,396	£-142,898	£-179,774	£-229,737	£-394,565	£-2,003,125
30% affordable housing (60:40)	£103,533	£-360	£-29,861	£-66,739	£-116,702	£-280,664	£-1,686,363

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,360,541	£1,244,151	£1,214,650	£1,177,772	£1,127,810	£963,647	£-625,476
10% affordable housing (70:30)	£1,080,000	£968,436	£938,934	£902,057	£852,094	£687,932	£-907,210
15% affordable housing (70:30)	£939,730	£830,578	£801,076	£764,199	£714,236	£550,074	£-1,048,589
20% affordable housing (70:30)	£799,460	£692,720	£663,218	£626,341	£576,378	£412,216	£-1,189,967
25% affordable housing (70:30)	£659,190	£554,862	£525,360	£488,483	£438,521	£274,358	£-1,331,346
30% affordable housing (70:30)	£518,920	£417,004	£387,502	£350,626	£300,663	£135,835	£-1,472,725
30% affordable housing (60:40)	£633,933	£530,040	£500,538	£463,661	£413,698	£249,536	£-1,355,963

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,840,621	£1,724,231	£1,694,730	£1,657,852	£1,607,890	£1,443,727	£-145,396
10% affordable housing (70:30)	£1,560,080	£1,448,516	£1,419,014	£1,382,137	£1,332,174	£1,168,012	£-427,130
15% affordable housing (70:30)	£1,419,810	£1,310,658	£1,281,156	£1,244,279	£1,194,316	£1,030,154	£-568,509
20% affordable housing (70:30)	£1,279,540	£1,172,800	£1,143,298	£1,106,421	£1,056,458	£892,296	£-709,887
25% affordable housing (70:30)	£1,139,270	£1,034,942	£1,005,440	£968,563	£918,601	£754,438	£-851,266
30% affordable housing (70:30)	£999,000	£897,084	£867,582	£830,706	£780,743	£615,915	£-992,645
30% affordable housing (60:40)	£1,114,013	£1,010,120	£980,619	£943,741	£893,778	£729,616	£-875,883

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,293,573	£3,157,078	£3,128,050	£3,091,767	£3,042,608	£2,879,922	£1,306,945
10% affordable housing (70:30)	£2,915,666	£2,785,671	£2,756,643	£2,720,360	£2,671,201	£2,507,262	£930,602
15% affordable housing (70:30)	£2,726,712	£2,599,967	£2,570,940	£2,534,656	£2,485,095	£2,320,933	£742,430
20% affordable housing (70:30)	£2,537,759	£2,414,264	£2,385,236	£2,348,728	£2,298,765	£2,134,603	£554,259
25% affordable housing (70:30)	£2,348,806	£2,228,560	£2,199,276	£2,162,399	£2,112,436	£1,948,273	£366,087
30% affordable housing (70:30)	£2,159,852	£2,042,447	£2,012,946	£1,976,069	£1,926,106	£1,761,943	£177,916
30% affordable housing (60:40)	£2,350,706	£2,230,428	£2,201,400	£2,165,117	£2,115,958	£1,952,582	£371,672

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£503,533	£367,038	£338,010	£301,727	£252,568	£89,882	-£1,483,095
10% affordable housing (70:30)	£125,626	-£4,369	-£33,397	-£69,680	-£118,839	-£282,778	-£1,859,438
15% affordable housing (70:30)	-£63,328	-£190,073	-£219,100	-£255,384	-£304,945	-£469,107	-£2,047,610
20% affordable housing (70:30)	-£252,281	-£375,776	-£404,804	-£441,312	-£491,275	-£655,437	-£2,235,781
25% affordable housing (70:30)	-£441,234	-£581,480	-£590,764	-£627,641	-£677,604	-£841,767	-£2,423,953
30% affordable housing (70:30)	-£630,188	-£747,593	-£777,094	-£813,971	-£863,934	-£1,028,097	-£2,612,124
30% affordable housing (60:40)	-£439,334	-£559,612	-£588,640	-£624,923	-£674,082	-£837,458	-£2,418,368

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,075,013	£1,938,518	£1,909,490	£1,873,207	£1,824,048	£1,661,362	£88,385
10% affordable housing (70:30)	£1,697,106	£1,567,111	£1,538,083	£1,501,800	£1,452,641	£1,288,702	-£287,958
15% affordable housing (70:30)	£1,508,152	£1,381,407	£1,352,380	£1,316,096	£1,266,535	£1,102,373	-£476,130
20% affordable housing (70:30)	£1,319,199	£1,195,704	£1,166,676	£1,130,168	£1,080,205	£916,043	-£664,301
25% affordable housing (70:30)	£1,130,246	£1,010,000	£980,716	£943,839	£893,876	£729,713	-£852,473
30% affordable housing (70:30)	£941,292	£823,887	£794,386	£757,509	£707,546	£543,383	-£1,040,644
30% affordable housing (60:40)	£1,132,146	£1,011,868	£982,840	£946,557	£897,398	£734,022	-£846,888

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,605,413	£2,468,918	£2,439,890	£2,403,607	£2,354,448	£2,191,762	£618,785
10% affordable housing (70:30)	£2,227,506	£2,097,511	£2,068,483	£2,032,200	£1,983,041	£1,819,102	£242,442
15% affordable housing (70:30)	£2,038,552	£1,911,807	£1,882,780	£1,846,496	£1,796,935	£1,632,773	£54,270
20% affordable housing (70:30)	£1,849,599	£1,726,104	£1,697,076	£1,660,568	£1,610,605	£1,446,443	-£133,901
25% affordable housing (70:30)	£1,660,646	£1,540,400	£1,511,116	£1,474,239	£1,424,276	£1,260,113	-£322,073
30% affordable housing (70:30)	£1,471,692	£1,354,287	£1,324,786	£1,287,909	£1,237,946	£1,073,783	-£510,244
30% affordable housing (60:40)	£1,662,546	£1,542,268	£1,513,240	£1,478,957	£1,427,798	£1,264,422	-£316,488

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,085,493	£2,948,998	£2,919,970	£2,883,687	£2,834,528	£2,671,842	£1,098,865
10% affordable housing (70:30)	£2,707,586	£2,577,591	£2,548,563	£2,512,280	£2,463,121	£2,299,182	£722,522
15% affordable housing (70:30)	£2,518,632	£2,391,887	£2,362,860	£2,326,576	£2,277,015	£2,112,853	£534,350
20% affordable housing (70:30)	£2,329,679	£2,206,184	£2,177,156	£2,140,648	£2,090,685	£1,926,523	£346,179
25% affordable housing (70:30)	£2,140,726	£2,020,480	£1,991,196	£1,954,319	£1,904,356	£1,740,193	£158,007
30% affordable housing (70:30)	£1,951,772	£1,834,367	£1,804,866	£1,767,989	£1,718,026	£1,553,863	-£30,164
30% affordable housing (60:40)	£2,142,626	£2,022,348	£1,993,320	£1,957,037	£1,907,878	£1,744,502	£163,592

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Social Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,981,293	£3,832,970	£3,803,943	£3,767,659	£3,718,501	£3,556,980	£1,992,236
10% affordable housing (70:30)	£3,549,008	£3,408,119	£3,379,092	£3,342,809	£3,293,650	£3,132,128	£1,565,697
15% affordable housing (70:30)	£3,332,865	£3,195,694	£3,166,667	£3,130,383	£3,081,225	£2,919,704	£1,352,159
20% affordable housing (70:30)	£3,116,722	£2,983,269	£2,954,241	£2,917,958	£2,868,799	£2,707,278	£1,136,716
25% affordable housing (70:30)	£2,900,579	£2,770,843	£2,741,816	£2,705,532	£2,656,374	£2,494,853	£921,273
30% affordable housing (70:30)	£2,684,436	£2,558,417	£2,529,391	£2,493,107	£2,443,948	£2,282,427	£705,830
30% affordable housing (60:40)	£2,918,469	£2,788,426	£2,759,399	£2,723,115	£2,673,957	£2,512,436	£943,423

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,191,253	£1,042,930	£1,013,903	£977,619	£928,461	£766,940	-£797,804
10% affordable housing (70:30)	£758,968	£618,079	£589,052	£552,769	£503,610	£342,088	-£1,224,343
15% affordable housing (70:30)	£542,825	£405,654	£376,627	£340,343	£291,185	£129,664	-£1,437,881
20% affordable housing (70:30)	£326,682	£193,229	£164,201	£127,918	£78,759	-£82,762	-£1,653,324
25% affordable housing (70:30)	£110,539	£-19,197	£-48,224	£-84,508	£-133,666	£-295,187	-£1,868,767
30% affordable housing (70:30)	£-105,604	£-231,623	£-260,649	£-296,933	£-346,092	£-607,613	-£2,084,210
30% affordable housing (60:40)	£128,429	£-1,614	£-30,641	£-66,925	£-116,083	£-277,604	-£1,846,617

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,762,733	£2,614,410	£2,585,383	£2,549,099	£2,499,941	£2,338,420	£773,676
10% affordable housing (70:30)	£2,330,448	£2,189,559	£2,160,532	£2,124,249	£2,075,090	£1,913,568	£347,137
15% affordable housing (70:30)	£2,114,305	£1,977,134	£1,948,107	£1,911,823	£1,862,665	£1,701,144	£133,599
20% affordable housing (70:30)	£1,898,162	£1,764,709	£1,735,681	£1,699,398	£1,650,239	£1,488,718	-£81,844
25% affordable housing (70:30)	£1,682,019	£1,552,283	£1,523,256	£1,486,972	£1,437,814	£1,276,293	-£297,287
30% affordable housing (70:30)	£1,465,876	£1,339,857	£1,310,831	£1,274,547	£1,225,388	£1,063,867	-£512,730
30% affordable housing (60:40)	£1,699,909	£1,569,866	£1,540,839	£1,504,555	£1,455,397	£1,293,876	-£275,137

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,293,133	£3,144,810	£3,115,783	£3,079,499	£3,030,341	£2,868,820	£1,304,076
10% affordable housing (70:30)	£2,860,848	£2,719,959	£2,690,932	£2,654,649	£2,605,490	£2,443,968	£877,537
15% affordable housing (70:30)	£2,644,705	£2,507,534	£2,478,507	£2,442,223	£2,393,065	£2,231,544	£663,999
20% affordable housing (70:30)	£2,428,562	£2,295,109	£2,266,081	£2,229,798	£2,180,639	£2,019,118	£448,556
25% affordable housing (70:30)	£2,212,419	£2,082,683	£2,053,656	£2,017,372	£1,968,214	£1,806,693	£233,113
30% affordable housing (70:30)	£1,996,276	£1,870,257	£1,841,231	£1,804,947	£1,755,788	£1,594,267	£17,670
30% affordable housing (60:40)	£2,230,309	£2,100,266	£2,071,239	£2,034,955	£1,985,797	£1,824,276	£255,263

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,773,213	£3,624,890	£3,595,863	£3,559,579	£3,510,421	£3,348,900	£1,784,156
10% affordable housing (70:30)	£3,340,928	£3,200,039	£3,171,012	£3,134,729	£3,085,570	£2,924,048	£1,357,617
15% affordable housing (70:30)	£3,124,785	£2,987,614	£2,958,587	£2,922,303	£2,873,145	£2,711,624	£1,144,079
20% affordable housing (70:30)	£2,908,642	£2,775,189	£2,746,161	£2,709,878	£2,660,719	£2,499,198	£928,636
25% affordable housing (70:30)	£2,692,499	£2,562,763	£2,533,736	£2,497,452	£2,448,294	£2,286,773	£713,193
30% affordable housing (70:30)	£2,476,356	£2,350,337	£2,321,311	£2,285,027	£2,235,868	£2,074,347	£497,750
30% affordable housing (60:40)	£2,710,389	£2,580,346	£2,551,319	£2,515,035	£2,465,877	£2,304,356	£735,343

Appendix 5 - Appraisal results (Affordable Rent reflecting 22% growth in values and 11% growth in costs)

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 1

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 5
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£31,367	-£40,043	-£43,462	-£47,734	-£53,085	-£70,667	-£240,095
10% affordable housing (70:30)	-£30,094	-£38,793	-£42,210	-£46,483	-£51,834	-£69,415	-£239,000
15% affordable housing (70:30)	-£29,457	-£38,167	-£41,585	-£45,858	-£51,208	-£68,790	-£238,453
20% affordable housing (70:30)	-£28,820	-£37,542	-£40,959	-£45,232	-£50,583	-£68,164	-£237,906
25% affordable housing (70:30)	-£28,184	-£36,915	-£40,334	-£44,606	-£49,957	-£67,539	-£237,359
30% affordable housing (70:30)	-£27,547	-£36,290	-£39,708	-£43,980	-£49,332	-£66,913	-£236,811
30% affordable housing (60:40)	-£48,126	-£56,514	-£59,933	-£64,205	-£69,556	-£87,138	-£257,286

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£236,517	-£245,193	-£248,612	-£252,884	-£258,235	-£275,817	-£445,245
10% affordable housing (70:30)	-£235,244	-£243,943	-£247,360	-£251,633	-£256,984	-£274,565	-£444,150
15% affordable housing (70:30)	-£234,607	-£243,317	-£246,735	-£251,008	-£256,358	-£273,940	-£443,603
20% affordable housing (70:30)	-£233,970	-£242,692	-£246,109	-£250,382	-£255,733	-£273,314	-£443,056
25% affordable housing (70:30)	-£233,334	-£242,065	-£245,484	-£249,756	-£255,107	-£272,689	-£442,509
30% affordable housing (70:30)	-£232,697	-£241,440	-£244,858	-£249,130	-£254,482	-£272,063	-£441,961
30% affordable housing (60:40)	-£253,276	-£261,664	-£265,083	-£269,355	-£274,706	-£292,288	-£462,436

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£120,967	-£129,643	-£133,062	-£137,334	-£142,685	-£160,267	-£329,695
10% affordable housing (70:30)	-£119,694	-£128,393	-£131,810	-£136,083	-£141,434	-£159,015	-£328,600
15% affordable housing (70:30)	-£119,057	-£127,767	-£131,185	-£135,458	-£140,808	-£158,390	-£328,053
20% affordable housing (70:30)	-£118,420	-£127,142	-£130,559	-£134,832	-£140,183	-£157,764	-£327,506
25% affordable housing (70:30)	-£117,784	-£126,515	-£129,934	-£134,206	-£139,557	-£157,139	-£326,959
30% affordable housing (70:30)	-£117,147	-£125,890	-£129,308	-£133,580	-£138,932	-£156,513	-£326,411
30% affordable housing (60:40)	-£137,726	-£146,114	-£149,533	-£153,805	-£159,156	-£176,738	-£346,886

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£81,967	-£90,643	-£94,062	-£98,334	-£103,685	-£121,267	-£290,695
10% affordable housing (70:30)	-£80,694	-£89,393	-£92,810	-£97,083	-£102,434	-£120,015	-£289,600
15% affordable housing (70:30)	-£80,057	-£88,767	-£92,185	-£96,458	-£101,808	-£119,390	-£289,053
20% affordable housing (70:30)	-£79,420	-£88,142	-£91,559	-£95,832	-£101,183	-£118,764	-£288,506
25% affordable housing (70:30)	-£78,784	-£87,515	-£90,934	-£95,206	-£100,557	-£118,139	-£287,959
30% affordable housing (70:30)	-£78,147	-£86,890	-£90,308	-£94,580	-£99,932	-£117,513	-£287,411
30% affordable housing (60:40)	-£98,726	-£107,114	-£110,533	-£114,805	-£120,156	-£137,738	-£307,886

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£46,667	-£55,343	-£58,762	-£63,034	-£68,385	-£85,967	-£255,395
10% affordable housing (70:30)	-£45,394	-£54,093	-£57,510	-£61,783	-£67,134	-£84,715	-£254,300
15% affordable housing (70:30)	-£44,757	-£53,467	-£56,885	-£61,158	-£66,508	-£84,090	-£253,753
20% affordable housing (70:30)	-£44,120	-£52,842	-£56,259	-£60,532	-£65,883	-£83,464	-£253,206
25% affordable housing (70:30)	-£43,484	-£52,215	-£55,634	-£59,906	-£65,257	-£82,839	-£252,659
30% affordable housing (70:30)	-£42,847	-£51,590	-£55,008	-£59,280	-£64,632	-£82,213	-£252,111
30% affordable housing (60:40)	-£63,426	-£71,814	-£75,233	-£79,505	-£84,856	-£102,438	-£272,586

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site location

Site typology 1

Mid central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 5
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£62,116	£51,981	£48,618	£44,413	£39,149	£21,850	-£145,963
10% affordable housing (70:30)	£55,950	£45,920	£42,557	£38,354	£33,089	£15,790	-£152,147
15% affordable housing (70:30)	£52,867	£42,890	£39,527	£35,323	£30,058	£12,759	-£155,370
20% affordable housing (70:30)	£49,784	£39,860	£36,497	£32,293	£27,028	£9,730	-£158,591
25% affordable housing (70:30)	£46,701	£36,829	£33,466	£29,263	£23,998	£6,700	-£161,814
30% affordable housing (70:30)	£43,617	£33,800	£30,437	£26,233	£20,968	£3,669	-£165,037
30% affordable housing (60:40)	£29,006	£19,439	£16,076	£11,873	£6,608	-£10,865	-£179,811

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£143,034	-£153,169	-£156,532	-£160,737	-£166,001	-£183,300	-£351,113
10% affordable housing (70:30)	-£149,200	-£159,230	-£162,593	-£166,796	-£172,061	-£189,360	-£357,297
15% affordable housing (70:30)	-£152,283	-£162,260	-£165,623	-£169,827	-£175,092	-£192,391	-£360,520
20% affordable housing (70:30)	-£155,366	-£165,290	-£168,653	-£172,857	-£178,122	-£195,420	-£363,741
25% affordable housing (70:30)	-£158,449	-£168,321	-£171,684	-£175,887	-£181,152	-£198,450	-£366,964
30% affordable housing (70:30)	-£161,533	-£171,350	-£174,713	-£178,917	-£184,182	-£201,481	-£370,187
30% affordable housing (60:40)	-£176,144	-£185,711	-£189,074	-£193,277	-£198,542	-£216,015	-£384,961

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£27,484	-£37,619	-£40,982	-£45,187	-£50,451	-£67,750	-£235,563
10% affordable housing (70:30)	-£33,650	-£43,680	-£47,043	-£51,246	-£56,511	-£73,810	-£241,747
15% affordable housing (70:30)	-£36,733	-£46,710	-£50,073	-£54,277	-£59,542	-£76,841	-£244,970
20% affordable housing (70:30)	-£39,816	-£49,740	-£53,103	-£57,307	-£62,572	-£79,870	-£248,191
25% affordable housing (70:30)	-£42,899	-£52,771	-£56,134	-£60,337	-£65,602	-£82,900	-£251,414
30% affordable housing (70:30)	-£45,983	-£55,800	-£59,163	-£63,367	-£68,632	-£85,931	-£254,637
30% affordable housing (60:40)	-£60,594	-£70,161	-£73,524	-£77,727	-£82,992	-£100,465	-£269,411

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£11,516	£1,381	-£1,982	-£6,187	-£11,451	-£28,750	-£196,563
10% affordable housing (70:30)	£5,350	-£4,680	-£8,043	-£12,246	-£17,511	-£34,810	-£202,747
15% affordable housing (70:30)	£2,267	-£7,710	-£11,073	-£15,277	-£20,542	-£37,841	-£205,970
20% affordable housing (70:30)	-£816	-£10,740	-£14,103	-£18,307	-£23,572	-£40,870	-£209,191
25% affordable housing (70:30)	-£3,899	-£13,771	-£17,134	-£21,337	-£26,602	-£43,900	-£212,414
30% affordable housing (70:30)	-£6,983	-£16,800	-£20,163	-£24,367	-£29,632	-£46,931	-£215,637
30% affordable housing (60:40)	-£21,594	-£31,161	-£34,524	-£38,727	-£43,992	-£61,465	-£230,411

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£46,816	£36,681	£33,318	£29,113	£23,849	£6,550	-£161,263
10% affordable housing (70:30)	£40,650	£30,620	£27,257	£23,054	£17,789	£490	-£167,447
15% affordable housing (70:30)	£37,567	£27,590	£24,227	£20,023	£14,758	-£2,541	-£170,670
20% affordable housing (70:30)	£34,484	£24,560	£21,197	£16,993	£11,728	-£5,570	-£173,891
25% affordable housing (70:30)	£31,401	£21,529	£18,166	£13,963	£8,698	-£8,600	-£177,114
30% affordable housing (70:30)	£28,317	£18,500	£15,137	£10,933	£5,668	-£11,631	-£180,337
30% affordable housing (60:40)	£13,706	£4,139	£776	-£3,427	-£8,692	-£26,165	-£195,111

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 1

Sales value inflation 22%
Build cost inflation 11%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units 5
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£154,880	£143,148	£139,784	£135,581	£130,316	£113,017	-£53,305
10% affordable housing (70:30)	£141,311	£129,813	£126,450	£122,246	£116,981	£99,682	-£66,858
15% affordable housing (70:30)	£134,527	£123,146	£119,783	£115,579	£110,314	£93,016	-£73,634
20% affordable housing (70:30)	£127,744	£116,478	£113,115	£108,911	£103,646	£86,348	-£80,410
25% affordable housing (70:30)	£120,959	£109,811	£106,448	£102,244	£96,979	£79,681	-£87,187
30% affordable housing (70:30)	£114,175	£103,143	£99,780	£95,577	£90,312	£73,013	-£93,964
30% affordable housing (60:40)	£105,187	£94,310	£90,947	£86,743	£81,478	£64,180	-£102,941

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£50,270	-£62,002	-£65,366	-£69,569	-£74,834	-£92,133	-£258,455
10% affordable housing (70:30)	-£63,839	-£75,337	-£78,700	-£82,904	-£88,169	-£105,468	-£272,008
15% affordable housing (70:30)	-£70,623	-£82,004	-£85,367	-£89,571	-£94,836	-£112,134	-£278,784
20% affordable housing (70:30)	-£77,406	-£88,672	-£92,035	-£96,239	-£101,504	-£118,802	-£285,560
25% affordable housing (70:30)	-£84,191	-£95,339	-£98,702	-£102,906	-£108,171	-£125,469	-£292,337
30% affordable housing (70:30)	-£90,975	-£102,007	-£105,370	-£109,573	-£114,838	-£132,137	-£299,114
30% affordable housing (60:40)	-£99,963	-£110,840	-£114,203	-£118,407	-£123,672	-£140,970	-£308,091

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£65,280	£53,548	£50,184	£45,981	£40,716	£23,417	-£142,905
10% affordable housing (70:30)	£51,711	£40,213	£36,850	£32,646	£27,381	£10,082	-£156,458
15% affordable housing (70:30)	£44,927	£33,546	£30,183	£25,979	£20,714	£3,416	-£163,234
20% affordable housing (70:30)	£38,144	£26,878	£23,515	£19,311	£14,046	-£3,252	-£170,010
25% affordable housing (70:30)	£31,359	£20,211	£16,848	£12,644	£7,379	-£9,919	-£176,787
30% affordable housing (70:30)	£24,575	£13,543	£10,180	£5,977	£712	-£16,587	-£183,564
30% affordable housing (60:40)	£15,587	£4,710	£1,347	-£2,857	-£8,122	-£25,420	-£192,541

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£104,280	£92,548	£89,184	£84,981	£79,716	£62,417	-£103,905
10% affordable housing (70:30)	£90,711	£79,213	£75,850	£71,646	£66,381	£49,082	-£117,458
15% affordable housing (70:30)	£83,927	£72,546	£69,183	£64,979	£59,714	£42,416	-£124,234
20% affordable housing (70:30)	£77,144	£65,878	£62,515	£58,311	£53,046	£35,748	-£131,010
25% affordable housing (70:30)	£70,359	£59,211	£55,848	£51,644	£46,379	£29,081	-£137,787
30% affordable housing (70:30)	£63,575	£52,543	£49,180	£44,977	£39,712	£22,413	-£144,564
30% affordable housing (60:40)	£54,587	£43,710	£40,347	£36,143	£30,878	£13,580	-£153,541

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£139,580	£127,848	£124,484	£120,281	£115,016	£97,717	-£68,905
10% affordable housing (70:30)	£126,011	£114,513	£111,150	£106,946	£101,681	£84,382	-£82,158
15% affordable housing (70:30)	£119,227	£107,846	£104,483	£100,279	£95,014	£77,716	-£88,934
20% affordable housing (70:30)	£112,444	£101,178	£97,815	£93,611	£88,346	£71,048	-£95,710
25% affordable housing (70:30)	£105,659	£94,511	£91,148	£86,944	£81,679	£64,381	-£102,487
30% affordable housing (70:30)	£98,875	£87,843	£84,480	£80,277	£75,012	£57,713	-£109,264
30% affordable housing (60:40)	£89,887	£79,010	£75,647	£71,443	£66,178	£48,880	-£118,241

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 9
Site Area 0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£75,573	-£91,134	-£97,362	-£105,148	-£115,211	-£148,278	-£464,574
10% affordable housing (70:30)	-£70,772	-£86,415	-£92,643	-£100,429	-£110,492	-£143,560	-£459,854
15% affordable housing (70:30)	-£68,370	-£84,056	-£90,283	-£98,069	-£108,133	-£141,200	-£457,495
20% affordable housing (70:30)	-£65,969	-£81,696	-£87,923	-£95,709	-£105,773	-£138,840	-£455,135
25% affordable housing (70:30)	-£63,569	-£79,336	-£85,565	-£93,349	-£103,414	-£136,481	-£452,775
30% affordable housing (70:30)	-£61,168	-£76,976	-£83,205	-£90,990	-£101,054	-£134,121	-£450,415
30% affordable housing (60:40)	-£99,897	-£115,040	-£121,268	-£129,053	-£139,117	-£172,184	-£488,479

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£444,543	-£460,404	-£466,632	-£474,478	-£488,481	-£517,548	-£855,844
10% affordable housing (70:30)	-£440,042	-£455,695	-£461,913	-£469,699	-£479,762	-£512,830	-£829,124
15% affordable housing (70:30)	-£437,640	-£453,326	-£459,553	-£467,338	-£477,403	-£510,470	-£826,765
20% affordable housing (70:30)	-£435,239	-£450,966	-£457,193	-£464,979	-£475,043	-£508,110	-£824,405
25% affordable housing (70:30)	-£432,839	-£448,606	-£454,835	-£462,619	-£472,684	-£505,751	-£822,045
30% affordable housing (70:30)	-£430,438	-£446,246	-£452,475	-£460,260	-£470,324	-£503,391	-£819,685
30% affordable housing (60:40)	-£469,167	-£484,310	-£490,538	-£498,323	-£508,387	-£541,454	-£857,749

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£236,853	-£252,414	-£258,642	-£266,428	-£276,491	-£309,558	-£625,854
10% affordable housing (70:30)	-£232,052	-£247,695	-£253,923	-£261,709	-£271,772	-£304,840	-£621,134
15% affordable housing (70:30)	-£229,650	-£245,336	-£251,563	-£259,349	-£269,413	-£302,480	-£618,775
20% affordable housing (70:30)	-£227,249	-£242,976	-£249,203	-£256,989	-£267,053	-£300,120	-£616,415
25% affordable housing (70:30)	-£224,849	-£240,616	-£246,845	-£254,629	-£264,694	-£297,761	-£614,055
30% affordable housing (70:30)	-£222,448	-£238,256	-£244,485	-£252,270	-£262,334	-£295,401	-£611,695
30% affordable housing (60:40)	-£261,177	-£276,320	-£282,548	-£290,333	-£300,397	-£333,464	-£649,759

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£166,653	-£182,214	-£188,442	-£196,228	-£206,291	-£239,358	-£555,654
10% affordable housing (70:30)	-£161,852	-£177,495	-£183,723	-£191,509	-£201,572	-£234,640	-£550,934
15% affordable housing (70:30)	-£159,450	-£175,136	-£181,363	-£189,149	-£199,213	-£232,280	-£548,575
20% affordable housing (70:30)	-£157,049	-£172,776	-£179,003	-£186,789	-£196,853	-£229,920	-£546,215
25% affordable housing (70:30)	-£154,649	-£170,416	-£176,645	-£184,429	-£194,494	-£227,561	-£543,855
30% affordable housing (70:30)	-£152,248	-£168,056	-£174,285	-£182,070	-£192,134	-£225,201	-£541,495
30% affordable housing (60:40)	-£190,977	-£206,120	-£212,348	-£220,133	-£230,197	-£263,264	-£579,559

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£103,113	-£118,674	-£124,902	-£132,688	-£142,751	-£175,818	-£492,114
10% affordable housing (70:30)	-£98,312	-£113,955	-£120,183	-£127,969	-£138,032	-£171,100	-£487,394
15% affordable housing (70:30)	-£95,910	-£111,596	-£117,823	-£125,609	-£135,673	-£168,740	-£485,035
20% affordable housing (70:30)	-£93,509	-£109,236	-£115,463	-£123,249	-£133,313	-£166,380	-£482,675
25% affordable housing (70:30)	-£91,109	-£106,876	-£113,105	-£120,889	-£130,954	-£164,021	-£480,315
30% affordable housing (70:30)	-£88,708	-£104,516	-£110,745	-£118,530	-£128,594	-£161,661	-£477,955
30% affordable housing (60:40)	-£127,437	-£142,580	-£148,808	-£156,593	-£166,657	-£199,724	-£516,019

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Site location

Mid central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 9
Site Area 0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£98,500	£80,216	£74,088	£66,428	£56,527	£23,991	£291,911
10% affordable housing (70:30)	£89,475	£71,346	£65,218	£57,558	£47,657	£15,121	£300,926
15% affordable housing (70:30)	£84,962	£66,911	£60,783	£53,123	£43,222	£10,686	£305,433
20% affordable housing (70:30)	£80,450	£62,476	£56,349	£48,688	£38,787	£6,251	£309,941
25% affordable housing (70:30)	£75,937	£58,041	£51,914	£44,253	£34,352	£1,816	£314,448
30% affordable housing (70:30)	£71,424	£53,606	£47,479	£39,818	£29,917	£2,661	£318,956
30% affordable housing (60:40)	£43,926	£26,581	£20,453	£12,793	£2,891	£30,129	£346,423

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£270,770	£289,094	£295,782	£302,942	£312,743	£345,279	£661,181
10% affordable housing (70:30)	£279,795	£297,924	£304,052	£311,712	£321,613	£354,149	£670,196
15% affordable housing (70:30)	£284,308	£302,359	£308,487	£316,147	£326,048	£358,584	£674,703
20% affordable housing (70:30)	£288,820	£306,794	£312,921	£320,582	£330,483	£363,019	£679,211
25% affordable housing (70:30)	£293,333	£311,229	£317,356	£325,017	£334,918	£367,454	£683,718
30% affordable housing (70:30)	£297,846	£315,664	£321,791	£329,452	£339,353	£371,931	£688,226
30% affordable housing (60:40)	£325,344	£342,689	£348,817	£356,477	£366,379	£399,399	£715,693

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£62,780	£81,064	£87,192	£94,652	£104,753	£137,289	£453,191
10% affordable housing (70:30)	£71,805	£89,934	£96,062	£103,722	£113,623	£146,159	£462,206
15% affordable housing (70:30)	£76,318	£94,369	£100,497	£108,157	£118,058	£150,594	£466,713
20% affordable housing (70:30)	£80,830	£98,804	£104,931	£112,592	£122,493	£155,029	£471,221
25% affordable housing (70:30)	£85,343	£103,239	£109,366	£117,027	£126,928	£159,464	£475,728
30% affordable housing (70:30)	£89,856	£107,674	£113,801	£121,462	£131,363	£163,941	£480,236
30% affordable housing (60:40)	£117,354	£134,699	£140,827	£148,487	£158,389	£191,409	£507,703

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£7,420	£10,864	£16,992	£24,552	£34,553	£67,089	£382,991
10% affordable housing (70:30)	£1,605	£19,734	£25,862	£33,522	£43,423	£75,959	£392,006
15% affordable housing (70:30)	£6,118	£24,169	£30,297	£37,957	£47,858	£80,394	£396,513
20% affordable housing (70:30)	£10,630	£28,604	£34,731	£42,392	£52,293	£84,829	£401,021
25% affordable housing (70:30)	£15,143	£33,039	£39,166	£46,827	£56,728	£89,264	£405,528
30% affordable housing (70:30)	£19,656	£37,474	£43,601	£51,262	£61,163	£93,741	£410,036
30% affordable housing (60:40)	£47,154	£64,499	£70,627	£78,287	£88,189	£121,209	£437,503

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£70,960	£52,676	£46,548	£38,888	£28,987	£3,549	£319,451
10% affordable housing (70:30)	£61,935	£43,806	£37,678	£30,018	£20,117	£12,419	£328,466
15% affordable housing (70:30)	£57,422	£39,371	£33,243	£25,583	£15,682	£16,854	£332,973
20% affordable housing (70:30)	£52,910	£34,936	£28,809	£21,148	£11,247	£21,289	£337,481
25% affordable housing (70:30)	£48,397	£30,501	£24,374	£16,713	£6,812	£25,724	£341,988
30% affordable housing (70:30)	£43,884	£26,066	£19,939	£12,278	£2,377	£30,201	£346,496
30% affordable housing (60:40)	£16,386	£959	£7,087	£14,747	£24,649	£57,669	£373,963

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 2

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Affordable Rent
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No Units	9
Site Area	0.09 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£270,956	£249,706	£243,579	£235,918	£226,016	£193,481	£119,649
10% affordable housing (70:30)	£248,213	£227,355	£221,227	£213,566	£203,664	£171,129	£142,366
15% affordable housing (70:30)	£236,841	£216,179	£210,050	£202,391	£192,488	£159,953	£153,725
20% affordable housing (70:30)	£225,470	£205,003	£198,874	£191,215	£181,312	£148,778	£165,084
25% affordable housing (70:30)	£214,099	£193,827	£187,698	£180,039	£170,136	£137,602	£176,442
30% affordable housing (70:30)	£202,727	£182,651	£176,522	£168,863	£158,961	£126,426	£187,801
30% affordable housing (60:40)	£185,811	£166,027	£159,899	£152,239	£142,336	£109,801	£204,698

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£39,314	£119,964	£125,691	£133,352	£143,254	£175,789	£486,919
10% affordable housing (70:30)	£121,087	£141,915	£148,043	£155,704	£166,606	£198,141	£511,636
15% affordable housing (70:30)	£132,429	£153,091	£159,220	£166,879	£176,782	£209,317	£522,996
20% affordable housing (70:30)	£143,800	£164,267	£170,396	£178,055	£187,958	£220,492	£534,354
25% affordable housing (70:30)	£155,171	£175,443	£181,572	£189,231	£199,134	£231,668	£545,712
30% affordable housing (70:30)	£166,543	£186,619	£192,748	£200,407	£210,309	£242,844	£557,071
30% affordable housing (60:40)	£183,459	£203,243	£209,371	£217,031	£226,934	£259,469	£573,968

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£109,676	£88,426	£82,299	£74,638	£64,736	£32,201	£280,929
10% affordable housing (70:30)	£86,933	£66,075	£59,947	£52,286	£42,384	£9,849	£303,646
15% affordable housing (70:30)	£75,561	£54,899	£48,770	£41,111	£31,208	£1,327	£315,005
20% affordable housing (70:30)	£64,190	£43,723	£37,594	£29,935	£20,032	£12,502	£326,384
25% affordable housing (70:30)	£52,819	£32,547	£26,418	£18,759	£8,856	£23,678	£337,722
30% affordable housing (70:30)	£41,447	£21,371	£15,242	£7,583	£2,319	£34,854	£349,081
30% affordable housing (60:40)	£24,531	£4,747	£1,381	£9,041	£18,944	£51,479	£365,978

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£179,876	£158,626	£152,499	£144,838	£134,936	£102,401	£210,729
10% affordable housing (70:30)	£157,133	£136,275	£130,147	£122,486	£112,584	£80,049	£223,446
15% affordable housing (70:30)	£145,761	£125,099	£118,970	£111,311	£101,408	£68,873	£244,805
20% affordable housing (70:30)	£134,390	£113,923	£107,794	£100,135	£90,232	£57,698	£256,164
25% affordable housing (70:30)	£123,019	£102,747	£96,618	£88,959	£79,056	£46,522	£267,522
30% affordable housing (70:30)	£111,647	£91,571	£85,442	£77,783	£67,881	£35,346	£278,881
30% affordable housing (60:40)	£94,731	£74,947	£68,819	£61,159	£51,256	£18,721	£295,778

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£243,416	£222,166	£216,039	£208,378	£198,476	£165,941	£147,189
10% affordable housing (70:30)	£220,673	£199,815	£193,687	£186,026	£176,124	£143,589	£169,906
15% affordable housing (70:30)	£209,301	£188,639	£182,510	£174,851	£164,948	£132,413	£181,265
20% affordable housing (70:30)	£197,930	£177,463	£171,334	£163,675	£153,772	£121,238	£192,624
25% affordable housing (70:30)	£186,559	£166,287	£160,158	£152,499	£142,596	£110,062	£203,982
30% affordable housing (70:30)	£175,187	£155,111	£148,982	£141,323	£131,421	£98,886	£215,341
30% affordable housing (60:40)	£158,271	£138,487	£132,359	£124,699	£114,796	£82,261	£232,238

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 20
Site Area 0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£399,954	£356,334	£342,871	£326,041	£304,098	£231,999	£465,137
10% affordable housing (70:30)	£419,869	£375,907	£362,443	£345,613	£323,670	£251,571	£445,245
15% affordable housing (70:30)	£429,826	£385,692	£372,229	£355,400	£333,457	£261,357	£435,298
20% affordable housing (70:30)	£439,784	£395,479	£382,015	£365,186	£343,242	£271,142	£425,353
25% affordable housing (70:30)	£449,741	£405,264	£391,801	£374,972	£353,029	£280,929	£415,406
30% affordable housing (70:30)	£459,698	£415,051	£401,587	£384,758	£362,814	£290,714	£405,460
30% affordable housing (60:40)	£343,765	£301,111	£287,648	£270,818	£248,875	£176,776	£521,263

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£666,826	£710,446	£723,909	£740,739	£762,682	£834,781	£1,531,917
10% affordable housing (70:30)	£646,911	£690,973	£704,337	£721,167	£743,110	£815,209	£1,512,025
15% affordable housing (70:30)	£636,954	£681,088	£694,551	£711,390	£733,323	£805,423	£1,502,078
20% affordable housing (70:30)	£626,998	£671,301	£684,765	£701,594	£723,538	£795,638	£1,492,133
25% affordable housing (70:30)	£617,039	£661,516	£674,979	£691,808	£713,751	£785,851	£1,482,186
30% affordable housing (70:30)	£607,082	£651,729	£665,193	£682,022	£703,966	£776,066	£1,472,240
30% affordable housing (60:40)	£723,015	£765,669	£779,132	£795,962	£817,905	£890,004	£1,568,043

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£65,966	£109,586	£123,049	£139,879	£161,822	£233,921	£931,057
10% affordable housing (70:30)	£46,051	£90,013	£103,477	£120,307	£142,250	£214,349	£911,165
15% affordable housing (70:30)	£36,094	£80,228	£93,691	£110,520	£132,463	£204,563	£901,218
20% affordable housing (70:30)	£26,136	£70,441	£83,905	£100,734	£122,678	£194,778	£891,273
25% affordable housing (70:30)	£16,179	£60,656	£74,119	£90,948	£112,891	£184,991	£881,326
30% affordable housing (70:30)	£6,222	£50,869	£64,333	£81,162	£103,106	£175,206	£871,380
30% affordable housing (60:40)	£122,155	£164,809	£178,272	£195,102	£217,045	£289,144	£987,183

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£136,834	£93,214	£78,751	£62,921	£40,976	£31,121	£728,257
10% affordable housing (70:30)	£156,749	£112,787	£99,323	£82,493	£60,550	£11,549	£708,365
15% affordable housing (70:30)	£166,706	£122,572	£109,109	£92,280	£70,337	£1,763	£698,418
20% affordable housing (70:30)	£176,664	£132,359	£118,895	£102,066	£80,122	£8,022	£688,473
25% affordable housing (70:30)	£186,621	£142,144	£128,681	£111,852	£89,909	£17,809	£678,526
30% affordable housing (70:30)	£196,578	£151,931	£138,467	£121,638	£99,694	£27,594	£668,580
30% affordable housing (60:40)	£80,645	£37,991	£24,528	£7,698	£14,245	£86,344	£784,383

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£320,394	£276,774	£263,311	£246,481	£224,538	£152,439	£544,697
10% affordable housing (70:30)	£340,309	£296,347	£282,883	£266,053	£244,110	£172,011	£524,805
15% affordable housing (70:30)	£350,266	£306,132	£292,669	£275,840	£253,897	£181,797	£514,858
20% affordable housing (70:30)	£360,224	£315,919	£302,455	£285,626	£263,682	£191,582	£504,913
25% affordable housing (70:30)	£370,181	£325,704	£312,241	£295,412	£273,469	£201,369	£494,966
30% affordable housing (70:30)	£380,138	£335,491	£322,027	£305,198	£283,254	£211,154	£485,020
30% affordable housing (60:40)	£264,205	£221,551	£208,088	£191,258	£169,315	£97,216	£600,823

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Sales value inflation 22%
Build cost inflation 11%

Site location

Mid central area

Affordable Housing Affordable Rent

No Units 20
Site Area 0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£913,200	£860,753	£847,289	£830,461	£808,517	£736,417	£46,767
10% affordable housing (70:30)	£891,618	£840,133	£826,886	£810,163	£788,219	£716,120	£26,470
15% affordable housing (70:30)	£880,712	£829,414	£816,168	£799,609	£778,019	£705,972	£16,321
20% affordable housing (70:30)	£869,805	£818,696	£805,449	£788,890	£767,299	£695,822	£6,173
25% affordable housing (70:30)	£858,900	£807,977	£794,731	£778,171	£756,581	£685,641	£-4,040
30% affordable housing (70:30)	£847,993	£797,258	£784,012	£767,453	£745,862	£674,923	£-14,355
30% affordable housing (60:40)	£765,679	£716,360	£703,114	£686,555	£664,964	£593,305	£-97,921

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£153,580	-£206,027	-£219,491	-£236,319	-£258,263	-£330,363	-£1,020,013
10% affordable housing (70:30)	-£175,162	-£226,647	-£239,894	-£256,617	-£278,561	-£350,660	-£1,040,310
15% affordable housing (70:30)	-£186,068	-£237,366	-£250,612	-£267,171	-£288,761	-£360,808	-£1,050,459
20% affordable housing (70:30)	-£196,975	-£248,084	-£261,331	-£277,890	-£299,481	-£370,958	-£1,060,607
25% affordable housing (70:30)	-£207,880	-£258,803	-£272,049	-£288,609	-£310,199	-£381,139	-£1,070,820
30% affordable housing (70:30)	-£218,787	-£269,522	-£282,768	-£299,327	-£320,918	-£391,857	-£1,081,135
30% affordable housing (60:40)	-£301,101	-£350,420	-£363,666	-£380,225	-£401,816	-£473,475	-£1,164,701

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£447,280	£394,833	£381,369	£364,541	£342,597	£270,497	-£419,153
10% affordable housing (70:30)	£425,698	£374,213	£360,966	£344,243	£322,299	£250,200	-£439,450
15% affordable housing (70:30)	£414,792	£363,494	£350,248	£333,689	£312,099	£240,052	-£449,599
20% affordable housing (70:30)	£403,885	£352,776	£339,529	£322,970	£301,379	£229,902	-£459,747
25% affordable housing (70:30)	£392,980	£342,057	£328,811	£312,251	£290,661	£219,721	-£469,960
30% affordable housing (70:30)	£382,073	£331,338	£318,092	£301,533	£279,942	£209,003	-£480,275
30% affordable housing (60:40)	£299,759	£250,440	£237,194	£220,635	£199,044	£127,385	-£563,841

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£650,080	£597,633	£584,169	£567,341	£545,397	£473,297	-£216,353
10% affordable housing (70:30)	£628,498	£577,013	£563,766	£547,043	£525,099	£453,000	-£236,650
15% affordable housing (70:30)	£617,592	£566,294	£553,048	£536,489	£514,899	£442,852	-£246,799
20% affordable housing (70:30)	£606,685	£555,576	£542,329	£525,770	£504,179	£432,702	-£256,947
25% affordable housing (70:30)	£595,780	£544,857	£531,611	£515,051	£493,461	£422,521	-£267,160
30% affordable housing (70:30)	£584,873	£534,138	£520,892	£504,333	£482,742	£411,803	-£277,475
30% affordable housing (60:40)	£502,559	£453,240	£439,994	£423,435	£401,844	£330,185	-£361,041

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£833,640	£781,193	£767,729	£750,901	£728,957	£656,857	-£32,793
10% affordable housing (70:30)	£812,058	£760,573	£747,326	£730,603	£708,659	£636,560	-£53,090
15% affordable housing (70:30)	£801,152	£749,854	£736,608	£720,049	£698,459	£626,412	-£63,239
20% affordable housing (70:30)	£790,245	£739,136	£725,889	£709,330	£687,739	£616,262	-£73,387
25% affordable housing (70:30)	£779,340	£728,417	£715,171	£698,611	£677,021	£606,081	-£83,600
30% affordable housing (70:30)	£768,433	£717,698	£704,452	£687,893	£666,302	£595,363	-£93,915
30% affordable housing (60:40)	£686,119	£636,800	£623,554	£606,995	£585,404	£513,745	-£177,481

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 3

Site location

South central area (below railway)

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 20
Site Area 0.26 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,419,948	£1,359,376	£1,346,129	£1,329,571	£1,307,980	£1,237,041	£550,016
10% affordable housing (70:30)	£1,358,044	£1,298,537	£1,285,290	£1,268,731	£1,247,141	£1,176,201	£489,942
15% affordable housing (70:30)	£1,327,091	£1,268,117	£1,254,870	£1,238,312	£1,216,721	£1,145,782	£459,905
20% affordable housing (70:30)	£1,296,139	£1,237,698	£1,224,450	£1,207,892	£1,186,301	£1,115,362	£429,868
25% affordable housing (70:30)	£1,265,187	£1,207,278	£1,194,030	£1,177,472	£1,155,882	£1,084,942	£399,831
30% affordable housing (70:30)	£1,234,236	£1,176,858	£1,163,611	£1,147,052	£1,125,462	£1,054,522	£369,794
30% affordable housing (60:40)	£1,183,601	£1,127,095	£1,113,848	£1,097,289	£1,075,699	£1,004,759	£319,217

Residual Land values compared to benchmark land values

Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£353,166	£292,996	£279,349	£262,791	£241,200	£170,261	£516,764
10% affordable housing (70:30)	£291,264	£231,757	£218,510	£201,951	£180,361	£109,421	£576,838
15% affordable housing (70:30)	£260,311	£201,337	£188,090	£171,532	£149,941	£79,002	£606,876
20% affordable housing (70:30)	£229,359	£170,918	£157,670	£141,112	£119,521	£48,582	£636,912
25% affordable housing (70:30)	£198,407	£140,498	£127,250	£110,692	£89,102	£18,162	£666,949
30% affordable housing (70:30)	£167,456	£110,078	£96,831	£80,272	£58,682	£-12,258	£696,986
30% affordable housing (60:40)	£116,821	£60,315	£47,068	£30,509	£8,919	£-62,021	£747,563

Residual Land values compared to benchmark land values

Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£954,028	£893,456	£880,209	£863,651	£842,060	£771,121	£84,096
10% affordable housing (70:30)	£892,124	£832,617	£819,370	£802,811	£781,221	£710,281	£24,022
15% affordable housing (70:30)	£861,171	£802,197	£788,950	£772,392	£750,801	£679,862	£-6,015
20% affordable housing (70:30)	£830,219	£771,778	£758,530	£741,972	£720,381	£649,442	£-36,052
25% affordable housing (70:30)	£799,267	£741,358	£728,110	£711,552	£689,962	£619,022	£-66,089
30% affordable housing (70:30)	£768,316	£710,938	£697,691	£681,132	£659,542	£588,602	£-96,126
30% affordable housing (60:40)	£717,681	£661,175	£647,928	£631,369	£609,779	£538,839	£-146,703

Residual Land values compared to benchmark land values

Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,156,828	£1,096,256	£1,083,009	£1,066,451	£1,044,860	£973,921	£286,896
10% affordable housing (70:30)	£1,094,924	£1,035,417	£1,022,170	£1,005,611	£984,021	£913,081	£226,822
15% affordable housing (70:30)	£1,063,971	£1,004,997	£991,750	£975,192	£953,601	£882,662	£196,785
20% affordable housing (70:30)	£1,033,019	£974,578	£961,330	£944,772	£923,181	£852,242	£166,748
25% affordable housing (70:30)	£1,002,067	£944,158	£930,910	£914,352	£892,762	£821,822	£136,711
30% affordable housing (70:30)	£971,116	£913,738	£900,491	£883,932	£862,342	£791,402	£106,674
30% affordable housing (60:40)	£920,481	£863,975	£850,728	£834,169	£812,579	£741,639	£56,097

Residual Land values compared to benchmark land values

Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,340,388	£1,279,816	£1,266,569	£1,250,011	£1,228,420	£1,157,481	£470,456
10% affordable housing (70:30)	£1,278,484	£1,218,977	£1,205,730	£1,189,171	£1,167,581	£1,096,641	£410,382
15% affordable housing (70:30)	£1,247,531	£1,188,557	£1,175,310	£1,158,752	£1,137,161	£1,066,222	£380,345
20% affordable housing (70:30)	£1,216,579	£1,158,138	£1,144,890	£1,128,332	£1,106,741	£1,035,802	£350,308
25% affordable housing (70:30)	£1,185,627	£1,127,718	£1,114,470	£1,097,912	£1,076,322	£1,005,382	£320,271
30% affordable housing (70:30)	£1,154,676	£1,097,298	£1,084,051	£1,067,492	£1,045,902	£974,962	£290,234
30% affordable housing (60:40)	£1,104,041	£1,047,535	£1,034,288	£1,017,729	£996,139	£925,199	£239,657

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 35
Site Area 0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,077,256	-£1,124,004	-£1,147,923	-£1,177,822	-£1,222,497	-£1,369,287	-£2,773,361
10% affordable housing (70:30)	-£1,054,938	-£1,102,069	-£1,125,990	-£1,155,889	-£1,200,564	-£1,347,353	-£2,751,427
15% affordable housing (70:30)	-£1,043,779	-£1,091,103	-£1,115,022	-£1,144,922	-£1,189,597	-£1,336,386	-£2,740,460
20% affordable housing (70:30)	-£1,032,620	-£1,080,136	-£1,104,055	-£1,133,955	-£1,178,629	-£1,325,419	-£2,729,493
25% affordable housing (70:30)	-£1,021,461	-£1,069,169	-£1,093,088	-£1,122,987	-£1,167,663	-£1,314,453	-£2,718,525
30% affordable housing (70:30)	-£1,010,303	-£1,058,201	-£1,082,122	-£1,112,021	-£1,156,696	-£1,303,485	-£2,707,559
30% affordable housing (60:40)	-£1,150,309	-£1,195,800	-£1,219,720	-£1,249,620	-£1,294,295	-£1,441,084	-£2,845,157

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,692,706	-£1,739,454	-£1,763,373	-£1,793,272	-£1,837,547	-£1,984,737	-£3,388,811
10% affordable housing (70:30)	-£1,670,388	-£1,717,519	-£1,741,440	-£1,771,339	-£1,816,014	-£1,962,803	-£3,366,877
15% affordable housing (70:30)	-£1,659,229	-£1,706,553	-£1,730,472	-£1,760,372	-£1,805,047	-£1,951,836	-£3,355,910
20% affordable housing (70:30)	-£1,648,070	-£1,695,586	-£1,719,505	-£1,749,405	-£1,794,079	-£1,940,869	-£3,344,943
25% affordable housing (70:30)	-£1,636,911	-£1,684,619	-£1,708,538	-£1,738,437	-£1,783,113	-£1,929,903	-£3,333,975
30% affordable housing (70:30)	-£1,625,753	-£1,673,651	-£1,697,572	-£1,727,471	-£1,772,146	-£1,918,935	-£3,323,009
30% affordable housing (60:40)	-£1,765,759	-£1,811,250	-£1,835,170	-£1,865,070	-£1,909,745	-£2,056,534	-£3,460,607

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,346,056	-£1,392,804	-£1,416,723	-£1,446,622	-£1,491,297	-£1,638,087	-£3,042,161
10% affordable housing (70:30)	-£1,323,738	-£1,370,869	-£1,394,790	-£1,424,689	-£1,469,364	-£1,616,153	-£3,020,227
15% affordable housing (70:30)	-£1,312,579	-£1,359,903	-£1,383,822	-£1,413,722	-£1,458,397	-£1,605,186	-£3,009,260
20% affordable housing (70:30)	-£1,301,420	-£1,348,936	-£1,372,855	-£1,402,755	-£1,447,429	-£1,594,219	-£2,998,293
25% affordable housing (70:30)	-£1,290,261	-£1,337,969	-£1,361,888	-£1,391,787	-£1,436,463	-£1,583,253	-£2,987,325
30% affordable housing (70:30)	-£1,279,103	-£1,327,001	-£1,350,922	-£1,380,821	-£1,425,496	-£1,572,285	-£2,976,359
30% affordable housing (60:40)	-£1,419,109	-£1,464,600	-£1,488,520	-£1,518,420	-£1,563,095	-£1,709,884	-£3,113,957

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,223,056	-£1,275,804	-£1,299,723	-£1,329,622	-£1,374,297	-£1,521,087	-£2,925,161
10% affordable housing (70:30)	-£1,206,738	-£1,253,869	-£1,277,790	-£1,307,689	-£1,352,364	-£1,499,153	-£2,903,227
15% affordable housing (70:30)	-£1,195,579	-£1,242,903	-£1,266,822	-£1,296,722	-£1,341,397	-£1,488,186	-£2,892,260
20% affordable housing (70:30)	-£1,184,420	-£1,231,936	-£1,255,855	-£1,285,755	-£1,330,429	-£1,477,219	-£2,881,293
25% affordable housing (70:30)	-£1,173,261	-£1,220,969	-£1,244,888	-£1,274,787	-£1,319,463	-£1,466,253	-£2,870,325
30% affordable housing (70:30)	-£1,162,103	-£1,210,001	-£1,233,922	-£1,263,821	-£1,308,496	-£1,455,285	-£2,859,359
30% affordable housing (60:40)	-£1,302,109	-£1,347,600	-£1,371,520	-£1,401,420	-£1,446,095	-£1,592,884	-£2,996,957

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,123,156	-£1,169,904	-£1,193,823	-£1,223,722	-£1,268,397	-£1,415,187	-£2,819,261
10% affordable housing (70:30)	-£1,100,838	-£1,147,969	-£1,171,890	-£1,201,789	-£1,246,464	-£1,393,253	-£2,797,327
15% affordable housing (70:30)	-£1,089,679	-£1,137,003	-£1,160,922	-£1,190,822	-£1,235,497	-£1,382,286	-£2,786,360
20% affordable housing (70:30)	-£1,078,520	-£1,126,036	-£1,149,955	-£1,179,855	-£1,224,529	-£1,371,319	-£2,775,393
25% affordable housing (70:30)	-£1,067,361	-£1,115,069	-£1,138,988	-£1,168,887	-£1,213,563	-£1,360,353	-£2,764,425
30% affordable housing (70:30)	-£1,056,203	-£1,104,101	-£1,128,022	-£1,157,921	-£1,202,596	-£1,349,385	-£2,753,459
30% affordable housing (60:40)	-£1,196,209	-£1,241,700	-£1,265,620	-£1,295,520	-£1,340,195	-£1,486,984	-£2,891,057

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 4

Site location

Mid central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 35

Site Area 0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£462,395	-£519,717	-£543,638	-£573,537	-£618,212	-£765,001	-£2,169,075
10% affordable housing (70:30)	-£488,572	-£545,444	-£569,364	-£599,264	-£643,938	-£790,728	-£2,194,802
15% affordable housing (70:30)	-£501,660	-£558,307	-£582,227	-£612,127	-£656,802	-£803,591	-£2,207,665
20% affordable housing (70:30)	-£514,748	-£571,170	-£595,091	-£624,990	-£669,665	-£816,454	-£2,220,528
25% affordable housing (70:30)	-£527,837	-£584,034	-£607,954	-£637,853	-£682,528	-£829,318	-£2,233,392
30% affordable housing (70:30)	-£540,926	-£596,897	-£620,817	-£650,717	-£695,391	-£842,181	-£2,246,255
30% affordable housing (60:40)	-£641,958	-£696,192	-£720,111	-£750,011	-£794,686	-£941,475	-£2,345,549

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,077,845	-£1,135,167	-£1,159,088	-£1,188,987	-£1,233,862	-£1,380,451	-£2,784,325
10% affordable housing (70:30)	-£1,104,022	-£1,160,894	-£1,184,814	-£1,214,714	-£1,259,395	-£1,406,179	-£2,810,252
15% affordable housing (70:30)	-£1,117,110	-£1,173,757	-£1,197,677	-£1,227,577	-£1,272,252	-£1,419,041	-£2,823,115
20% affordable housing (70:30)	-£1,130,198	-£1,186,620	-£1,210,541	-£1,240,440	-£1,285,115	-£1,431,904	-£2,835,978
25% affordable housing (70:30)	-£1,143,287	-£1,199,484	-£1,223,404	-£1,253,303	-£1,297,978	-£1,444,768	-£2,848,842
30% affordable housing (70:30)	-£1,156,376	-£1,212,347	-£1,236,267	-£1,266,167	-£1,310,841	-£1,457,631	-£2,861,705
30% affordable housing (60:40)	-£1,257,408	-£1,311,642	-£1,335,561	-£1,365,461	-£1,410,136	-£1,556,925	-£2,960,999

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£731,195	-£788,517	-£812,438	-£842,337	-£887,012	-£1,033,801	-£2,437,875
10% affordable housing (70:30)	-£757,372	-£814,244	-£838,164	-£868,064	-£912,738	-£1,059,528	-£2,463,602
15% affordable housing (70:30)	-£770,460	-£827,107	-£851,027	-£880,927	-£925,602	-£1,072,391	-£2,476,465
20% affordable housing (70:30)	-£783,548	-£839,970	-£863,891	-£893,790	-£938,465	-£1,085,254	-£2,489,328
25% affordable housing (70:30)	-£796,637	-£852,834	-£876,754	-£906,653	-£951,328	-£1,098,118	-£2,502,192
30% affordable housing (70:30)	-£809,726	-£865,697	-£889,617	-£919,517	-£964,191	-£1,110,981	-£2,515,055
30% affordable housing (60:40)	-£910,758	-£964,992	-£988,911	-£1,018,811	-£1,063,486	-£1,210,275	-£2,614,349

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£614,195	-£671,517	-£695,438	-£725,337	-£770,012	-£916,801	-£2,320,875
10% affordable housing (70:30)	-£640,372	-£697,244	-£721,164	-£751,064	-£795,738	-£942,528	-£2,346,602
15% affordable housing (70:30)	-£653,460	-£710,107	-£734,027	-£763,927	-£808,602	-£955,391	-£2,359,465
20% affordable housing (70:30)	-£666,548	-£722,970	-£746,891	-£776,790	-£821,465	-£968,254	-£2,372,328
25% affordable housing (70:30)	-£679,637	-£735,834	-£759,754	-£789,653	-£834,328	-£981,118	-£2,385,192
30% affordable housing (70:30)	-£692,726	-£748,697	-£772,617	-£802,517	-£847,191	-£993,981	-£2,398,055
30% affordable housing (60:40)	-£793,758	-£847,992	-£871,911	-£901,811	-£946,486	-£1,093,275	-£2,497,349

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£508,295	-£565,617	-£589,538	-£619,437	-£664,112	-£810,901	-£2,214,975
10% affordable housing (70:30)	-£534,472	-£591,344	-£615,264	-£645,164	-£689,838	-£836,628	-£2,240,702
15% affordable housing (70:30)	-£547,560	-£604,207	-£628,127	-£658,027	-£702,702	-£849,491	-£2,253,565
20% affordable housing (70:30)	-£560,648	-£617,070	-£640,991	-£670,890	-£715,565	-£862,354	-£2,266,428
25% affordable housing (70:30)	-£573,737	-£629,934	-£653,854	-£683,753	-£728,428	-£875,218	-£2,279,292
30% affordable housing (70:30)	-£586,826	-£642,797	-£666,717	-£696,617	-£741,291	-£888,081	-£2,292,155
30% affordable housing (60:40)	-£687,858	-£742,092	-£766,011	-£795,911	-£840,586	-£987,375	-£2,391,449

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 4

Sales value inflation 22%
Build cost inflation 11%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units 35
Site Area 0.15 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£148,609	£81,828	£58,293	£28,875	-£15,328	-£162,117	-£1,566,191
10% affordable housing (70:30)	£75,250	£9,731	-£14,030	-£43,929	-£88,605	-£235,394	-£1,639,467
15% affordable housing (70:30)	£38,570	-£26,749	-£50,668	-£80,567	-£125,243	-£272,032	-£1,676,105
20% affordable housing (70:30)	£1,891	-£63,387	-£87,306	-£117,206	-£161,881	-£308,670	-£1,712,743
25% affordable housing (70:30)	-£35,358	-£100,025	-£123,945	-£153,844	-£198,519	-£345,309	-£1,749,383
30% affordable housing (70:30)	-£72,638	-£136,663	-£160,583	-£190,482	-£235,157	-£381,947	-£1,786,021
30% affordable housing (60:40)	-£134,785	-£197,743	-£221,662	-£251,561	-£296,236	-£443,026	-£1,847,100

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£466,841	-£535,622	-£597,157	-£686,575	-£630,778	-£777,567	-£2,181,641
10% affordable housing (70:30)	-£540,200	-£606,719	-£629,480	-£659,379	-£704,055	-£850,844	-£2,254,917
15% affordable housing (70:30)	-£576,880	-£642,199	-£666,118	-£698,017	-£740,693	-£887,482	-£2,291,555
20% affordable housing (70:30)	-£613,559	-£678,837	-£702,756	-£732,656	-£777,331	-£924,120	-£2,328,193
25% affordable housing (70:30)	-£650,808	-£715,475	-£739,395	-£769,294	-£813,969	-£960,759	-£2,364,833
30% affordable housing (70:30)	-£688,088	-£752,113	-£776,033	-£805,932	-£850,607	-£997,397	-£2,401,471
30% affordable housing (60:40)	-£750,235	-£813,193	-£837,112	-£867,011	-£911,686	-£1,058,476	-£2,462,550

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£120,191	-£166,972	-£210,507	-£239,925	-£284,128	-£430,917	-£1,834,991
10% affordable housing (70:30)	-£193,550	-£259,069	-£282,830	-£312,729	-£357,405	-£504,194	-£1,908,267
15% affordable housing (70:30)	-£230,230	-£295,549	-£319,468	-£349,367	-£394,043	-£540,832	-£1,944,905
20% affordable housing (70:30)	-£266,909	-£332,187	-£356,106	-£386,006	-£430,681	-£577,470	-£1,981,543
25% affordable housing (70:30)	-£304,158	-£368,825	-£392,745	-£422,644	-£467,319	-£614,109	-£2,018,183
30% affordable housing (70:30)	-£341,438	-£405,463	-£429,383	-£459,282	-£503,957	-£650,747	-£2,054,821
30% affordable housing (60:40)	-£403,585	-£466,543	-£490,462	-£520,361	-£565,036	-£711,826	-£2,115,900

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,191	-£69,972	-£93,507	-£122,925	-£167,128	-£313,917	-£1,717,591
10% affordable housing (70:30)	-£76,550	-£142,069	-£165,830	-£195,729	-£240,405	-£387,194	-£1,791,267
15% affordable housing (70:30)	-£113,230	-£178,549	-£202,468	-£232,367	-£277,043	-£423,832	-£1,827,905
20% affordable housing (70:30)	-£149,909	-£215,187	-£239,106	-£269,006	-£313,681	-£460,470	-£1,864,543
25% affordable housing (70:30)	-£187,158	-£251,825	-£275,745	-£305,644	-£350,319	-£497,109	-£1,901,183
30% affordable housing (70:30)	-£224,438	-£288,463	-£312,383	-£342,282	-£386,957	-£533,747	-£1,937,821
30% affordable housing (60:40)	-£286,585	-£349,543	-£373,462	-£403,361	-£448,036	-£594,826	-£1,998,900

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£102,709	£35,928	£12,393	-£17,025	-£61,228	-£208,017	-£1,612,091
10% affordable housing (70:30)	£29,350	-£36,169	-£59,930	-£89,829	-£134,505	-£281,294	-£1,685,367
15% affordable housing (70:30)	-£7,330	-£72,649	-£96,568	-£126,467	-£171,143	-£317,932	-£1,722,005
20% affordable housing (70:30)	-£44,009	-£109,287	-£133,206	-£163,106	-£207,781	-£354,570	-£1,758,643
25% affordable housing (70:30)	-£81,258	-£145,925	-£169,845	-£199,744	-£244,419	-£391,209	-£1,795,283
30% affordable housing (70:30)	-£118,538	-£182,563	-£206,483	-£236,382	-£281,057	-£427,847	-£1,831,921
30% affordable housing (60:40)	-£180,685	-£243,643	-£267,562	-£297,461	-£342,136	-£488,926	-£1,893,000

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 5

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 60
Site Area 0.3 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,014,707	-£2,091,579	-£2,132,121	-£2,182,798	-£2,261,382	-£2,519,589	-£4,989,395
10% affordable housing (70:30)	-£1,963,609	-£2,041,361	-£2,081,902	-£2,132,579	-£2,211,163	-£2,469,370	-£4,939,176
15% affordable housing (70:30)	-£1,938,061	-£2,016,251	-£2,056,793	-£2,107,470	-£2,186,054	-£2,444,261	-£4,914,066
20% affordable housing (70:30)	-£1,912,512	-£1,991,142	-£2,031,683	-£2,082,360	-£2,160,945	-£2,419,152	-£4,888,957
25% affordable housing (70:30)	-£1,886,964	-£1,966,032	-£2,006,574	-£2,057,251	-£2,135,835	-£2,394,042	-£4,863,847
30% affordable housing (70:30)	-£1,861,415	-£1,940,923	-£1,981,465	-£2,032,141	-£2,110,726	-£2,368,933	-£4,838,738
30% affordable housing (60:40)	-£2,107,845	-£2,183,114	-£2,223,656	-£2,274,333	-£2,352,917	-£2,611,124	-£5,080,929

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,245,607	-£3,322,479	-£3,363,021	-£3,413,698	-£3,492,282	-£3,750,489	-£6,220,295
10% affordable housing (70:30)	-£3,194,509	-£3,272,261	-£3,312,802	-£3,363,479	-£3,442,063	-£3,700,270	-£6,170,076
15% affordable housing (70:30)	-£3,168,961	-£3,247,151	-£3,287,693	-£3,338,370	-£3,416,954	-£3,675,161	-£6,144,966
20% affordable housing (70:30)	-£3,143,412	-£3,222,042	-£3,262,583	-£3,313,260	-£3,391,845	-£3,650,052	-£6,119,857
25% affordable housing (70:30)	-£3,117,864	-£3,196,932	-£3,237,474	-£3,288,151	-£3,366,735	-£3,624,942	-£6,094,747
30% affordable housing (70:30)	-£3,092,315	-£3,171,823	-£3,212,365	-£3,263,041	-£3,341,626	-£3,599,833	-£6,069,638
30% affordable housing (60:40)	-£3,338,745	-£3,414,014	-£3,454,556	-£3,505,233	-£3,583,817	-£3,842,024	-£6,311,829

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,552,307	-£2,629,179	-£2,669,721	-£2,720,398	-£2,798,982	-£3,057,189	-£5,526,995
10% affordable housing (70:30)	-£2,501,209	-£2,578,961	-£2,619,502	-£2,670,179	-£2,748,763	-£3,006,970	-£5,476,776
15% affordable housing (70:30)	-£2,475,661	-£2,553,851	-£2,594,393	-£2,645,070	-£2,723,654	-£2,981,861	-£5,451,666
20% affordable housing (70:30)	-£2,450,112	-£2,528,742	-£2,569,283	-£2,619,960	-£2,698,545	-£2,956,752	-£5,426,557
25% affordable housing (70:30)	-£2,424,564	-£2,503,632	-£2,544,174	-£2,594,851	-£2,673,435	-£2,931,642	-£5,401,447
30% affordable housing (70:30)	-£2,399,015	-£2,478,523	-£2,519,065	-£2,569,741	-£2,648,326	-£2,906,533	-£5,376,338
30% affordable housing (60:40)	-£2,645,445	-£2,720,714	-£2,761,256	-£2,811,933	-£2,890,517	-£3,148,724	-£5,618,529

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,318,307	-£2,395,179	-£2,435,721	-£2,486,398	-£2,564,982	-£2,823,189	-£5,292,995
10% affordable housing (70:30)	-£2,267,209	-£2,344,961	-£2,385,502	-£2,436,179	-£2,514,763	-£2,772,970	-£5,242,776
15% affordable housing (70:30)	-£2,241,661	-£2,319,851	-£2,360,393	-£2,411,070	-£2,489,654	-£2,747,861	-£5,217,666
20% affordable housing (70:30)	-£2,216,112	-£2,294,742	-£2,335,283	-£2,385,960	-£2,464,545	-£2,722,752	-£5,192,557
25% affordable housing (70:30)	-£2,190,564	-£2,269,632	-£2,310,174	-£2,360,851	-£2,439,435	-£2,697,642	-£5,167,447
30% affordable housing (70:30)	-£2,165,015	-£2,244,523	-£2,285,065	-£2,335,741	-£2,414,326	-£2,672,533	-£5,142,338
30% affordable housing (60:40)	-£2,411,445	-£2,486,714	-£2,527,256	-£2,577,933	-£2,656,517	-£2,914,724	-£5,384,529

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,106,507	-£2,183,379	-£2,223,921	-£2,274,598	-£2,353,182	-£2,611,389	-£5,081,195
10% affordable housing (70:30)	-£2,055,409	-£2,133,161	-£2,173,702	-£2,224,379	-£2,302,963	-£2,561,170	-£5,030,976
15% affordable housing (70:30)	-£2,029,861	-£2,108,051	-£2,148,593	-£2,199,270	-£2,277,854	-£2,536,061	-£5,005,866
20% affordable housing (70:30)	-£2,004,312	-£2,082,942	-£2,123,483	-£2,174,160	-£2,252,745	-£2,510,952	-£4,980,757
25% affordable housing (70:30)	-£1,978,764	-£2,057,832	-£2,098,374	-£2,149,051	-£2,227,635	-£2,485,842	-£4,955,647
30% affordable housing (70:30)	-£1,953,215	-£2,032,723	-£2,073,265	-£2,123,941	-£2,202,526	-£2,460,733	-£4,930,538
30% affordable housing (60:40)	-£2,199,645	-£2,274,914	-£2,315,456	-£2,366,133	-£2,444,717	-£2,702,924	-£5,172,729

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 5

Sales value inflation 22%
Build cost inflation 11%

Site location

Mid central area

Affordable Housing Affordable Rent

No Units 60
Site Area 0.3 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£958,386	-£1,053,426	-£1,093,967	-£1,144,644	-£1,223,229	-£1,481,436	-£3,951,242
10% affordable housing (70:30)	-£990,054	-£1,084,549	-£1,125,091	-£1,175,768	-£1,254,352	-£1,512,559	-£3,982,364
15% affordable housing (70:30)	-£1,005,888	-£1,100,111	-£1,140,652	-£1,191,329	-£1,269,914	-£1,528,121	-£3,997,926
20% affordable housing (70:30)	-£1,021,721	-£1,115,673	-£1,156,214	-£1,206,890	-£1,285,475	-£1,543,682	-£4,013,488
25% affordable housing (70:30)	-£1,037,556	-£1,131,234	-£1,171,775	-£1,222,452	-£1,301,037	-£1,559,244	-£4,029,049
30% affordable housing (70:30)	-£1,053,390	-£1,146,796	-£1,187,336	-£1,238,013	-£1,316,599	-£1,574,805	-£4,044,611
30% affordable housing (60:40)	-£1,231,219	-£1,321,567	-£1,362,107	-£1,412,784	-£1,491,370	-£1,749,577	-£4,219,382

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,189,286	-£2,284,326	-£2,324,867	-£2,375,544	-£2,454,129	-£2,712,336	-£5,182,142
10% affordable housing (70:30)	-£2,220,954	-£2,315,449	-£2,355,991	-£2,406,668	-£2,485,252	-£2,743,459	-£5,213,264
15% affordable housing (70:30)	-£2,236,788	-£2,331,011	-£2,371,552	-£2,422,229	-£2,500,814	-£2,759,021	-£5,228,826
20% affordable housing (70:30)	-£2,252,621	-£2,346,573	-£2,387,114	-£2,437,790	-£2,516,375	-£2,774,582	-£5,244,388
25% affordable housing (70:30)	-£2,268,456	-£2,362,134	-£2,402,675	-£2,453,352	-£2,531,937	-£2,790,144	-£5,259,949
30% affordable housing (70:30)	-£2,284,290	-£2,377,696	-£2,418,236	-£2,468,913	-£2,547,499	-£2,805,705	-£5,275,511
30% affordable housing (60:40)	-£2,462,119	-£2,552,467	-£2,593,007	-£2,643,684	-£2,722,270	-£2,980,477	-£5,450,282

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,495,986	-£1,591,026	-£1,631,567	-£1,682,244	-£1,760,829	-£2,019,036	-£4,488,842
10% affordable housing (70:30)	-£1,527,654	-£1,622,149	-£1,662,691	-£1,713,368	-£1,791,952	-£2,050,159	-£4,519,964
15% affordable housing (70:30)	-£1,543,488	-£1,637,711	-£1,678,252	-£1,728,929	-£1,807,514	-£2,065,721	-£4,535,526
20% affordable housing (70:30)	-£1,559,321	-£1,653,273	-£1,693,814	-£1,744,490	-£1,823,075	-£2,081,282	-£4,551,088
25% affordable housing (70:30)	-£1,575,156	-£1,668,834	-£1,709,375	-£1,760,052	-£1,838,637	-£2,096,844	-£4,566,649
30% affordable housing (70:30)	-£1,590,990	-£1,684,396	-£1,724,936	-£1,775,613	-£1,854,199	-£2,112,405	-£4,582,211
30% affordable housing (60:40)	-£1,768,819	-£1,859,167	-£1,899,707	-£1,950,384	-£2,028,970	-£2,287,177	-£4,756,982

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,261,986	-£1,357,026	-£1,397,567	-£1,448,244	-£1,526,829	-£1,785,036	-£4,254,842
10% affordable housing (70:30)	-£1,293,654	-£1,388,149	-£1,428,691	-£1,479,368	-£1,557,952	-£1,816,159	-£4,285,964
15% affordable housing (70:30)	-£1,309,488	-£1,403,711	-£1,444,252	-£1,494,929	-£1,573,514	-£1,831,721	-£4,301,526
20% affordable housing (70:30)	-£1,325,321	-£1,419,273	-£1,459,814	-£1,510,490	-£1,589,075	-£1,847,282	-£4,317,088
25% affordable housing (70:30)	-£1,341,156	-£1,434,834	-£1,475,375	-£1,526,052	-£1,604,637	-£1,862,844	-£4,332,649
30% affordable housing (70:30)	-£1,356,990	-£1,450,396	-£1,490,936	-£1,541,613	-£1,620,199	-£1,878,405	-£4,348,211
30% affordable housing (60:40)	-£1,534,819	-£1,625,167	-£1,665,707	-£1,716,384	-£1,794,970	-£2,053,177	-£4,522,982

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,050,186	-£1,145,226	-£1,185,767	-£1,236,444	-£1,315,029	-£1,573,236	-£4,043,042
10% affordable housing (70:30)	-£1,081,854	-£1,176,349	-£1,216,891	-£1,267,568	-£1,346,152	-£1,604,359	-£4,074,164
15% affordable housing (70:30)	-£1,097,688	-£1,191,911	-£1,232,452	-£1,283,129	-£1,361,714	-£1,619,921	-£4,089,726
20% affordable housing (70:30)	-£1,113,521	-£1,207,473	-£1,248,014	-£1,298,690	-£1,377,275	-£1,635,482	-£4,105,288
25% affordable housing (70:30)	-£1,129,356	-£1,223,034	-£1,263,575	-£1,314,252	-£1,392,837	-£1,651,044	-£4,120,849
30% affordable housing (70:30)	-£1,145,190	-£1,238,596	-£1,279,136	-£1,329,813	-£1,408,399	-£1,666,605	-£4,136,411
30% affordable housing (60:40)	-£1,323,019	-£1,413,367	-£1,453,907	-£1,504,584	-£1,583,170	-£1,841,377	-£4,311,182

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 5

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing Affordable Rent

No Units	60
Site Area	0.3 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£93,948	-£17,681	-£58,223	-£108,900	-£187,484	-£445,691	-£2,915,497
10% affordable housing (70:30)	-£18,757	-£129,957	-£170,499	-£221,176	-£299,760	-£557,967	-£3,027,773
15% affordable housing (70:30)	-£75,878	-£186,096	-£226,638	-£277,314	-£355,899	-£614,106	-£3,083,911
20% affordable housing (70:30)	-£132,998	-£242,234	-£282,775	-£333,452	-£412,036	-£670,243	-£3,140,050
25% affordable housing (70:30)	-£190,119	-£298,372	-£338,914	-£389,590	-£468,175	-£726,382	-£3,196,187
30% affordable housing (70:30)	-£247,239	-£354,510	-£395,051	-£445,728	-£524,313	-£782,520	-£3,252,326
30% affordable housing (60:40)	-£356,628	-£462,017	-£502,559	-£553,236	-£631,820	-£890,027	-£3,359,832

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,136,952	-£1,248,581	-£1,289,123	-£1,339,800	-£1,418,384	-£1,676,591	-£4,146,397
10% affordable housing (70:30)	-£1,249,657	-£1,360,857	-£1,401,399	-£1,452,076	-£1,530,660	-£1,788,867	-£4,258,673
15% affordable housing (70:30)	-£1,306,778	-£1,416,996	-£1,457,538	-£1,508,214	-£1,586,799	-£1,845,006	-£4,314,811
20% affordable housing (70:30)	-£1,363,898	-£1,473,134	-£1,513,675	-£1,564,352	-£1,642,936	-£1,901,143	-£4,370,950
25% affordable housing (70:30)	-£1,421,019	-£1,529,272	-£1,569,814	-£1,620,490	-£1,699,075	-£1,957,282	-£4,427,087
30% affordable housing (70:30)	-£1,478,139	-£1,585,410	-£1,625,951	-£1,676,628	-£1,755,213	-£2,013,420	-£4,483,226
30% affordable housing (60:40)	-£1,587,528	-£1,692,917	-£1,733,459	-£1,784,136	-£1,862,720	-£2,120,927	-£4,590,732

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£443,652	-£555,281	-£595,823	-£646,500	-£725,084	-£983,291	-£3,453,097
10% affordable housing (70:30)	-£556,357	-£667,557	-£708,099	-£758,776	-£837,360	-£1,095,567	-£3,565,373
15% affordable housing (70:30)	-£613,478	-£723,696	-£764,238	-£814,914	-£893,499	-£1,151,706	-£3,621,511
20% affordable housing (70:30)	-£670,598	-£779,834	-£820,375	-£871,052	-£949,636	-£1,207,843	-£3,677,650
25% affordable housing (70:30)	-£727,719	-£835,972	-£876,514	-£927,190	-£1,005,775	-£1,263,982	-£3,733,787
30% affordable housing (70:30)	-£784,839	-£892,110	-£932,651	-£983,328	-£1,061,913	-£1,320,120	-£3,789,926
30% affordable housing (60:40)	-£894,228	-£999,617	-£1,040,159	-£1,090,836	-£1,169,420	-£1,427,627	-£3,897,432

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£209,652	-£321,281	-£361,823	-£412,500	-£491,084	-£749,291	-£3,219,097
10% affordable housing (70:30)	-£322,357	-£433,557	-£474,099	-£524,776	-£603,360	-£861,567	-£3,331,373
15% affordable housing (70:30)	-£379,478	-£489,696	-£530,238	-£580,914	-£669,499	-£917,706	-£3,387,511
20% affordable housing (70:30)	-£436,598	-£545,834	-£586,375	-£637,052	-£715,636	-£973,843	-£3,443,650
25% affordable housing (70:30)	-£493,719	-£601,972	-£642,514	-£693,190	-£771,775	-£1,029,982	-£3,499,787
30% affordable housing (70:30)	-£550,839	-£658,110	-£698,651	-£749,328	-£827,913	-£1,086,120	-£3,555,926
30% affordable housing (60:40)	-£660,228	-£765,617	-£806,159	-£856,836	-£935,420	-£1,193,627	-£3,663,432

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,146	-£109,481	-£150,023	-£200,700	-£279,284	-£537,491	-£3,007,297
10% affordable housing (70:30)	-£110,557	-£221,757	-£262,299	-£312,976	-£391,560	-£649,767	-£3,119,573
15% affordable housing (70:30)	-£167,678	-£277,896	-£318,438	-£369,114	-£447,699	-£705,906	-£3,175,711
20% affordable housing (70:30)	-£224,798	-£334,034	-£374,575	-£425,252	-£503,836	-£762,043	-£3,231,850
25% affordable housing (70:30)	-£281,919	-£390,172	-£430,714	-£481,390	-£559,975	-£818,182	-£3,287,987
30% affordable housing (70:30)	-£339,039	-£446,310	-£486,851	-£537,528	-£616,113	-£874,320	-£3,344,126
30% affordable housing (60:40)	-£448,428	-£553,817	-£594,359	-£645,036	-£723,620	-£981,827	-£3,451,632

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£488,824	£352,544	£306,060	£247,953	£171,236	-£82,159	-£2,532,728
10% affordable housing (70:30)	£581,003	£443,138	£396,653	£338,546	£261,829	£9,755	-£2,440,653
15% affordable housing (70:30)	£627,092	£488,434	£441,949	£383,843	£307,125	£55,052	-£2,394,616
20% affordable housing (70:30)	£673,181	£533,731	£487,246	£429,139	£352,422	£100,348	-£2,348,578
25% affordable housing (70:30)	£719,271	£579,028	£532,543	£474,436	£397,718	£145,645	-£2,302,541
30% affordable housing (70:30)	£764,051	£624,324	£577,839	£519,733	£443,015	£190,941	-£2,256,504
30% affordable housing (60:40)	£392,062	£257,447	£210,962	£152,856	£76,138	-£178,812	-£2,629,381

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,614,176	-£3,750,456	-£3,796,940	-£3,855,047	-£3,931,764	-£4,185,159	-£6,635,728
10% affordable housing (70:30)	-£3,521,997	-£3,659,862	-£3,706,347	-£3,764,454	-£3,841,171	-£4,093,245	-£6,543,653
15% affordable housing (70:30)	-£3,475,908	-£3,614,566	-£3,661,051	-£3,719,157	-£3,795,875	-£4,047,948	-£6,497,616
20% affordable housing (70:30)	-£3,429,819	-£3,569,269	-£3,615,754	-£3,673,861	-£3,750,578	-£4,002,652	-£6,451,578
25% affordable housing (70:30)	-£3,383,729	-£3,523,972	-£3,570,457	-£3,628,564	-£3,705,282	-£3,957,355	-£6,405,541
30% affordable housing (70:30)	-£3,338,949	-£3,478,676	-£3,525,161	-£3,583,267	-£3,659,985	-£3,912,059	-£6,359,504
30% affordable housing (60:40)	-£3,710,938	-£3,845,553	-£3,892,038	-£3,950,144	-£4,026,862	-£4,281,812	-£6,732,381

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,303,176	-£1,439,456	-£1,485,940	-£1,544,047	-£1,620,764	-£1,874,159	-£4,324,728
10% affordable housing (70:30)	-£1,210,997	-£1,348,862	-£1,395,347	-£1,453,454	-£1,530,171	-£1,782,245	-£4,232,653
15% affordable housing (70:30)	-£1,164,908	-£1,303,566	-£1,350,051	-£1,408,157	-£1,484,875	-£1,736,948	-£4,186,616
20% affordable housing (70:30)	-£1,118,819	-£1,258,269	-£1,304,754	-£1,362,861	-£1,439,578	-£1,691,652	-£4,140,578
25% affordable housing (70:30)	-£1,072,729	-£1,212,972	-£1,259,457	-£1,317,564	-£1,394,282	-£1,646,355	-£4,094,541
30% affordable housing (70:30)	-£1,027,949	-£1,167,676	-£1,214,161	-£1,272,267	-£1,348,985	-£1,601,059	-£4,048,504
30% affordable housing (60:40)	-£1,399,938	-£1,534,553	-£1,581,038	-£1,639,144	-£1,715,862	-£1,970,812	-£4,421,381

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£523,176	-£659,456	-£705,940	-£764,047	-£840,764	-£1,094,159	-£3,544,728
10% affordable housing (70:30)	-£430,997	-£568,862	-£615,347	-£673,454	-£750,171	-£1,002,245	-£3,452,653
15% affordable housing (70:30)	-£384,908	-£523,566	-£570,051	-£628,157	-£704,875	-£956,948	-£3,406,616
20% affordable housing (70:30)	-£338,819	-£478,269	-£524,754	-£582,861	-£659,578	-£911,652	-£3,360,578
25% affordable housing (70:30)	-£292,729	-£432,972	-£479,457	-£537,564	-£614,282	-£866,355	-£3,314,541
30% affordable housing (70:30)	-£247,949	-£387,676	-£434,161	-£492,267	-£568,985	-£821,059	-£3,268,504
30% affordable housing (60:40)	-£619,938	-£754,553	-£801,038	-£859,144	-£935,862	-£1,190,812	-£3,641,381

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£182,824	£46,544	£60	-£58,047	-£134,764	-£388,159	-£2,638,728
10% affordable housing (70:30)	£275,003	£137,138	£90,653	£32,546	-£44,171	-£296,245	-£2,746,653
15% affordable housing (70:30)	£321,092	£182,434	£135,949	£77,843	£1,125	-£250,948	-£2,700,616
20% affordable housing (70:30)	£367,181	£227,731	£181,246	£123,139	£46,422	-£205,652	-£2,654,578
25% affordable housing (70:30)	£413,271	£273,028	£226,543	£168,436	£91,718	-£160,355	-£2,608,541
30% affordable housing (70:30)	£458,051	£318,324	£271,839	£213,733	£137,015	-£115,059	-£2,562,504
30% affordable housing (60:40)	£86,062	-£48,553	-£95,038	-£153,144	-£229,862	-£484,812	-£2,935,381

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Site location

Mid central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,062,040	£1,900,760	£1,855,023	£1,797,852	£1,722,369	£1,474,352	-£947,078
10% affordable housing (70:30)	£2,028,710	£1,868,004	£1,822,267	£1,765,096	£1,689,613	£1,441,595	-£978,968
15% affordable housing (70:30)	£2,012,045	£1,851,625	£1,805,888	£1,748,717	£1,673,234	£1,425,218	-£994,913
20% affordable housing (70:30)	£1,993,983	£1,835,247	£1,789,511	£1,732,340	£1,656,857	£1,408,839	-£1,010,858
25% affordable housing (70:30)	£1,975,669	£1,817,899	£1,772,899	£1,715,961	£1,640,478	£1,392,462	-£1,026,804
30% affordable housing (70:30)	£1,957,354	£1,799,900	£1,754,899	£1,698,648	£1,624,099	£1,376,083	-£1,042,749
30% affordable housing (60:40)	£1,696,575	£1,542,004	£1,496,267	£1,439,096	£1,363,613	£1,115,596	-£1,311,825

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,040,960	-£2,202,240	-£2,247,977	-£2,305,148	-£2,380,631	-£2,628,648	-£5,050,078
10% affordable housing (70:30)	-£2,074,290	-£2,234,996	-£2,280,733	-£2,337,904	-£2,413,387	-£2,661,405	-£5,081,968
15% affordable housing (70:30)	-£2,090,955	-£2,251,375	-£2,297,112	-£2,354,283	-£2,429,766	-£2,677,782	-£5,097,913
20% affordable housing (70:30)	-£2,109,017	-£2,267,753	-£2,313,489	-£2,370,660	-£2,446,143	-£2,694,161	-£5,113,858
25% affordable housing (70:30)	-£2,127,331	-£2,285,101	-£2,330,101	-£2,387,039	-£2,462,522	-£2,710,538	-£5,129,804
30% affordable housing (70:30)	-£2,145,646	-£2,303,100	-£2,348,101	-£2,404,352	-£2,478,901	-£2,726,917	-£5,145,749
30% affordable housing (60:40)	-£2,406,425	-£2,560,896	-£2,606,733	-£2,663,904	-£2,739,387	-£2,987,404	-£5,414,825

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£270,040	£108,760	£63,023	£5,852	-£69,631	-£317,648	-£2,739,078
10% affordable housing (70:30)	£236,710	£76,004	£30,267	-£26,904	-£102,387	-£350,405	-£2,770,968
15% affordable housing (70:30)	£220,045	£59,625	£13,888	-£43,283	-£118,766	-£366,782	-£2,786,913
20% affordable housing (70:30)	£201,983	£43,247	-£2,489	-£59,660	-£135,143	-£383,161	-£2,802,858
25% affordable housing (70:30)	£183,669	£25,899	-£19,101	-£76,039	-£151,522	-£399,538	-£2,818,804
30% affordable housing (70:30)	£165,354	£7,900	-£37,101	-£93,352	-£167,901	-£415,917	-£2,834,749
30% affordable housing (60:40)	-£95,425	-£249,996	-£295,733	-£352,904	-£428,387	-£676,404	-£3,103,825

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,050,040	£888,760	£843,023	£785,852	£710,369	£462,352	-£1,959,078
10% affordable housing (70:30)	£1,016,710	£856,004	£810,267	£753,096	£677,613	£429,595	-£1,990,968
15% affordable housing (70:30)	£1,000,045	£839,625	£793,888	£736,717	£661,234	£413,218	-£2,006,913
20% affordable housing (70:30)	£981,983	£823,247	£777,511	£720,340	£644,857	£396,839	-£2,022,858
25% affordable housing (70:30)	£963,669	£805,899	£760,899	£703,961	£628,478	£380,462	-£2,038,804
30% affordable housing (70:30)	£945,354	£787,900	£742,899	£686,648	£612,099	£364,083	-£2,054,749
30% affordable housing (60:40)	£684,575	£530,004	£484,267	£427,096	£351,613	£103,596	-£2,323,825

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,756,040	£1,594,760	£1,549,023	£1,491,852	£1,416,369	£1,168,352	-£1,253,078
10% affordable housing (70:30)	£1,722,710	£1,562,004	£1,516,267	£1,459,096	£1,383,613	£1,135,595	-£1,284,968
15% affordable housing (70:30)	£1,706,045	£1,545,625	£1,499,888	£1,442,717	£1,367,234	£1,119,218	-£1,300,913
20% affordable housing (70:30)	£1,687,983	£1,529,247	£1,483,511	£1,426,340	£1,350,857	£1,102,839	-£1,316,858
25% affordable housing (70:30)	£1,669,669	£1,511,899	£1,466,899	£1,409,961	£1,334,478	£1,086,462	-£1,332,804
30% affordable housing (70:30)	£1,651,354	£1,493,900	£1,448,899	£1,392,648	£1,318,099	£1,070,083	-£1,348,749
30% affordable housing (60:40)	£1,390,575	£1,236,004	£1,190,267	£1,133,096	£1,057,613	£809,596	-£1,617,825

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Affordable Rent
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No Units	70
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,610,773	£3,424,881	£3,379,880	£3,323,629	£3,249,360	£3,005,335	£624,677
10% affordable housing (70:30)	£3,453,247	£3,270,064	£3,225,063	£3,168,813	£3,094,543	£2,850,518	£471,612
15% affordable housing (70:30)	£3,374,484	£3,192,656	£3,147,655	£3,091,404	£3,017,136	£2,773,110	£395,080
20% affordable housing (70:30)	£3,295,721	£3,115,248	£3,070,246	£3,013,996	£2,939,727	£2,695,702	£318,549
25% affordable housing (70:30)	£3,216,181	£3,037,839	£2,992,839	£2,936,587	£2,862,319	£2,618,293	£242,016
30% affordable housing (70:30)	£3,135,290	£2,959,567	£2,915,291	£2,859,179	£2,784,910	£2,540,885	£165,484
30% affordable housing (60:40)	£2,977,457	£2,802,776	£2,757,775	£2,701,524	£2,627,255	£2,383,230	£2,630

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£492,227	-£678,119	-£723,120	-£779,371	-£853,640	-£1,097,665	-£3,478,323
10% affordable housing (70:30)	-£649,753	-£832,936	-£877,937	-£934,187	-£1,008,457	-£1,252,482	-£3,631,388
15% affordable housing (70:30)	-£728,516	-£910,344	-£955,345	-£1,011,596	-£1,085,864	-£1,329,890	-£3,707,920
20% affordable housing (70:30)	-£807,279	-£987,752	-£1,032,754	-£1,089,004	-£1,163,273	-£1,407,298	-£3,784,451
25% affordable housing (70:30)	-£886,819	-£1,065,161	-£1,110,161	-£1,166,413	-£1,240,881	-£1,484,707	-£3,860,984
30% affordable housing (70:30)	-£967,710	-£1,143,433	-£1,187,709	-£1,243,821	-£1,318,090	-£1,562,115	-£3,937,516
30% affordable housing (60:40)	-£1,125,543	-£1,300,224	-£1,345,225	-£1,401,476	-£1,475,745	-£1,719,770	-£4,100,370

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,818,773	£1,632,881	£1,587,880	£1,531,629	£1,457,360	£1,213,335	-£1,167,323
10% affordable housing (70:30)	£1,661,247	£1,478,064	£1,433,063	£1,376,813	£1,302,543	£1,058,518	-£1,320,388
15% affordable housing (70:30)	£1,582,484	£1,400,656	£1,355,655	£1,299,404	£1,225,136	£981,110	-£1,396,920
20% affordable housing (70:30)	£1,503,721	£1,323,248	£1,278,246	£1,221,996	£1,147,727	£903,702	-£1,473,451
25% affordable housing (70:30)	£1,424,181	£1,245,839	£1,200,839	£1,144,587	£1,070,319	£826,293	-£1,549,984
30% affordable housing (70:30)	£1,343,290	£1,167,567	£1,123,291	£1,067,179	£992,910	£748,885	-£1,626,516
30% affordable housing (60:40)	£1,185,457	£1,010,776	£965,775	£909,524	£835,255	£591,230	-£1,789,370

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,598,773	£2,412,881	£2,367,880	£2,311,629	£2,237,360	£1,993,335	-£387,323
10% affordable housing (70:30)	£2,441,247	£2,258,064	£2,213,063	£2,156,813	£2,082,543	£1,838,518	-£540,388
15% affordable housing (70:30)	£2,362,484	£2,180,656	£2,135,655	£2,079,404	£2,005,136	£1,761,110	-£616,920
20% affordable housing (70:30)	£2,283,721	£2,103,248	£2,058,246	£2,001,996	£1,927,727	£1,683,702	-£693,451
25% affordable housing (70:30)	£2,204,181	£2,025,839	£1,980,839	£1,924,587	£1,850,319	£1,606,293	-£769,984
30% affordable housing (70:30)	£2,123,290	£1,947,567	£1,903,291	£1,847,179	£1,772,910	£1,528,885	-£846,516
30% affordable housing (60:40)	£1,965,457	£1,790,776	£1,745,775	£1,689,524	£1,615,255	£1,371,230	-£1,009,370

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,304,773	£3,118,881	£3,073,880	£3,017,629	£2,943,360	£2,699,335	£318,677
10% affordable housing (70:30)	£3,147,247	£2,964,064	£2,919,063	£2,862,813	£2,788,543	£2,544,518	£165,612
15% affordable housing (70:30)	£3,068,484	£2,886,656	£2,841,655	£2,785,404	£2,711,136	£2,467,110	£89,080
20% affordable housing (70:30)	£2,989,721	£2,809,248	£2,764,246	£2,707,996	£2,633,727	£2,389,702	£12,549
25% affordable housing (70:30)	£2,910,181	£2,731,839	£2,686,839	£2,630,587	£2,556,319	£2,312,293	-£63,984
30% affordable housing (70:30)	£2,829,290	£2,653,567	£2,609,291	£2,553,179	£2,478,910	£2,234,885	-£140,516
30% affordable housing (60:40)	£2,671,457	£2,496,776	£2,451,775	£2,395,524	£2,321,255	£2,077,230	-£303,370

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 6a

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,232,780	-£13,161,146	-£13,210,641	-£13,272,510	-£13,354,195	-£13,622,591	-£16,189,854
10% affordable housing (70:30)	-£13,191,981	-£13,121,048	-£13,170,543	-£13,232,412	-£13,314,097	-£13,582,493	-£16,149,755
15% affordable housing (70:30)	-£13,171,581	-£13,101,000	-£13,150,494	-£13,212,363	-£13,294,048	-£13,562,444	-£16,129,706
20% affordable housing (70:30)	-£13,151,181	-£13,080,950	-£13,130,445	-£13,192,313	-£13,273,999	-£13,542,395	-£16,109,657
25% affordable housing (70:30)	-£13,130,781	-£13,060,902	-£13,110,396	-£13,172,265	-£13,253,950	-£13,522,346	-£16,089,609
30% affordable housing (70:30)	-£13,110,381	-£13,040,852	-£13,090,348	-£13,152,216	-£13,233,902	-£13,502,297	-£16,069,559
30% affordable housing (60:40)	-£13,489,784	-£13,413,730	-£13,463,224	-£13,525,093	-£13,606,778	-£13,875,174	-£16,442,437

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£17,335,780	-£17,264,146	-£17,313,641	-£17,375,510	-£17,457,195	-£17,725,591	-£20,292,854
10% affordable housing (70:30)	-£17,294,981	-£17,224,048	-£17,273,543	-£17,335,412	-£17,417,097	-£17,685,493	-£20,252,755
15% affordable housing (70:30)	-£17,274,581	-£17,204,000	-£17,253,494	-£17,315,363	-£17,397,048	-£17,665,444	-£20,232,706
20% affordable housing (70:30)	-£17,254,181	-£17,183,950	-£17,233,445	-£17,295,313	-£17,376,999	-£17,645,395	-£20,212,657
25% affordable housing (70:30)	-£17,233,781	-£17,163,902	-£17,213,396	-£17,275,265	-£17,356,950	-£17,625,346	-£20,192,609
30% affordable housing (70:30)	-£17,213,381	-£17,143,852	-£17,193,348	-£17,255,216	-£17,336,902	-£17,605,297	-£20,172,559
30% affordable housing (60:40)	-£17,592,784	-£17,516,730	-£17,566,224	-£17,628,093	-£17,709,778	-£17,978,174	-£20,545,437

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,024,780	-£14,953,146	-£15,002,641	-£15,064,510	-£15,146,195	-£15,414,591	-£17,981,854
10% affordable housing (70:30)	-£14,983,981	-£14,913,048	-£14,962,543	-£15,024,412	-£15,106,097	-£15,374,493	-£17,941,755
15% affordable housing (70:30)	-£14,963,581	-£14,893,000	-£14,942,494	-£15,004,363	-£15,086,048	-£15,354,444	-£17,921,706
20% affordable housing (70:30)	-£14,943,181	-£14,872,950	-£14,922,445	-£14,984,313	-£15,066,999	-£15,334,395	-£17,901,657
25% affordable housing (70:30)	-£14,922,781	-£14,852,902	-£14,902,396	-£14,964,265	-£15,046,950	-£15,314,346	-£17,881,609
30% affordable housing (70:30)	-£14,902,381	-£14,832,852	-£14,882,348	-£14,944,216	-£15,026,902	-£15,294,297	-£17,861,559
30% affordable housing (60:40)	-£15,281,784	-£15,205,730	-£15,255,224	-£15,317,093	-£15,398,778	-£15,667,174	-£18,234,437

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,244,780	-£14,173,146	-£14,222,641	-£14,284,510	-£14,366,195	-£14,634,591	-£17,201,854
10% affordable housing (70:30)	-£14,203,981	-£14,133,048	-£14,182,543	-£14,244,412	-£14,326,097	-£14,594,493	-£17,161,755
15% affordable housing (70:30)	-£14,183,581	-£14,113,000	-£14,162,494	-£14,224,363	-£14,306,048	-£14,574,444	-£17,141,706
20% affordable housing (70:30)	-£14,163,181	-£14,092,950	-£14,142,445	-£14,204,313	-£14,286,999	-£14,554,395	-£17,121,657
25% affordable housing (70:30)	-£14,142,781	-£14,072,902	-£14,122,396	-£14,184,265	-£14,266,950	-£14,534,346	-£17,101,609
30% affordable housing (70:30)	-£14,122,381	-£14,052,852	-£14,102,348	-£14,164,216	-£14,246,902	-£14,514,297	-£17,081,559
30% affordable housing (60:40)	-£14,501,784	-£14,425,730	-£14,475,224	-£14,537,093	-£14,618,778	-£14,887,174	-£17,454,437

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,538,780	-£13,467,146	-£13,516,641	-£13,578,510	-£13,660,195	-£13,928,591	-£16,495,854
10% affordable housing (70:30)	-£13,497,981	-£13,427,048	-£13,476,543	-£13,538,412	-£13,620,097	-£13,888,493	-£16,455,755
15% affordable housing (70:30)	-£13,477,581	-£13,407,000	-£13,456,494	-£13,518,363	-£13,600,048	-£13,868,444	-£16,435,706
20% affordable housing (70:30)	-£13,457,181	-£13,386,950	-£13,436,445	-£13,498,313	-£13,579,999	-£13,848,395	-£16,415,657
25% affordable housing (70:30)	-£13,436,781	-£13,366,902	-£13,416,396	-£13,478,265	-£13,559,950	-£13,828,346	-£16,395,609
30% affordable housing (70:30)	-£13,416,381	-£13,346,852	-£13,396,348	-£13,458,216	-£13,539,902	-£13,808,297	-£16,375,559
30% affordable housing (60:40)	-£13,795,784	-£13,719,730	-£13,769,224	-£13,831,093	-£13,912,778	-£14,181,174	-£16,748,437

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 6a

Site location

Mid central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 70
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,502,347	-£11,460,475	-£11,509,969	-£11,571,838	-£11,653,523	-£11,921,919	-£14,489,182
10% affordable housing (70:30)	-£11,634,590	-£11,590,443	-£11,639,939	-£11,701,808	-£11,783,493	-£12,051,889	-£14,619,150
15% affordable housing (70:30)	-£11,700,712	-£11,655,428	-£11,704,923	-£11,766,791	-£11,848,477	-£12,116,872	-£14,684,135
20% affordable housing (70:30)	-£11,766,834	-£11,720,413	-£11,769,908	-£11,831,776	-£11,913,462	-£12,181,857	-£14,749,120
25% affordable housing (70:30)	-£11,832,957	-£11,785,398	-£11,834,892	-£11,896,761	-£11,978,447	-£12,246,842	-£14,814,105
30% affordable housing (70:30)	-£11,899,078	-£11,850,383	-£11,899,877	-£11,961,746	-£12,043,431	-£12,311,827	-£14,879,090
30% affordable housing (60:40)	-£12,278,480	-£12,223,259	-£12,272,754	-£12,334,622	-£12,416,308	-£12,684,704	-£15,251,966

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,605,347	-£15,563,475	-£15,612,969	-£15,674,838	-£15,756,523	-£16,024,919	-£18,592,182
10% affordable housing (70:30)	-£15,737,590	-£15,693,443	-£15,742,939	-£15,804,808	-£15,886,493	-£16,154,889	-£18,722,150
15% affordable housing (70:30)	-£15,803,712	-£15,758,428	-£15,807,923	-£15,869,791	-£15,951,477	-£16,219,872	-£18,787,135
20% affordable housing (70:30)	-£15,869,834	-£15,823,413	-£15,872,908	-£15,934,776	-£16,016,462	-£16,284,857	-£18,852,120
25% affordable housing (70:30)	-£15,935,957	-£15,888,398	-£15,937,892	-£15,999,761	-£16,081,447	-£16,349,842	-£18,917,105
30% affordable housing (70:30)	-£16,002,078	-£15,953,383	-£16,002,877	-£16,064,746	-£16,146,431	-£16,414,827	-£18,982,090
30% affordable housing (60:40)	-£16,381,480	-£16,326,259	-£16,375,754	-£16,437,622	-£16,519,308	-£16,787,704	-£19,354,966

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,294,347	-£13,252,475	-£13,301,969	-£13,363,838	-£13,445,523	-£13,713,919	-£16,281,182
10% affordable housing (70:30)	-£13,426,590	-£13,382,443	-£13,431,939	-£13,493,808	-£13,575,493	-£13,843,889	-£16,411,150
15% affordable housing (70:30)	-£13,492,712	-£13,447,428	-£13,496,923	-£13,558,791	-£13,640,477	-£13,908,872	-£16,476,135
20% affordable housing (70:30)	-£13,558,834	-£13,512,413	-£13,561,908	-£13,623,776	-£13,705,462	-£13,973,857	-£16,541,120
25% affordable housing (70:30)	-£13,624,957	-£13,577,398	-£13,626,892	-£13,688,761	-£13,770,447	-£14,038,842	-£16,606,105
30% affordable housing (70:30)	-£13,691,078	-£13,642,383	-£13,691,877	-£13,753,746	-£13,835,431	-£14,103,827	-£16,671,090
30% affordable housing (60:40)	-£14,070,480	-£14,015,259	-£14,064,754	-£14,126,622	-£14,208,308	-£14,476,704	-£17,043,966

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,514,347	-£12,472,475	-£12,521,969	-£12,583,838	-£12,665,523	-£12,933,919	-£15,501,182
10% affordable housing (70:30)	-£12,646,590	-£12,602,443	-£12,651,939	-£12,713,808	-£12,795,493	-£13,063,889	-£15,631,150
15% affordable housing (70:30)	-£12,712,712	-£12,667,428	-£12,716,923	-£12,778,791	-£12,860,477	-£13,128,872	-£15,696,135
20% affordable housing (70:30)	-£12,778,834	-£12,732,413	-£12,781,908	-£12,843,776	-£12,925,462	-£13,193,857	-£15,761,120
25% affordable housing (70:30)	-£12,844,957	-£12,797,398	-£12,846,892	-£12,908,761	-£12,990,447	-£13,258,842	-£15,826,105
30% affordable housing (70:30)	-£12,911,078	-£12,862,383	-£12,911,877	-£12,973,746	-£13,055,431	-£13,323,827	-£15,891,090
30% affordable housing (60:40)	-£13,290,480	-£13,235,259	-£13,284,754	-£13,346,622	-£13,428,308	-£13,696,704	-£16,263,966

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,808,347	-£11,766,475	-£11,815,969	-£11,877,838	-£11,959,523	-£12,227,919	-£14,795,182
10% affordable housing (70:30)	-£11,940,590	-£11,896,443	-£11,945,939	-£12,007,808	-£12,089,493	-£12,357,889	-£14,925,150
15% affordable housing (70:30)	-£12,006,712	-£11,961,428	-£12,010,923	-£12,072,791	-£12,154,477	-£12,422,872	-£14,990,135
20% affordable housing (70:30)	-£12,072,834	-£12,026,413	-£12,075,908	-£12,137,776	-£12,219,462	-£12,487,857	-£15,055,120
25% affordable housing (70:30)	-£12,138,957	-£12,091,398	-£12,140,892	-£12,202,761	-£12,284,447	-£12,552,842	-£15,120,105
30% affordable housing (70:30)	-£12,205,078	-£12,156,383	-£12,205,877	-£12,267,746	-£12,349,431	-£12,617,827	-£15,185,090
30% affordable housing (60:40)	-£12,584,480	-£12,529,259	-£12,578,754	-£12,640,622	-£12,722,308	-£12,990,704	-£15,557,966

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 6a

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Affordable Rent
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No Units	70
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,775,928	-£9,763,749	-£9,813,244	-£9,875,112	-£9,956,798	-£10,225,193	-£12,792,456
10% affordable housing (70:30)	-£10,080,814	-£10,063,391	-£10,112,885	-£10,174,754	-£10,256,439	-£10,524,835	-£13,092,098
15% affordable housing (70:30)	-£10,233,257	-£10,213,211	-£10,262,707	-£10,324,575	-£10,406,261	-£10,674,656	-£13,241,918
20% affordable housing (70:30)	-£10,385,700	-£10,363,032	-£10,412,527	-£10,474,396	-£10,556,081	-£10,824,477	-£13,391,740
25% affordable housing (70:30)	-£10,538,143	-£10,512,854	-£10,562,348	-£10,624,217	-£10,705,903	-£10,974,298	-£13,541,560
30% affordable housing (70:30)	-£10,690,585	-£10,662,674	-£10,712,169	-£10,774,037	-£10,855,723	-£11,124,118	-£13,691,381
30% affordable housing (60:40)	-£11,069,987	-£11,035,552	-£11,085,046	-£11,146,915	-£11,228,600	-£11,496,996	-£14,064,258

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,878,928	-£13,866,749	-£13,916,244	-£13,978,112	-£14,059,798	-£14,328,193	-£16,895,456
10% affordable housing (70:30)	-£14,183,814	-£14,166,391	-£14,215,885	-£14,277,754	-£14,359,439	-£14,627,835	-£17,195,098
15% affordable housing (70:30)	-£14,336,257	-£14,316,211	-£14,365,707	-£14,427,575	-£14,509,261	-£14,777,656	-£17,344,918
20% affordable housing (70:30)	-£14,488,700	-£14,468,032	-£14,515,527	-£14,577,396	-£14,659,081	-£14,927,477	-£17,494,740
25% affordable housing (70:30)	-£14,641,143	-£14,615,854	-£14,665,348	-£14,727,217	-£14,808,903	-£15,077,298	-£17,644,560
30% affordable housing (70:30)	-£14,793,585	-£14,765,674	-£14,815,169	-£14,877,037	-£14,958,723	-£15,227,118	-£17,794,381
30% affordable housing (60:40)	-£15,172,987	-£15,138,552	-£15,188,046	-£15,249,915	-£15,331,600	-£15,599,996	-£18,167,258

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,567,928	-£11,555,749	-£11,605,244	-£11,667,112	-£11,748,798	-£12,017,193	-£14,584,456
10% affordable housing (70:30)	-£11,872,814	-£11,855,391	-£11,904,885	-£11,966,754	-£12,048,439	-£12,316,835	-£14,884,098
15% affordable housing (70:30)	-£12,025,257	-£12,005,211	-£12,054,707	-£12,116,575	-£12,198,261	-£12,466,656	-£15,033,918
20% affordable housing (70:30)	-£12,177,700	-£12,155,032	-£12,204,527	-£12,266,396	-£12,348,081	-£12,616,477	-£15,183,740
25% affordable housing (70:30)	-£12,330,143	-£12,304,854	-£12,354,348	-£12,416,217	-£12,497,903	-£12,766,298	-£15,333,560
30% affordable housing (70:30)	-£12,482,585	-£12,454,674	-£12,504,169	-£12,566,037	-£12,647,723	-£12,916,118	-£15,483,381
30% affordable housing (60:40)	-£12,861,987	-£12,827,552	-£12,877,046	-£12,938,915	-£13,020,600	-£13,288,996	-£15,856,258

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£10,787,928	-£10,775,749	-£10,825,244	-£10,887,112	-£10,968,798	-£11,237,193	-£13,804,456
10% affordable housing (70:30)	-£11,092,814	-£11,075,391	-£11,124,885	-£11,186,754	-£11,268,439	-£11,536,835	-£14,104,098
15% affordable housing (70:30)	-£11,245,257	-£11,225,211	-£11,274,707	-£11,336,575	-£11,418,261	-£11,686,656	-£14,253,918
20% affordable housing (70:30)	-£11,397,700	-£11,375,032	-£11,424,527	-£11,486,396	-£11,568,081	-£11,836,477	-£14,403,740
25% affordable housing (70:30)	-£11,550,143	-£11,524,854	-£11,574,348	-£11,636,217	-£11,717,903	-£11,986,298	-£14,553,560
30% affordable housing (70:30)	-£11,702,585	-£11,674,674	-£11,724,169	-£11,786,037	-£11,867,723	-£12,136,118	-£14,703,381
30% affordable housing (60:40)	-£12,081,987	-£12,047,552	-£12,097,046	-£12,158,915	-£12,240,600	-£12,508,996	-£15,076,258

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£10,081,928	-£10,069,749	-£10,119,244	-£10,181,112	-£10,262,798	-£10,531,193	-£13,098,456
10% affordable housing (70:30)	-£10,386,814	-£10,369,391	-£10,418,885	-£10,480,754	-£10,562,439	-£10,830,835	-£13,398,098
15% affordable housing (70:30)	-£10,539,257	-£10,519,211	-£10,568,707	-£10,630,575	-£10,712,261	-£10,980,656	-£13,547,918
20% affordable housing (70:30)	-£10,691,700	-£10,669,032	-£10,718,527	-£10,780,396	-£10,862,081	-£11,130,477	-£13,697,740
25% affordable housing (70:30)	-£10,844,143	-£10,818,854	-£10,868,348	-£10,930,217	-£11,011,903	-£11,280,298	-£13,847,560
30% affordable housing (70:30)	-£10,996,585	-£10,968,674	-£11,018,169	-£11,080,037	-£11,161,723	-£11,430,118	-£13,997,381
30% affordable housing (60:40)	-£11,375,987	-£11,341,552	-£11,391,046	-£11,452,915	-£11,534,600	-£11,802,996	-£14,370,258

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 7

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£995,625	-£1,163,330	-£1,229,459	-£1,312,120	-£1,417,374	-£1,763,206	-£5,071,170
10% affordable housing (70:30)	-£885,041	-£1,054,648	-£1,120,777	-£1,203,437	-£1,308,690	-£1,654,523	-£4,962,488
15% affordable housing (70:30)	-£829,748	-£1,000,306	-£1,066,435	-£1,149,096	-£1,254,349	-£1,600,182	-£4,908,147
20% affordable housing (70:30)	-£774,456	-£945,965	-£1,012,094	-£1,094,755	-£1,200,008	-£1,545,841	-£4,853,805
25% affordable housing (70:30)	-£719,164	-£891,624	-£957,752	-£1,040,414	-£1,145,667	-£1,491,500	-£4,799,464
30% affordable housing (70:30)	-£663,872	-£837,283	-£903,411	-£986,072	-£1,091,326	-£1,437,159	-£4,745,122
30% affordable housing (60:40)	-£1,090,658	-£1,256,729	-£1,322,857	-£1,405,519	-£1,510,771	-£1,856,604	-£5,164,569

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£5,098,625	-£5,266,330	-£5,332,459	-£5,415,120	-£5,520,374	-£5,866,206	-£9,174,170
10% affordable housing (70:30)	-£4,988,041	-£5,157,648	-£5,223,777	-£5,306,437	-£5,411,690	-£5,757,523	-£9,065,488
15% affordable housing (70:30)	-£4,932,748	-£5,103,306	-£5,169,435	-£5,252,096	-£5,357,349	-£5,703,182	-£9,011,147
20% affordable housing (70:30)	-£4,877,456	-£5,048,965	-£5,115,094	-£5,197,755	-£5,303,008	-£5,648,841	-£8,956,805
25% affordable housing (70:30)	-£4,822,164	-£4,994,624	-£5,060,752	-£5,143,414	-£5,248,667	-£5,594,500	-£8,902,464
30% affordable housing (70:30)	-£4,766,872	-£4,940,283	-£5,006,411	-£5,088,072	-£5,194,326	-£5,540,159	-£8,848,122
30% affordable housing (60:40)	-£5,193,658	-£5,359,729	-£5,425,857	-£5,508,519	-£5,613,771	-£5,959,604	-£9,267,569

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,787,625	-£2,955,330	-£3,021,459	-£3,104,120	-£3,209,374	-£3,555,206	-£6,863,170
10% affordable housing (70:30)	-£2,677,041	-£2,846,648	-£2,912,777	-£2,995,437	-£3,100,690	-£3,446,523	-£6,754,488
15% affordable housing (70:30)	-£2,621,748	-£2,792,306	-£2,858,435	-£2,941,096	-£3,046,349	-£3,392,182	-£6,700,147
20% affordable housing (70:30)	-£2,566,456	-£2,737,965	-£2,804,094	-£2,886,755	-£2,992,008	-£3,337,841	-£6,645,805
25% affordable housing (70:30)	-£2,511,164	-£2,683,624	-£2,749,752	-£2,832,414	-£2,937,667	-£3,283,500	-£6,591,464
30% affordable housing (70:30)	-£2,455,872	-£2,629,283	-£2,695,411	-£2,778,072	-£2,883,326	-£3,229,159	-£6,537,122
30% affordable housing (60:40)	-£2,882,658	-£3,048,729	-£3,114,857	-£3,197,519	-£3,302,771	-£3,648,604	-£6,956,569

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,007,625	-£2,175,330	-£2,241,459	-£2,324,120	-£2,429,374	-£2,775,206	-£6,083,170
10% affordable housing (70:30)	-£1,897,041	-£2,066,648	-£2,132,777	-£2,215,437	-£2,320,690	-£2,666,523	-£5,974,488
15% affordable housing (70:30)	-£1,841,748	-£2,012,306	-£2,078,435	-£2,161,096	-£2,266,349	-£2,612,182	-£5,920,147
20% affordable housing (70:30)	-£1,786,456	-£1,957,965	-£2,024,094	-£2,106,755	-£2,212,008	-£2,557,841	-£5,865,805
25% affordable housing (70:30)	-£1,731,164	-£1,903,624	-£1,969,752	-£2,052,414	-£2,157,667	-£2,503,500	-£5,811,464
30% affordable housing (70:30)	-£1,675,872	-£1,849,283	-£1,915,411	-£1,998,072	-£2,103,326	-£2,449,159	-£5,757,122
30% affordable housing (60:40)	-£2,102,658	-£2,268,729	-£2,334,857	-£2,417,519	-£2,522,771	-£2,868,604	-£6,176,569

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,301,625	-£1,469,330	-£1,535,459	-£1,618,120	-£1,723,374	-£2,069,206	-£5,377,170
10% affordable housing (70:30)	-£1,191,041	-£1,360,648	-£1,426,777	-£1,509,437	-£1,614,690	-£1,960,523	-£5,268,488
15% affordable housing (70:30)	-£1,135,748	-£1,306,306	-£1,372,435	-£1,455,096	-£1,560,349	-£1,906,182	-£5,214,147
20% affordable housing (70:30)	-£1,080,456	-£1,251,965	-£1,318,094	-£1,400,755	-£1,506,008	-£1,851,841	-£5,159,805
25% affordable housing (70:30)	-£1,025,164	-£1,197,624	-£1,263,752	-£1,346,414	-£1,451,667	-£1,797,500	-£5,105,464
30% affordable housing (70:30)	-£969,872	-£1,143,283	-£1,209,411	-£1,292,072	-£1,397,326	-£1,743,159	-£5,051,122
30% affordable housing (60:40)	-£1,396,658	-£1,562,729	-£1,628,857	-£1,711,519	-£1,816,771	-£2,162,604	-£5,470,569

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 7

Site location

Mid central area

Sales value inflation 22%

Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 100

Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£778,202	£582,963	£517,898	£436,568	£333,008	-£7,378	-£3,315,343
10% affordable housing (70:30)	£749,987	£555,434	£490,370	£409,039	£305,479	-£35,357	-£3,343,321
15% affordable housing (70:30)	£735,548	£541,671	£476,606	£395,274	£291,715	-£49,347	-£3,357,311
20% affordable housing (70:30)	£721,110	£527,906	£462,841	£381,511	£277,951	-£63,335	-£3,371,300
25% affordable housing (70:30)	£706,672	£514,142	£449,077	£367,746	£264,187	-£77,325	-£3,385,289
30% affordable housing (70:30)	£692,233	£500,377	£435,313	£353,982	£250,422	-£91,315	-£3,399,279
30% affordable housing (60:40)	£391,148	£202,566	£137,501	£56,171	-£48,164	-£393,997	-£3,701,961

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,324,798	-£3,520,037	-£3,585,102	-£3,666,432	-£3,769,992	-£4,110,378	-£7,418,343
10% affordable housing (70:30)	-£3,353,013	-£3,547,566	-£3,612,630	-£3,693,961	-£3,797,521	-£4,138,357	-£7,446,321
15% affordable housing (70:30)	-£3,367,452	-£3,561,329	-£3,626,394	-£3,707,726	-£3,811,285	-£4,152,347	-£7,460,311
20% affordable housing (70:30)	-£3,381,890	-£3,575,094	-£3,640,159	-£3,721,489	-£3,825,049	-£4,166,335	-£7,474,300
25% affordable housing (70:30)	-£3,396,328	-£3,588,858	-£3,653,923	-£3,735,254	-£3,838,813	-£4,180,325	-£7,488,289
30% affordable housing (70:30)	-£3,410,767	-£3,602,623	-£3,667,687	-£3,749,018	-£3,852,578	-£4,194,315	-£7,502,279
30% affordable housing (60:40)	-£3,711,852	-£3,900,434	-£3,965,499	-£4,046,829	-£4,151,164	-£4,496,997	-£7,804,961

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,013,798	-£1,209,037	-£1,274,102	-£1,355,432	-£1,458,992	-£1,799,378	-£5,107,343
10% affordable housing (70:30)	-£1,042,013	-£1,236,566	-£1,301,630	-£1,382,961	-£1,486,521	-£1,827,357	-£5,135,321
15% affordable housing (70:30)	-£1,056,452	-£1,250,329	-£1,315,394	-£1,396,726	-£1,500,285	-£1,841,347	-£5,149,311
20% affordable housing (70:30)	-£1,070,890	-£1,264,094	-£1,329,159	-£1,410,489	-£1,514,049	-£1,855,335	-£5,163,300
25% affordable housing (70:30)	-£1,085,328	-£1,277,858	-£1,342,923	-£1,424,254	-£1,527,813	-£1,869,325	-£5,177,289
30% affordable housing (70:30)	-£1,099,767	-£1,291,623	-£1,356,687	-£1,438,018	-£1,541,578	-£1,883,315	-£5,191,279
30% affordable housing (60:40)	-£1,400,852	-£1,589,434	-£1,654,499	-£1,735,829	-£1,840,164	-£2,185,997	-£5,493,961

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£233,798	-£429,037	-£494,102	-£575,432	-£678,992	-£1,019,378	-£4,327,343
10% affordable housing (70:30)	-£262,013	-£456,566	-£521,630	-£602,961	-£706,521	-£1,047,357	-£4,355,321
15% affordable housing (70:30)	-£276,452	-£470,329	-£535,394	-£616,726	-£720,285	-£1,061,347	-£4,369,311
20% affordable housing (70:30)	-£290,890	-£484,094	-£549,159	-£630,489	-£734,049	-£1,075,335	-£4,383,300
25% affordable housing (70:30)	-£305,328	-£497,858	-£562,923	-£644,254	-£747,813	-£1,089,325	-£4,397,289
30% affordable housing (70:30)	-£319,767	-£511,623	-£576,687	-£658,018	-£761,578	-£1,103,315	-£4,411,279
30% affordable housing (60:40)	-£620,852	-£809,434	-£874,499	-£955,829	-£1,060,164	-£1,405,997	-£4,713,961

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£472,202	£276,963	£211,898	£130,568	£27,006	-£313,378	-£3,621,343
10% affordable housing (70:30)	£443,987	£249,434	£184,370	£103,039	-£521	-£341,357	-£3,649,321
15% affordable housing (70:30)	£429,548	£235,671	£170,606	£89,274	-£14,285	-£355,347	-£3,663,311
20% affordable housing (70:30)	£415,110	£221,906	£156,841	£75,511	-£28,049	-£369,335	-£3,677,300
25% affordable housing (70:30)	£400,672	£208,142	£143,077	£61,746	-£41,813	-£383,325	-£3,691,289
30% affordable housing (70:30)	£386,233	£194,377	£129,313	£47,982	-£55,578	-£397,315	-£3,705,279
30% affordable housing (60:40)	£85,148	-£103,434	-£168,499	-£249,829	-£354,164	-£699,997	-£4,007,961

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 7

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Affordable Rent
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No Units	100
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,497,489	£2,278,485	£2,215,498	£2,136,764	£2,036,510	£1,703,967	-£1,563,588
10% affordable housing (70:30)	£2,333,598	£2,117,413	£2,054,426	£1,975,691	£1,875,438	£1,543,362	-£1,727,912
15% affordable housing (70:30)	£2,251,652	£2,036,877	£1,973,889	£1,895,155	£1,794,902	£1,463,061	-£1,810,073
20% affordable housing (70:30)	£2,169,706	£1,956,341	£1,893,353	£1,814,619	£1,714,366	£1,382,759	-£1,892,235
25% affordable housing (70:30)	£2,087,760	£1,875,805	£1,812,817	£1,734,083	£1,633,829	£1,302,457	-£1,974,396
30% affordable housing (70:30)	£2,005,815	£1,795,268	£1,732,281	£1,653,546	£1,553,293	£1,222,156	-£2,056,558
30% affordable housing (60:40)	£1,825,367	£1,617,924	£1,554,936	£1,476,202	£1,375,948	£1,041,910	-£2,242,748

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,605,511	-£1,824,515	-£1,887,502	-£1,966,236	-£2,066,490	-£2,399,033	-£5,666,588
10% affordable housing (70:30)	-£1,769,402	-£1,985,587	-£2,048,574	-£2,127,309	-£2,227,562	-£2,559,638	-£5,830,912
15% affordable housing (70:30)	-£1,851,348	-£2,066,123	-£2,129,111	-£2,207,845	-£2,308,098	-£2,639,939	-£5,913,073
20% affordable housing (70:30)	-£1,933,294	-£2,146,659	-£2,209,647	-£2,288,381	-£2,388,634	-£2,720,241	-£5,995,235
25% affordable housing (70:30)	-£2,015,240	-£2,227,195	-£2,290,183	-£2,368,917	-£2,469,171	-£2,800,543	-£6,077,396
30% affordable housing (70:30)	-£2,097,185	-£2,307,732	-£2,370,719	-£2,449,454	-£2,549,707	-£2,880,844	-£6,159,558
30% affordable housing (60:40)	-£2,277,633	-£2,485,076	-£2,548,064	-£2,626,798	-£2,727,052	-£3,061,090	-£6,345,748

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£705,489	£486,485	£423,498	£344,764	£244,510	-£88,033	-£3,355,588
10% affordable housing (70:30)	£541,598	£325,413	£262,426	£183,691	£83,438	-£248,638	-£3,519,912
15% affordable housing (70:30)	£459,652	£244,877	£181,889	£103,155	£2,902	-£328,939	-£3,602,073
20% affordable housing (70:30)	£377,706	£164,341	£101,353	£22,619	-£77,634	-£409,241	-£3,684,235
25% affordable housing (70:30)	£295,760	£83,805	£20,817	-£57,917	-£158,171	-£489,543	-£3,766,396
30% affordable housing (70:30)	£213,815	£3,268	-£59,719	-£138,454	-£238,707	-£569,844	-£3,848,558
30% affordable housing (60:40)	£33,367	-£174,076	-£237,064	-£315,798	-£416,052	-£750,090	-£4,034,748

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,485,489	£1,266,485	£1,203,498	£1,124,764	£1,024,510	£691,967	-£2,575,588
10% affordable housing (70:30)	£1,321,598	£1,105,413	£1,042,426	£963,691	£863,438	£531,362	-£2,739,912
15% affordable housing (70:30)	£1,239,652	£1,024,877	£961,889	£883,155	£782,902	£451,061	-£2,822,073
20% affordable housing (70:30)	£1,157,706	£944,341	£881,353	£802,619	£702,366	£370,759	-£2,904,235
25% affordable housing (70:30)	£1,075,760	£863,805	£800,817	£722,083	£621,829	£290,457	-£2,986,396
30% affordable housing (70:30)	£993,815	£783,268	£720,281	£641,546	£541,293	£210,156	-£3,068,558
30% affordable housing (60:40)	£813,367	£605,924	£542,936	£464,202	£363,948	£29,910	-£3,254,748

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,191,489	£1,972,485	£1,909,498	£1,830,764	£1,730,510	£1,397,967	-£1,869,588
10% affordable housing (70:30)	£2,027,598	£1,811,413	£1,748,426	£1,669,691	£1,569,438	£1,237,362	-£2,033,912
15% affordable housing (70:30)	£1,945,652	£1,730,877	£1,667,889	£1,589,155	£1,488,902	£1,157,061	-£2,116,073
20% affordable housing (70:30)	£1,863,706	£1,650,341	£1,587,353	£1,508,619	£1,408,366	£1,076,759	-£2,198,235
25% affordable housing (70:30)	£1,781,760	£1,569,805	£1,506,817	£1,428,083	£1,327,829	£996,457	-£2,280,396
30% affordable housing (70:30)	£1,699,815	£1,489,268	£1,426,281	£1,347,546	£1,247,293	£916,156	-£2,362,558
30% affordable housing (60:40)	£1,519,367	£1,311,924	£1,248,936	£1,170,202	£1,069,948	£735,910	-£2,548,748

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 7a

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 100
Site Area 1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,244,883	-£14,221,679	-£14,290,957	-£14,377,554	-£14,489,900	-£14,859,036	-£18,389,907
10% affordable housing (70:30)	-£14,191,696	-£14,169,408	-£14,238,685	-£14,325,282	-£14,437,629	-£14,806,765	-£18,337,636
15% affordable housing (70:30)	-£14,165,104	-£14,143,272	-£14,212,549	-£14,299,147	-£14,411,493	-£14,780,629	-£18,311,500
20% affordable housing (70:30)	-£14,138,511	-£14,117,136	-£14,186,415	-£14,273,012	-£14,385,357	-£14,754,494	-£18,285,365
25% affordable housing (70:30)	-£14,111,917	-£14,091,000	-£14,160,279	-£14,246,876	-£14,359,222	-£14,728,358	-£18,259,229
30% affordable housing (70:30)	-£14,085,325	-£14,064,865	-£14,134,143	-£14,220,740	-£14,333,086	-£14,702,223	-£18,233,093
30% affordable housing (60:40)	-£14,523,569	-£14,495,571	-£14,564,849	-£14,651,447	-£14,763,793	-£15,132,929	-£18,663,800

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£18,347,883	-£18,324,679	-£18,393,957	-£18,480,554	-£18,592,900	-£18,962,036	-£22,492,907
10% affordable housing (70:30)	-£18,294,696	-£18,272,408	-£18,341,685	-£18,428,282	-£18,540,629	-£18,909,765	-£22,440,636
15% affordable housing (70:30)	-£18,268,104	-£18,246,272	-£18,315,549	-£18,402,147	-£18,514,493	-£18,883,629	-£22,414,500
20% affordable housing (70:30)	-£18,241,511	-£18,220,136	-£18,289,415	-£18,376,012	-£18,488,357	-£18,857,494	-£22,388,365
25% affordable housing (70:30)	-£18,214,917	-£18,194,000	-£18,263,279	-£18,349,876	-£18,462,222	-£18,831,358	-£22,362,229
30% affordable housing (70:30)	-£18,188,325	-£18,167,865	-£18,237,143	-£18,323,740	-£18,436,086	-£18,805,223	-£22,336,093
30% affordable housing (60:40)	-£18,626,569	-£18,598,571	-£18,667,849	-£18,754,447	-£18,866,793	-£19,235,929	-£22,766,800

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,036,883	-£16,013,679	-£16,082,957	-£16,169,554	-£16,281,900	-£16,651,036	-£20,181,907
10% affordable housing (70:30)	-£15,983,696	-£15,961,408	-£16,030,685	-£16,117,282	-£16,229,629	-£16,598,765	-£20,129,636
15% affordable housing (70:30)	-£15,957,104	-£15,935,272	-£16,004,549	-£16,091,147	-£16,203,493	-£16,572,629	-£20,103,500
20% affordable housing (70:30)	-£15,930,511	-£15,909,136	-£15,978,415	-£16,065,012	-£16,177,357	-£16,546,494	-£20,077,365
25% affordable housing (70:30)	-£15,903,917	-£15,883,000	-£15,952,279	-£16,038,876	-£16,151,222	-£16,520,358	-£20,051,229
30% affordable housing (70:30)	-£15,877,325	-£15,856,865	-£15,926,143	-£16,012,740	-£16,125,086	-£16,494,223	-£20,025,093
30% affordable housing (60:40)	-£16,315,569	-£16,287,571	-£16,356,849	-£16,443,447	-£16,555,793	-£16,924,929	-£20,455,800

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£15,256,883	-£15,233,679	-£15,302,957	-£15,389,554	-£15,501,900	-£15,871,036	-£19,401,907
10% affordable housing (70:30)	-£15,203,696	-£15,181,408	-£15,250,685	-£15,337,282	-£15,449,629	-£15,818,765	-£19,349,636
15% affordable housing (70:30)	-£15,177,104	-£15,155,272	-£15,224,549	-£15,311,147	-£15,423,493	-£15,792,629	-£19,323,500
20% affordable housing (70:30)	-£15,150,511	-£15,129,136	-£15,198,415	-£15,285,012	-£15,397,357	-£15,766,494	-£19,297,365
25% affordable housing (70:30)	-£15,123,917	-£15,103,000	-£15,172,279	-£15,258,876	-£15,371,222	-£15,740,358	-£19,271,229
30% affordable housing (70:30)	-£15,097,325	-£15,076,865	-£15,146,143	-£15,232,740	-£15,345,086	-£15,714,223	-£19,245,093
30% affordable housing (60:40)	-£15,535,569	-£15,507,571	-£15,576,849	-£15,663,447	-£15,775,793	-£16,144,929	-£19,675,800

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,550,883	-£14,527,679	-£14,596,957	-£14,683,554	-£14,795,900	-£15,165,036	-£18,695,907
10% affordable housing (70:30)	-£14,497,696	-£14,475,408	-£14,544,685	-£14,631,282	-£14,743,629	-£15,112,765	-£18,643,636
15% affordable housing (70:30)	-£14,471,104	-£14,449,272	-£14,518,549	-£14,605,147	-£14,717,493	-£15,086,629	-£18,617,500
20% affordable housing (70:30)	-£14,444,511	-£14,423,136	-£14,492,415	-£14,579,012	-£14,691,357	-£15,060,494	-£18,591,365
25% affordable housing (70:30)	-£14,417,917	-£14,397,000	-£14,466,279	-£14,552,876	-£14,665,222	-£15,034,358	-£18,565,229
30% affordable housing (70:30)	-£14,391,325	-£14,370,865	-£14,440,143	-£14,526,740	-£14,639,086	-£15,008,223	-£18,539,093
30% affordable housing (60:40)	-£14,829,569	-£14,801,571	-£14,870,849	-£14,957,447	-£15,069,793	-£15,438,929	-£18,969,800

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 7a

Sales value inflation	22%
Build cost inflation	11%

Site location

Mid central area

Affordable Housing	Affordable Rent
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No Units	100
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,277,292	-£12,287,929	-£12,357,208	-£12,443,805	-£12,556,151	-£12,925,287	-£16,456,158
10% affordable housing (70:30)	-£12,420,865	-£12,429,033	-£12,498,311	-£12,584,908	-£12,697,254	-£13,066,391	-£16,597,261
15% affordable housing (70:30)	-£12,492,652	-£12,499,585	-£12,568,863	-£12,655,460	-£12,767,806	-£13,136,943	-£16,667,813
20% affordable housing (70:30)	-£12,564,438	-£12,570,137	-£12,639,415	-£12,726,012	-£12,838,358	-£13,207,494	-£16,738,365
25% affordable housing (70:30)	-£12,636,225	-£12,640,689	-£12,709,966	-£12,796,563	-£12,908,910	-£13,278,046	-£16,808,917
30% affordable housing (70:30)	-£12,708,011	-£12,711,241	-£12,780,518	-£12,867,115	-£12,979,461	-£13,348,598	-£16,879,468
30% affordable housing (60:40)	-£13,146,255	-£13,141,947	-£13,211,225	-£13,297,822	-£13,410,168	-£13,779,305	-£17,310,175

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,380,292	-£16,390,929	-£16,460,208	-£16,546,805	-£16,659,151	-£17,028,287	-£20,559,158
10% affordable housing (70:30)	-£16,523,865	-£16,532,033	-£16,601,311	-£16,687,908	-£16,800,254	-£17,169,391	-£20,700,261
15% affordable housing (70:30)	-£16,595,652	-£16,602,585	-£16,671,863	-£16,758,460	-£16,870,806	-£17,239,943	-£20,770,813
20% affordable housing (70:30)	-£16,667,438	-£16,673,137	-£16,742,415	-£16,829,012	-£16,941,358	-£17,310,494	-£20,841,365
25% affordable housing (70:30)	-£16,739,225	-£16,743,689	-£16,812,966	-£16,899,563	-£17,011,910	-£17,381,046	-£20,911,917
30% affordable housing (70:30)	-£16,811,011	-£16,814,241	-£16,883,518	-£16,970,115	-£17,082,461	-£17,451,598	-£20,982,468
30% affordable housing (60:40)	-£17,249,255	-£17,244,947	-£17,314,225	-£17,400,822	-£17,513,168	-£17,882,305	-£21,413,175

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,069,292	-£14,079,929	-£14,149,208	-£14,235,805	-£14,348,151	-£14,717,287	-£18,248,158
10% affordable housing (70:30)	-£14,212,865	-£14,221,033	-£14,290,311	-£14,376,908	-£14,489,254	-£14,858,391	-£18,389,261
15% affordable housing (70:30)	-£14,284,652	-£14,291,585	-£14,360,863	-£14,447,460	-£14,559,806	-£14,928,943	-£18,459,813
20% affordable housing (70:30)	-£14,356,438	-£14,362,137	-£14,431,415	-£14,518,012	-£14,630,358	-£14,999,494	-£18,530,365
25% affordable housing (70:30)	-£14,428,225	-£14,432,689	-£14,501,966	-£14,588,563	-£14,700,910	-£15,070,046	-£18,600,917
30% affordable housing (70:30)	-£14,500,011	-£14,503,241	-£14,572,518	-£14,659,115	-£14,771,461	-£15,140,598	-£18,671,468
30% affordable housing (60:40)	-£14,938,255	-£14,933,947	-£15,003,225	-£15,089,822	-£15,202,168	-£15,571,305	-£19,102,175

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,289,292	-£13,299,929	-£13,369,208	-£13,455,805	-£13,568,151	-£13,937,287	-£17,468,158
10% affordable housing (70:30)	-£13,432,865	-£13,441,033	-£13,510,311	-£13,596,908	-£13,709,254	-£14,078,391	-£17,609,261
15% affordable housing (70:30)	-£13,504,652	-£13,511,585	-£13,580,863	-£13,667,460	-£13,779,806	-£14,148,943	-£17,679,813
20% affordable housing (70:30)	-£13,576,438	-£13,582,137	-£13,651,415	-£13,738,012	-£13,850,358	-£14,219,494	-£17,750,365
25% affordable housing (70:30)	-£13,648,225	-£13,652,689	-£13,721,966	-£13,808,563	-£13,920,910	-£14,290,046	-£17,820,917
30% affordable housing (70:30)	-£13,720,011	-£13,723,241	-£13,792,518	-£13,879,115	-£13,991,461	-£14,360,598	-£17,891,468
30% affordable housing (60:40)	-£14,158,255	-£14,153,947	-£14,223,225	-£14,309,822	-£14,422,168	-£14,791,305	-£18,322,175

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,563,292	-£12,593,929	-£12,663,208	-£12,749,805	-£12,862,151	-£13,231,287	-£16,762,158
10% affordable housing (70:30)	-£12,726,865	-£12,735,033	-£12,804,311	-£12,890,908	-£13,003,254	-£13,372,391	-£16,903,261
15% affordable housing (70:30)	-£12,798,652	-£12,805,585	-£12,874,863	-£12,961,460	-£13,073,806	-£13,442,943	-£16,973,813
20% affordable housing (70:30)	-£12,870,438	-£12,876,137	-£12,945,415	-£13,032,012	-£13,144,358	-£13,513,494	-£17,044,365
25% affordable housing (70:30)	-£12,942,225	-£12,946,689	-£13,015,966	-£13,102,563	-£13,214,910	-£13,584,046	-£17,114,917
30% affordable housing (70:30)	-£13,014,011	-£13,017,241	-£13,086,518	-£13,173,115	-£13,285,461	-£13,654,598	-£17,185,468
30% affordable housing (60:40)	-£13,452,255	-£13,447,947	-£13,517,225	-£13,603,822	-£13,716,168	-£14,085,305	-£17,616,175

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 7a

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Affordable Rent
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No Units	100
Site Area	1. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£10,314,268	-£10,358,667	-£10,427,945	-£10,514,542	-£10,626,888	-£10,996,024	-£14,526,895
10% affordable housing (70:30)	-£10,654,143	-£10,692,697	-£10,761,974	-£10,848,571	-£10,960,918	-£11,330,054	-£14,860,925
15% affordable housing (70:30)	-£10,824,081	-£10,859,711	-£10,928,990	-£11,015,587	-£11,127,933	-£11,497,070	-£15,027,940
20% affordable housing (70:30)	-£10,994,019	-£11,026,727	-£11,096,005	-£11,182,602	-£11,294,947	-£11,664,084	-£15,194,955
25% affordable housing (70:30)	-£11,163,957	-£11,193,742	-£11,263,019	-£11,349,616	-£11,461,962	-£11,831,099	-£15,361,969
30% affordable housing (70:30)	-£11,333,894	-£11,360,756	-£11,430,034	-£11,516,631	-£11,628,978	-£11,998,114	-£15,528,985
30% affordable housing (60:40)	-£11,772,138	-£11,791,463	-£11,860,741	-£11,947,338	-£12,059,684	-£12,428,821	-£15,959,691

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,417,268	-£14,461,667	-£14,530,945	-£14,617,542	-£14,729,888	-£15,099,024	-£18,629,895
10% affordable housing (70:30)	-£14,757,143	-£14,795,697	-£14,864,974	-£14,951,571	-£15,063,918	-£15,433,054	-£18,963,925
15% affordable housing (70:30)	-£14,927,081	-£14,962,711	-£15,031,990	-£15,118,587	-£15,230,933	-£15,600,070	-£19,130,940
20% affordable housing (70:30)	-£15,097,019	-£15,129,727	-£15,199,005	-£15,285,602	-£15,397,947	-£15,767,084	-£19,297,955
25% affordable housing (70:30)	-£15,266,957	-£15,296,742	-£15,366,019	-£15,452,616	-£15,564,962	-£15,934,099	-£19,464,969
30% affordable housing (70:30)	-£15,436,894	-£15,463,756	-£15,533,034	-£15,619,631	-£15,731,978	-£16,101,114	-£19,631,985
30% affordable housing (60:40)	-£15,875,138	-£15,894,463	-£15,963,741	-£16,050,338	-£16,162,684	-£16,531,821	-£20,062,691

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,106,268	-£12,150,667	-£12,219,945	-£12,306,542	-£12,418,888	-£12,788,024	-£16,318,895
10% affordable housing (70:30)	-£12,446,143	-£12,484,697	-£12,553,974	-£12,640,571	-£12,752,918	-£13,122,054	-£16,652,925
15% affordable housing (70:30)	-£12,616,081	-£12,651,711	-£12,720,990	-£12,807,587	-£12,919,933	-£13,289,070	-£16,819,940
20% affordable housing (70:30)	-£12,786,019	-£12,818,727	-£12,888,005	-£12,974,602	-£13,086,947	-£13,456,084	-£16,986,955
25% affordable housing (70:30)	-£12,955,957	-£12,985,742	-£13,055,019	-£13,141,616	-£13,253,962	-£13,623,099	-£17,153,969
30% affordable housing (70:30)	-£13,125,894	-£13,152,756	-£13,222,034	-£13,308,631	-£13,420,978	-£13,790,114	-£17,320,985
30% affordable housing (60:40)	-£13,564,138	-£13,583,463	-£13,652,741	-£13,739,338	-£13,851,684	-£14,220,821	-£17,751,691

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£11,326,268	-£11,370,667	-£11,439,945	-£11,526,542	-£11,638,888	-£12,008,024	-£15,538,895
10% affordable housing (70:30)	-£11,666,143	-£11,704,697	-£11,773,974	-£11,860,571	-£11,972,918	-£12,342,054	-£15,872,925
15% affordable housing (70:30)	-£11,836,081	-£11,871,711	-£11,940,990	-£12,027,587	-£12,139,933	-£12,509,070	-£16,039,940
20% affordable housing (70:30)	-£12,006,019	-£12,038,727	-£12,108,005	-£12,194,602	-£12,306,947	-£12,676,084	-£16,206,955
25% affordable housing (70:30)	-£12,175,957	-£12,205,742	-£12,275,019	-£12,361,616	-£12,473,962	-£12,843,099	-£16,373,969
30% affordable housing (70:30)	-£12,345,894	-£12,372,756	-£12,442,034	-£12,528,631	-£12,640,978	-£13,010,114	-£16,540,985
30% affordable housing (60:40)	-£12,784,138	-£12,803,463	-£12,872,741	-£12,959,338	-£13,071,684	-£13,440,821	-£16,971,691

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£10,620,268	-£10,664,667	-£10,733,945	-£10,820,542	-£10,932,888	-£11,302,024	-£14,832,895
10% affordable housing (70:30)	-£10,960,143	-£10,998,697	-£11,067,974	-£11,154,571	-£11,266,918	-£11,636,054	-£15,166,925
15% affordable housing (70:30)	-£11,130,081	-£11,165,711	-£11,234,990	-£11,321,587	-£11,433,933	-£11,803,070	-£15,333,940
20% affordable housing (70:30)	-£11,300,019	-£11,332,727	-£11,402,005	-£11,488,602	-£11,600,947	-£11,970,084	-£15,500,955
25% affordable housing (70:30)	-£11,469,957	-£11,499,742	-£11,569,019	-£11,655,616	-£11,767,962	-£12,137,099	-£15,667,969
30% affordable housing (70:30)	-£11,639,894	-£11,666,756	-£11,736,034	-£11,822,631	-£11,934,978	-£12,304,114	-£15,834,985
30% affordable housing (60:40)	-£12,078,138	-£12,097,463	-£12,166,741	-£12,253,338	-£12,365,684	-£12,734,821	-£16,265,691

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 150
Site Area 2 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£440,195	£161,373	£65,848	-£54,434	-£214,666	-£741,142	-£5,777,000
10% affordable housing (70:30)	£685,990	£402,941	£307,416	£188,010	£30,356	-£495,623	-£5,531,481
15% affordable housing (70:30)	£806,587	£523,725	£428,200	£308,793	£151,140	-£372,864	-£5,408,722
20% affordable housing (70:30)	£926,877	£644,050	£548,983	£429,577	£271,924	-£250,105	-£5,285,962
25% affordable housing (70:30)	£1,047,168	£762,272	£668,284	£550,362	£392,709	-£127,345	-£5,163,203
30% affordable housing (70:30)	£1,166,325	£880,493	£786,506	£669,021	£513,492	-£4,586	-£5,040,443
30% affordable housing (60:40)	£410,464	£132,154	£36,630	-£84,131	-£244,362	-£770,839	-£5,806,696

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£7,765,805	-£8,044,627	-£8,140,152	-£8,260,434	-£8,420,666	-£8,947,142	-£13,983,000
10% affordable housing (70:30)	-£7,520,010	-£7,803,059	-£7,898,584	-£8,017,990	-£8,175,644	-£8,701,623	-£13,737,481
15% affordable housing (70:30)	-£7,399,413	-£7,682,275	-£7,777,800	-£7,897,207	-£8,054,860	-£8,578,864	-£13,614,722
20% affordable housing (70:30)	-£7,279,123	-£7,561,950	-£7,657,017	-£7,776,423	-£7,934,076	-£8,456,105	-£13,491,962
25% affordable housing (70:30)	-£7,158,832	-£7,443,728	-£7,537,716	-£7,655,638	-£7,813,291	-£8,333,345	-£13,369,203
30% affordable housing (70:30)	-£7,039,675	-£7,325,607	-£7,419,494	-£7,536,979	-£7,692,508	-£8,210,586	-£13,246,443
30% affordable housing (60:40)	-£7,795,536	-£8,073,846	-£8,169,370	-£8,290,131	-£8,450,362	-£8,976,839	-£14,012,696

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,143,805	-£3,422,627	-£3,518,152	-£3,638,434	-£3,798,666	-£4,325,142	-£9,361,000
10% affordable housing (70:30)	-£2,898,010	-£3,181,059	-£3,276,584	-£3,395,990	-£3,553,644	-£4,079,623	-£9,115,481
15% affordable housing (70:30)	-£2,777,413	-£3,060,275	-£3,155,800	-£3,275,207	-£3,432,860	-£3,956,864	-£8,992,722
20% affordable housing (70:30)	-£2,657,123	-£2,939,950	-£3,035,017	-£3,154,423	-£3,312,076	-£3,834,105	-£8,869,962
25% affordable housing (70:30)	-£2,536,832	-£2,821,728	-£2,915,716	-£3,033,638	-£3,191,291	-£3,711,345	-£8,747,203
30% affordable housing (70:30)	-£2,417,675	-£2,703,507	-£2,797,494	-£2,914,979	-£3,070,508	-£3,588,586	-£8,624,443
30% affordable housing (60:40)	-£3,173,536	-£3,451,846	-£3,547,370	-£3,668,131	-£3,828,362	-£4,354,839	-£9,390,696

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,583,805	-£1,862,627	-£1,958,152	-£2,078,434	-£2,238,666	-£2,765,142	-£7,801,000
10% affordable housing (70:30)	-£1,338,010	-£1,621,059	-£1,716,584	-£1,835,990	-£1,993,644	-£2,519,623	-£7,555,481
15% affordable housing (70:30)	-£1,217,413	-£1,500,275	-£1,595,800	-£1,715,207	-£1,872,860	-£2,396,864	-£7,432,722
20% affordable housing (70:30)	-£1,097,123	-£1,379,950	-£1,475,017	-£1,594,423	-£1,752,076	-£2,274,105	-£7,309,962
25% affordable housing (70:30)	-£976,832	-£1,261,728	-£1,355,716	-£1,473,638	-£1,631,291	-£2,151,345	-£7,187,203
30% affordable housing (70:30)	-£857,675	-£1,143,507	-£1,237,494	-£1,354,979	-£1,510,508	-£2,028,586	-£7,064,443
30% affordable housing (60:40)	-£1,613,536	-£1,891,846	-£1,987,370	-£2,108,131	-£2,268,362	-£2,794,839	-£7,830,696

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£171,805	-£450,627	-£546,152	-£666,434	-£826,666	-£1,353,142	-£8,389,000
10% affordable housing (70:30)	£73,990	-£209,059	-£304,584	-£423,990	-£581,644	-£1,107,623	-£6,143,481
15% affordable housing (70:30)	£194,587	-£88,275	-£183,800	-£303,207	-£460,860	-£984,864	-£6,020,722
20% affordable housing (70:30)	£314,877	£32,050	-£63,017	-£182,423	-£340,076	-£862,105	-£5,897,962
25% affordable housing (70:30)	£435,168	£150,272	£56,284	-£61,638	-£219,291	-£739,345	-£5,775,203
30% affordable housing (70:30)	£554,325	£268,493	£174,506	£57,021	-£98,508	-£616,586	-£5,652,443
30% affordable housing (60:40)	-£201,536	-£479,846	-£575,370	-£686,131	-£856,362	-£1,382,839	-£6,418,696

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8

Sales value inflation	22%
Build cost inflation	11%

Site location

Mid central area

Affordable Housing	Affordable Rent
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No Units	150
Site Area	2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,499,002	£3,180,457	£3,089,469	£2,975,735	£2,825,570	£2,324,198	-£2,643,131
10% affordable housing (70:30)	£3,492,160	£3,174,517	£3,083,530	£2,969,795	£2,819,631	£2,322,769	-£2,639,898
15% affordable housing (70:30)	£3,486,111	£3,171,547	£3,080,560	£2,966,826	£2,816,662	£2,322,054	-£2,638,280
20% affordable housing (70:30)	£3,480,064	£3,166,002	£3,076,479	£2,963,856	£2,813,692	£2,320,295	-£2,636,663
25% affordable housing (70:30)	£3,474,015	£3,160,058	£3,070,535	£2,958,631	£2,810,723	£2,317,325	-£2,635,046
30% affordable housing (70:30)	£3,466,048	£3,154,114	£3,064,591	£2,952,687	£2,804,939	£2,314,356	-£2,633,429
30% affordable housing (60:40)	£2,949,179	£2,644,248	£2,553,446	£2,439,712	£2,289,548	£1,793,232	-£3,186,375

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£4,706,998	-£5,025,543	-£5,116,531	-£5,230,265	-£5,380,430	-£5,881,802	-£10,849,131
10% affordable housing (70:30)	-£4,713,840	-£5,031,483	-£5,122,470	-£5,236,205	-£5,386,369	-£5,883,231	-£10,845,898
15% affordable housing (70:30)	-£4,719,889	-£5,034,453	-£5,125,440	-£5,239,174	-£5,389,338	-£5,883,946	-£10,844,280
20% affordable housing (70:30)	-£4,725,936	-£5,039,998	-£5,129,521	-£5,242,144	-£5,392,308	-£5,885,705	-£10,842,663
25% affordable housing (70:30)	-£4,731,985	-£5,045,942	-£5,135,465	-£5,247,369	-£5,395,277	-£5,888,675	-£10,841,046
30% affordable housing (70:30)	-£4,739,952	-£5,051,886	-£5,141,409	-£5,253,313	-£5,401,061	-£5,891,644	-£10,839,429
30% affordable housing (60:40)	-£5,256,821	-£5,561,752	-£5,652,554	-£5,766,288	-£5,916,452	-£6,412,768	-£11,392,375

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£84,998	-£403,543	-£494,531	-£608,265	-£758,430	-£1,259,802	-£6,227,131
10% affordable housing (70:30)	-£91,840	-£409,483	-£500,470	-£614,205	-£764,369	-£1,261,231	-£6,223,898
15% affordable housing (70:30)	-£97,889	-£412,453	-£503,440	-£617,174	-£767,338	-£1,261,946	-£6,222,280
20% affordable housing (70:30)	-£103,936	-£417,998	-£507,521	-£620,144	-£770,308	-£1,263,705	-£6,220,663
25% affordable housing (70:30)	-£109,985	-£423,942	-£513,465	-£625,369	-£773,277	-£1,266,675	-£6,219,046
30% affordable housing (70:30)	-£117,952	-£429,886	-£519,409	-£631,313	-£779,061	-£1,269,644	-£6,217,429
30% affordable housing (60:40)	-£634,821	-£939,752	-£1,030,554	-£1,144,288	-£1,294,452	-£1,790,768	-£6,770,375

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,475,002	£1,156,457	£1,065,469	£951,735	£801,570	£300,198	-£4,667,131
10% affordable housing (70:30)	£1,468,160	£1,150,517	£1,059,530	£945,795	£795,631	£298,769	-£4,663,898
15% affordable housing (70:30)	£1,462,111	£1,147,547	£1,056,560	£942,826	£792,662	£298,054	-£4,662,280
20% affordable housing (70:30)	£1,456,064	£1,142,002	£1,052,479	£939,856	£789,692	£296,295	-£4,660,663
25% affordable housing (70:30)	£1,450,015	£1,136,058	£1,046,535	£934,631	£786,723	£293,325	-£4,659,046
30% affordable housing (70:30)	£1,442,048	£1,130,114	£1,040,591	£928,687	£780,939	£290,356	-£4,657,429
30% affordable housing (60:40)	£925,179	£620,248	£529,446	£415,712	£265,548	-£230,768	-£5,210,375

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,887,002	£2,568,457	£2,477,469	£2,363,735	£2,213,570	£1,712,198	-£3,255,131
10% affordable housing (70:30)	£2,880,160	£2,562,517	£2,471,530	£2,357,795	£2,207,631	£1,710,769	-£3,251,898
15% affordable housing (70:30)	£2,874,111	£2,559,547	£2,468,560	£2,354,826	£2,204,662	£1,710,054	-£3,250,280
20% affordable housing (70:30)	£2,868,064	£2,554,002	£2,464,479	£2,351,856	£2,201,692	£1,708,295	-£3,248,663
25% affordable housing (70:30)	£2,862,015	£2,548,058	£2,458,535	£2,346,631	£2,198,723	£1,705,325	-£3,247,046
30% affordable housing (70:30)	£2,854,048	£2,542,114	£2,452,591	£2,340,687	£2,192,939	£1,702,356	-£3,245,429
30% affordable housing (60:40)	£2,337,179	£2,032,248	£1,941,446	£1,827,712	£1,677,548	£1,181,232	-£3,798,375

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Affordable Rent
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No Units	150
Site Area	2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£6,451,876	£6,090,793	£6,002,710	£5,892,607	£5,747,237	£5,265,028	£475,685
10% affordable housing (70:30)	£6,203,338	£5,848,226	£5,760,143	£5,650,040	£5,504,669	£5,027,024	£241,035
15% affordable housing (70:30)	£6,076,472	£5,725,870	£5,638,860	£5,528,756	£5,383,386	£4,905,741	£123,710
20% affordable housing (70:30)	£5,949,604	£5,601,185	£5,514,520	£5,406,189	£5,262,102	£4,784,458	£6,385
25% affordable housing (70:30)	£5,822,738	£5,476,500	£5,389,835	£5,281,504	£5,138,472	£4,663,174	-£112,756
30% affordable housing (70:30)	£5,693,275	£5,351,815	£5,265,150	£5,156,819	£5,013,787	£4,541,890	-£232,000
30% affordable housing (60:40)	£5,386,935	£5,048,194	£4,961,528	£4,853,197	£4,710,166	£4,233,303	-£572,134

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,754,124	-£2,115,207	-£2,203,290	-£2,313,393	-£2,458,763	-£2,940,972	-£7,730,315
10% affordable housing (70:30)	-£2,002,662	-£2,357,774	-£2,445,857	-£2,555,960	-£2,701,331	-£3,178,976	-£7,964,965
15% affordable housing (70:30)	-£2,129,528	-£2,480,130	-£2,567,140	-£2,677,244	-£2,822,614	-£3,300,259	-£8,082,290
20% affordable housing (70:30)	-£2,256,396	-£2,604,815	-£2,691,480	-£2,799,811	-£2,943,898	-£3,421,542	-£8,199,615
25% affordable housing (70:30)	-£2,383,262	-£2,729,500	-£2,816,165	-£2,924,496	-£3,067,528	-£3,542,826	-£8,318,756
30% affordable housing (70:30)	-£2,512,725	-£2,854,185	-£2,940,850	-£3,049,181	-£3,192,213	-£3,664,110	-£8,438,000
30% affordable housing (60:40)	-£2,819,065	-£3,157,806	-£3,244,472	-£3,352,803	-£3,495,834	-£3,972,697	-£8,778,134

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,867,876	£2,506,793	£2,418,710	£2,308,607	£2,163,237	£1,681,028	-£3,108,315
10% affordable housing (70:30)	£2,619,338	£2,264,226	£2,176,143	£2,066,040	£1,920,669	£1,443,024	-£3,342,965
15% affordable housing (70:30)	£2,492,472	£2,141,870	£2,054,860	£1,944,756	£1,799,386	£1,321,741	-£3,460,290
20% affordable housing (70:30)	£2,365,604	£2,017,185	£1,930,520	£1,822,189	£1,678,102	£1,200,458	-£3,577,615
25% affordable housing (70:30)	£2,238,738	£1,892,500	£1,805,835	£1,697,504	£1,554,472	£1,079,174	-£3,696,756
30% affordable housing (70:30)	£2,109,275	£1,767,815	£1,681,150	£1,572,819	£1,429,787	£957,890	-£3,816,000
30% affordable housing (60:40)	£1,802,935	£1,464,194	£1,377,528	£1,269,197	£1,126,166	£649,303	-£4,156,134

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£4,427,876	£4,066,793	£3,978,710	£3,868,607	£3,723,237	£3,241,028	-£1,548,315
10% affordable housing (70:30)	£4,179,338	£3,824,226	£3,736,143	£3,626,040	£3,480,669	£3,003,024	-£1,782,965
15% affordable housing (70:30)	£4,052,472	£3,701,870	£3,614,860	£3,504,756	£3,359,386	£2,881,741	-£1,900,290
20% affordable housing (70:30)	£3,925,604	£3,577,185	£3,490,520	£3,382,189	£3,238,102	£2,760,458	-£2,017,615
25% affordable housing (70:30)	£3,798,738	£3,452,500	£3,365,835	£3,257,504	£3,114,472	£2,639,174	-£2,136,756
30% affordable housing (70:30)	£3,669,275	£3,327,815	£3,241,150	£3,132,819	£2,989,787	£2,517,890	-£2,256,000
30% affordable housing (60:40)	£3,362,935	£3,024,194	£2,937,528	£2,829,197	£2,686,166	£2,209,303	-£2,596,134

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£5,839,876	£5,478,793	£5,390,710	£5,280,607	£5,135,237	£4,653,028	-£136,315
10% affordable housing (70:30)	£5,591,338	£5,236,226	£5,148,143	£5,038,040	£4,892,669	£4,415,024	-£370,965
15% affordable housing (70:30)	£5,464,472	£5,113,870	£5,026,860	£4,916,756	£4,771,386	£4,293,741	-£488,290
20% affordable housing (70:30)	£5,337,604	£4,989,185	£4,902,520	£4,794,189	£4,650,102	£4,172,458	-£605,615
25% affordable housing (70:30)	£5,210,738	£4,864,500	£4,777,835	£4,669,504	£4,526,472	£4,051,174	-£724,756
30% affordable housing (70:30)	£5,081,275	£4,739,815	£4,653,150	£4,544,819	£4,401,787	£3,929,890	-£844,000
30% affordable housing (60:40)	£4,774,935	£4,436,194	£4,349,528	£4,241,197	£4,098,166	£3,621,303	-£1,184,134

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 8a

Site location

North central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 150
Site Area 2 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£12,543,116	-£12,547,936	-£12,649,647	-£12,776,785	-£12,944,647	-£13,496,193	-£18,771,854
10% affordable housing (70:30)	-£12,397,825	-£12,405,144	-£12,506,855	-£12,633,993	-£12,801,855	-£13,353,401	-£18,629,062
15% affordable housing (70:30)	-£12,325,180	-£12,333,748	-£12,435,459	-£12,562,598	-£12,730,459	-£13,282,006	-£18,557,666
20% affordable housing (70:30)	-£12,252,535	-£12,262,352	-£12,364,063	-£12,491,202	-£12,659,063	-£13,210,610	-£18,486,270
25% affordable housing (70:30)	-£12,179,890	-£12,190,956	-£12,292,667	-£12,419,806	-£12,587,667	-£13,139,214	-£18,414,874
30% affordable housing (70:30)	-£12,107,244	-£12,119,560	-£12,221,272	-£12,348,410	-£12,516,271	-£13,067,818	-£18,343,478
30% affordable housing (60:40)	-£12,886,907	-£12,885,814	-£12,987,525	-£13,114,662	-£13,282,524	-£13,834,071	-£19,109,731

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£20,749,116	-£20,753,936	-£20,855,647	-£20,982,785	-£21,150,647	-£21,702,193	-£26,977,854
10% affordable housing (70:30)	-£20,603,825	-£20,611,144	-£20,712,855	-£20,839,993	-£21,007,855	-£21,559,401	-£26,835,062
15% affordable housing (70:30)	-£20,531,180	-£20,539,748	-£20,641,459	-£20,768,598	-£20,936,459	-£21,488,006	-£26,763,666
20% affordable housing (70:30)	-£20,458,535	-£20,468,352	-£20,570,063	-£20,697,202	-£20,865,063	-£21,416,610	-£26,692,270
25% affordable housing (70:30)	-£20,385,890	-£20,396,956	-£20,498,667	-£20,625,806	-£20,793,667	-£21,345,214	-£26,620,874
30% affordable housing (70:30)	-£20,313,244	-£20,325,560	-£20,427,272	-£20,554,410	-£20,722,271	-£21,273,818	-£26,549,478
30% affordable housing (60:40)	-£21,092,907	-£21,091,814	-£21,193,525	-£21,320,662	-£21,488,524	-£22,040,071	-£27,315,731

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£16,127,116	-£16,131,936	-£16,233,647	-£16,360,785	-£16,528,647	-£17,080,193	-£22,355,854
10% affordable housing (70:30)	-£15,981,825	-£15,989,144	-£16,090,855	-£16,217,993	-£16,385,855	-£16,937,401	-£22,213,062
15% affordable housing (70:30)	-£15,909,180	-£15,917,748	-£16,019,459	-£16,146,598	-£16,314,459	-£16,866,006	-£22,141,666
20% affordable housing (70:30)	-£15,836,535	-£15,846,352	-£15,948,063	-£16,075,202	-£16,243,063	-£16,794,610	-£22,070,270
25% affordable housing (70:30)	-£15,763,890	-£15,774,956	-£15,876,667	-£16,003,806	-£16,171,667	-£16,723,214	-£21,998,874
30% affordable housing (70:30)	-£15,691,244	-£15,703,560	-£15,805,272	-£15,932,410	-£16,100,271	-£16,651,818	-£21,927,478
30% affordable housing (60:40)	-£16,470,907	-£16,469,814	-£16,571,525	-£16,698,662	-£16,866,524	-£17,418,071	-£22,693,731

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,567,116	-£14,571,936	-£14,673,647	-£14,800,785	-£14,968,647	-£15,520,193	-£20,795,854
10% affordable housing (70:30)	-£14,421,825	-£14,429,144	-£14,530,855	-£14,657,993	-£14,825,855	-£15,377,401	-£20,653,062
15% affordable housing (70:30)	-£14,349,180	-£14,357,748	-£14,459,459	-£14,586,598	-£14,754,459	-£15,306,006	-£20,581,666
20% affordable housing (70:30)	-£14,276,535	-£14,286,352	-£14,388,063	-£14,515,202	-£14,683,063	-£15,234,610	-£20,510,270
25% affordable housing (70:30)	-£14,203,890	-£14,214,956	-£14,316,667	-£14,443,806	-£14,611,667	-£15,163,214	-£20,438,874
30% affordable housing (70:30)	-£14,131,244	-£14,143,560	-£14,245,272	-£14,372,410	-£14,540,271	-£15,091,818	-£20,367,478
30% affordable housing (60:40)	-£14,910,907	-£14,909,814	-£15,011,525	-£15,138,662	-£15,306,524	-£15,858,071	-£21,133,731

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,155,116	-£13,159,936	-£13,261,647	-£13,388,785	-£13,556,647	-£14,108,193	-£18,383,854
10% affordable housing (70:30)	-£13,009,825	-£13,017,144	-£13,118,855	-£13,245,993	-£13,413,855	-£13,965,401	-£19,241,062
15% affordable housing (70:30)	-£12,937,180	-£12,945,748	-£13,047,459	-£13,174,598	-£13,342,459	-£13,894,006	-£19,169,666
20% affordable housing (70:30)	-£12,864,535	-£12,874,352	-£12,976,063	-£13,103,202	-£13,271,063	-£13,822,610	-£19,098,270
25% affordable housing (70:30)	-£12,791,890	-£12,802,956	-£12,904,667	-£13,031,806	-£13,199,667	-£13,751,214	-£19,026,874
30% affordable housing (70:30)	-£12,719,244	-£12,731,560	-£12,833,272	-£12,960,410	-£13,128,271	-£13,679,818	-£18,955,478
30% affordable housing (60:40)	-£13,498,907	-£13,497,814	-£13,599,525	-£13,726,662	-£13,894,524	-£14,446,071	-£19,721,731

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 8a

Site location

Mid central area

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 150
Site Area 2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£9,123,099	£9,186,740	£9,288,452	£9,415,590	£9,583,451	£10,134,998	£15,410,658
10% affordable housing (70:30)	£9,319,811	£9,380,069	£9,481,779	£9,608,917	£9,776,779	£10,328,325	£15,603,986
15% affordable housing (70:30)	£9,418,166	£9,476,732	£9,578,443	£9,705,581	£9,873,443	£10,424,990	£15,700,649
20% affordable housing (70:30)	£9,516,521	£9,573,396	£9,675,107	£9,802,245	£9,970,107	£10,521,653	£15,797,314
25% affordable housing (70:30)	£9,614,877	£9,670,060	£9,771,770	£9,898,909	£10,066,771	£10,618,317	£15,893,978
30% affordable housing (70:30)	£9,713,232	£9,766,724	£9,868,434	£9,995,572	£10,163,435	£10,714,981	£15,990,641
30% affordable housing (60:40)	£10,492,895	£10,532,977	£10,634,687	£10,761,825	£10,929,688	£11,481,234	£16,756,894

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£17,329,099	£17,392,740	£17,494,452	£17,621,590	£17,789,451	£18,340,998	£23,616,658
10% affordable housing (70:30)	£17,525,811	£17,586,069	£17,687,779	£17,814,917	£17,982,779	£18,534,325	£23,809,986
15% affordable housing (70:30)	£17,624,166	£17,682,732	£17,784,443	£17,911,581	£18,079,443	£18,630,990	£23,906,649
20% affordable housing (70:30)	£17,722,521	£17,779,396	£17,881,107	£18,008,245	£18,176,107	£18,727,653	£24,003,314
25% affordable housing (70:30)	£17,820,877	£17,876,060	£17,977,770	£18,104,909	£18,272,771	£18,824,317	£24,099,978
30% affordable housing (70:30)	£17,919,232	£17,972,724	£18,074,434	£18,201,572	£18,369,435	£18,920,981	£24,196,641
30% affordable housing (60:40)	£18,698,895	£18,738,977	£18,840,687	£18,967,825	£19,135,688	£19,687,234	£24,962,894

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£12,707,099	£12,770,740	£12,872,452	£12,999,590	£13,167,451	£13,718,998	£18,994,658
10% affordable housing (70:30)	£12,903,811	£12,964,069	£13,065,779	£13,192,917	£13,360,779	£13,912,325	£19,187,986
15% affordable housing (70:30)	£13,002,166	£13,060,732	£13,162,443	£13,289,581	£13,457,443	£14,008,990	£19,284,649
20% affordable housing (70:30)	£13,100,521	£13,157,396	£13,259,107	£13,386,245	£13,554,107	£14,105,653	£19,381,314
25% affordable housing (70:30)	£13,198,877	£13,254,060	£13,355,770	£13,482,909	£13,650,771	£14,202,317	£19,477,978
30% affordable housing (70:30)	£13,297,232	£13,350,724	£13,452,434	£13,579,572	£13,747,435	£14,298,981	£19,574,641
30% affordable housing (60:40)	£14,076,895	£14,116,977	£14,218,687	£14,345,825	£14,513,688	£15,065,234	£20,340,894

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£11,147,099	£11,210,740	£11,312,452	£11,439,590	£11,607,451	£12,158,998	£17,434,658
10% affordable housing (70:30)	£11,343,811	£11,404,069	£11,505,779	£11,632,917	£11,800,779	£12,352,325	£17,627,986
15% affordable housing (70:30)	£11,442,166	£11,500,732	£11,602,443	£11,729,581	£11,897,443	£12,448,990	£17,724,649
20% affordable housing (70:30)	£11,540,521	£11,597,396	£11,699,107	£11,826,245	£11,994,107	£12,545,653	£17,821,314
25% affordable housing (70:30)	£11,638,877	£11,694,060	£11,795,770	£11,922,909	£12,090,771	£12,642,317	£17,917,978
30% affordable housing (70:30)	£11,737,232	£11,790,724	£11,892,434	£12,019,572	£12,187,435	£12,738,981	£18,014,641
30% affordable housing (60:40)	£12,516,895	£12,556,977	£12,658,687	£12,785,825	£12,953,688	£13,505,234	£18,780,894

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£9,735,099	£9,798,740	£9,900,452	£10,027,590	£10,195,451	£10,746,998	£16,022,658
10% affordable housing (70:30)	£9,931,811	£9,992,069	£10,093,779	£10,220,917	£10,388,779	£10,940,325	£16,215,986
15% affordable housing (70:30)	£10,030,166	£10,088,732	£10,190,443	£10,317,581	£10,485,443	£11,036,990	£16,312,649
20% affordable housing (70:30)	£10,128,521	£10,185,396	£10,287,107	£10,414,245	£10,582,107	£11,133,653	£16,409,314
25% affordable housing (70:30)	£10,226,877	£10,282,060	£10,383,770	£10,510,909	£10,678,771	£11,230,317	£16,505,978
30% affordable housing (70:30)	£10,325,232	£10,378,724	£10,480,434	£10,607,572	£10,775,435	£11,326,981	£16,602,641
30% affordable housing (60:40)	£11,104,895	£11,144,977	£11,246,687	£11,373,825	£11,541,688	£12,093,234	£17,368,894

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 8a

Sales value inflation	22%
Build cost inflation	11%

Site location

South central area (below railway)

Affordable Housing	Affordable Rent
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No Units	150
Site Area	2. Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£5,711,018	-£5,833,343	-£5,935,054	-£6,062,193	-£6,230,055	-£6,781,601	-£12,057,261
10% affordable housing (70:30)	-£6,248,937	-£6,362,011	-£6,463,721	-£6,590,860	-£6,758,722	-£7,310,269	-£12,585,928
15% affordable housing (70:30)	-£6,517,897	-£6,626,345	-£6,728,055	-£6,855,194	-£7,023,056	-£7,574,602	-£12,850,262
20% affordable housing (70:30)	-£6,786,857	-£6,890,678	-£6,992,389	-£7,119,528	-£7,287,389	-£7,838,936	-£13,114,596
25% affordable housing (70:30)	-£7,055,815	-£7,155,012	-£7,256,722	-£7,383,861	-£7,551,723	-£8,103,270	-£13,378,929
30% affordable housing (70:30)	-£7,324,775	-£7,419,346	-£7,521,056	-£7,648,195	-£7,816,057	-£8,367,603	-£13,643,264
30% affordable housing (60:40)	-£8,104,438	-£8,185,598	-£8,287,309	-£8,414,448	-£8,582,310	-£9,133,856	-£14,409,517

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,917,018	-£14,039,343	-£14,141,054	-£14,268,193	-£14,436,055	-£14,987,601	-£20,263,261
10% affordable housing (70:30)	-£14,454,937	-£14,568,011	-£14,669,721	-£14,796,860	-£14,964,722	-£15,516,269	-£20,791,928
15% affordable housing (70:30)	-£14,723,897	-£14,832,345	-£14,934,055	-£15,061,194	-£15,229,056	-£15,780,602	-£21,056,262
20% affordable housing (70:30)	-£14,992,857	-£15,096,678	-£15,198,389	-£15,325,528	-£15,493,389	-£16,044,936	-£21,320,596
25% affordable housing (70:30)	-£15,261,815	-£15,361,012	-£15,462,722	-£15,589,861	-£15,757,723	-£16,309,270	-£21,584,929
30% affordable housing (70:30)	-£15,530,775	-£15,625,346	-£15,727,056	-£15,854,195	-£16,022,057	-£16,573,603	-£21,849,264
30% affordable housing (60:40)	-£16,310,438	-£16,391,598	-£16,493,309	-£16,620,448	-£16,788,310	-£17,339,856	-£22,615,517

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,295,018	-£9,417,343	-£9,519,054	-£9,646,193	-£9,814,055	-£10,365,601	-£15,641,261
10% affordable housing (70:30)	-£9,832,937	-£9,946,011	-£10,047,721	-£10,174,860	-£10,342,722	-£10,894,269	-£16,169,928
15% affordable housing (70:30)	-£10,101,897	-£10,210,345	-£10,312,055	-£10,439,194	-£10,607,056	-£11,158,602	-£16,434,262
20% affordable housing (70:30)	-£10,370,857	-£10,474,678	-£10,576,389	-£10,703,528	-£10,871,389	-£11,422,936	-£16,698,596
25% affordable housing (70:30)	-£10,639,815	-£10,739,012	-£10,840,722	-£10,967,861	-£11,135,723	-£11,687,270	-£16,962,929
30% affordable housing (70:30)	-£10,908,775	-£11,003,346	-£11,105,056	-£11,232,195	-£11,400,057	-£11,951,603	-£17,227,264
30% affordable housing (60:40)	-£11,688,438	-£11,769,598	-£11,871,309	-£11,998,448	-£12,166,310	-£12,717,856	-£17,993,517

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£7,735,018	-£7,857,343	-£7,959,054	-£8,086,193	-£8,254,055	-£8,805,601	-£14,081,261
10% affordable housing (70:30)	-£8,272,937	-£8,386,011	-£8,487,721	-£8,614,860	-£8,782,722	-£9,334,269	-£14,609,928
15% affordable housing (70:30)	-£8,541,897	-£8,650,345	-£8,752,055	-£8,879,194	-£9,047,056	-£9,598,602	-£14,874,262
20% affordable housing (70:30)	-£8,810,857	-£8,914,678	-£9,016,389	-£9,143,528	-£9,311,389	-£9,862,936	-£15,138,596
25% affordable housing (70:30)	-£9,079,815	-£9,179,012	-£9,280,722	-£9,407,861	-£9,575,723	-£10,127,270	-£15,402,929
30% affordable housing (70:30)	-£9,348,775	-£9,443,346	-£9,545,056	-£9,672,195	-£9,840,057	-£10,391,603	-£15,667,264
30% affordable housing (60:40)	-£10,128,438	-£10,209,598	-£10,311,309	-£10,438,448	-£10,606,310	-£11,157,856	-£16,433,517

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£6,323,018	-£6,445,343	-£6,547,054	-£6,674,193	-£6,842,055	-£7,393,601	-£12,669,261
10% affordable housing (70:30)	-£6,860,937	-£6,974,011	-£7,075,721	-£7,202,860	-£7,370,722	-£7,922,269	-£13,197,928
15% affordable housing (70:30)	-£7,129,897	-£7,238,345	-£7,340,055	-£7,467,194	-£7,635,056	-£8,186,602	-£13,462,262
20% affordable housing (70:30)	-£7,398,857	-£7,502,678	-£7,604,389	-£7,731,528	-£7,899,389	-£8,450,936	-£13,726,596
25% affordable housing (70:30)	-£7,667,815	-£7,767,012	-£7,868,722	-£7,995,861	-£8,163,723	-£8,715,270	-£13,990,929
30% affordable housing (70:30)	-£7,936,775	-£8,031,346	-£8,133,056	-£8,260,195	-£8,428,057	-£8,979,603	-£14,255,264
30% affordable housing (60:40)	-£8,716,438	-£8,797,598	-£8,899,309	-£9,026,448	-£9,194,310	-£9,745,856	-£15,021,517

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Sales value inflation	22%
Build cost inflation	11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing	Affordable Rent
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No Units	2
Site Area	0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,350	-£16,875	-£18,285	-£20,047	-£22,456	-£30,372	-£106,085
10% affordable housing (70:30)	-£12,855	-£16,389	-£17,799	-£19,561	-£21,970	-£29,886	-£105,599
15% affordable housing (70:30)	-£12,608	-£16,146	-£17,556	-£19,318	-£21,727	-£29,643	-£105,356
20% affordable housing (70:30)	-£12,361	-£15,903	-£17,313	-£19,075	-£21,484	-£29,400	-£105,113
25% affordable housing (70:30)	-£12,113	-£15,660	-£17,070	-£18,831	-£21,241	-£29,157	-£104,870
30% affordable housing (70:30)	-£11,866	-£15,417	-£16,827	-£18,588	-£20,998	-£28,914	-£104,627
30% affordable housing (60:40)	-£21,147	-£24,538	-£25,948	-£27,710	-£30,120	-£38,035	-£113,748

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£136,440	-£139,965	-£141,375	-£143,137	-£145,546	-£153,462	-£229,175
10% affordable housing (70:30)	-£135,945	-£139,479	-£140,889	-£142,651	-£145,060	-£152,976	-£228,689
15% affordable housing (70:30)	-£135,698	-£139,236	-£140,646	-£142,408	-£144,817	-£152,733	-£228,446
20% affordable housing (70:30)	-£135,451	-£138,993	-£140,403	-£142,165	-£144,574	-£152,490	-£228,203
25% affordable housing (70:30)	-£135,203	-£138,750	-£140,160	-£141,921	-£144,331	-£152,247	-£227,960
30% affordable housing (70:30)	-£134,956	-£138,507	-£139,917	-£141,678	-£144,088	-£152,004	-£227,717
30% affordable housing (60:40)	-£144,237	-£147,628	-£149,038	-£150,800	-£153,210	-£161,125	-£236,838

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£67,110	-£70,635	-£72,045	-£73,807	-£76,216	-£84,132	-£159,845
10% affordable housing (70:30)	-£66,615	-£70,149	-£71,559	-£73,321	-£75,730	-£83,646	-£159,359
15% affordable housing (70:30)	-£66,368	-£69,906	-£71,316	-£73,078	-£75,487	-£83,403	-£159,116
20% affordable housing (70:30)	-£66,121	-£69,663	-£71,073	-£72,835	-£75,244	-£83,160	-£158,873
25% affordable housing (70:30)	-£65,873	-£69,420	-£70,830	-£72,591	-£75,001	-£82,917	-£158,630
30% affordable housing (70:30)	-£65,626	-£69,177	-£70,587	-£72,348	-£74,758	-£82,674	-£158,387
30% affordable housing (60:40)	-£74,907	-£78,298	-£79,708	-£81,470	-£83,880	-£91,795	-£167,508

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£43,710	-£47,235	-£48,645	-£50,407	-£52,816	-£60,732	-£136,445
10% affordable housing (70:30)	-£43,215	-£46,749	-£48,159	-£49,921	-£52,330	-£60,246	-£135,959
15% affordable housing (70:30)	-£42,968	-£46,506	-£47,916	-£49,678	-£52,087	-£60,003	-£135,716
20% affordable housing (70:30)	-£42,721	-£46,263	-£47,673	-£49,435	-£51,844	-£59,760	-£135,473
25% affordable housing (70:30)	-£42,473	-£46,020	-£47,430	-£49,191	-£51,601	-£59,517	-£135,230
30% affordable housing (70:30)	-£42,226	-£45,777	-£47,187	-£48,948	-£51,358	-£59,274	-£134,987
30% affordable housing (60:40)	-£51,507	-£54,898	-£56,308	-£58,070	-£60,480	-£68,395	-£144,108

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£22,530	-£26,055	-£27,465	-£29,227	-£31,636	-£39,552	-£115,265
10% affordable housing (70:30)	-£22,035	-£25,569	-£26,979	-£28,741	-£31,150	-£39,066	-£114,779
15% affordable housing (70:30)	-£21,788	-£25,326	-£26,736	-£28,498	-£30,907	-£38,823	-£114,536
20% affordable housing (70:30)	-£21,541	-£25,083	-£26,493	-£28,255	-£30,664	-£38,580	-£114,293
25% affordable housing (70:30)	-£21,293	-£24,840	-£26,250	-£28,011	-£30,421	-£38,337	-£114,050
30% affordable housing (70:30)	-£21,046	-£24,597	-£26,007	-£27,768	-£30,178	-£38,094	-£113,807
30% affordable housing (60:40)	-£30,327	-£33,718	-£35,128	-£36,890	-£39,300	-£47,215	-£122,928

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Sales value inflation 22%
Build cost inflation 11%

Site location

Southchurch

Affordable Housing Affordable Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£7,869	£4,039	£2,652	£918	-£1,476	-£9,392	-£85,105
10% affordable housing (70:30)	£6,678	£2,868	£1,482	-£256	-£2,666	-£10,582	-£86,295
15% affordable housing (70:30)	£6,082	£2,283	£896	-£852	-£3,260	-£11,176	-£86,889
20% affordable housing (70:30)	£5,487	£1,697	£311	-£1,446	-£3,856	-£11,771	-£87,484
25% affordable housing (70:30)	£4,892	£1,113	-£279	-£2,041	-£4,450	-£12,366	-£88,079
30% affordable housing (70:30)	£4,295	£528	-£874	-£2,636	-£5,045	-£12,961	-£88,674
30% affordable housing (60:40)	-£3,626	-£7,319	-£8,729	-£10,491	-£12,900	-£20,815	-£96,529

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£115,221	-£119,051	-£120,438	-£122,172	-£124,566	-£132,482	-£208,195
10% affordable housing (70:30)	-£116,412	-£120,222	-£121,608	-£123,346	-£125,756	-£133,672	-£209,385
15% affordable housing (70:30)	-£117,008	-£120,807	-£122,194	-£123,942	-£126,350	-£134,266	-£209,979
20% affordable housing (70:30)	-£117,603	-£121,393	-£122,779	-£124,536	-£126,946	-£134,861	-£210,574
25% affordable housing (70:30)	-£118,198	-£121,977	-£123,369	-£125,131	-£127,540	-£135,456	-£211,169
30% affordable housing (70:30)	-£118,795	-£122,562	-£123,964	-£125,726	-£128,135	-£136,051	-£211,764
30% affordable housing (60:40)	-£126,716	-£130,409	-£131,819	-£133,581	-£135,990	-£143,905	-£219,619

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£45,891	-£49,721	-£51,108	-£52,842	-£55,236	-£63,152	-£138,865
10% affordable housing (70:30)	-£47,082	-£50,892	-£52,278	-£54,016	-£56,426	-£64,342	-£140,055
15% affordable housing (70:30)	-£47,678	-£51,477	-£52,864	-£54,612	-£57,020	-£64,936	-£140,649
20% affordable housing (70:30)	-£48,273	-£52,063	-£53,449	-£55,206	-£57,616	-£65,531	-£141,244
25% affordable housing (70:30)	-£48,868	-£52,647	-£54,039	-£55,801	-£58,210	-£66,126	-£141,839
30% affordable housing (70:30)	-£49,465	-£53,232	-£54,634	-£56,396	-£58,805	-£66,721	-£142,434
30% affordable housing (60:40)	-£57,386	-£61,079	-£62,489	-£64,251	-£66,660	-£74,575	-£150,289

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£22,491	-£26,321	-£27,708	-£29,442	-£31,836	-£39,752	-£115,465
10% affordable housing (70:30)	-£23,682	-£27,492	-£28,878	-£30,616	-£33,026	-£40,942	-£116,655
15% affordable housing (70:30)	-£24,278	-£28,077	-£29,464	-£31,212	-£33,620	-£41,536	-£117,249
20% affordable housing (70:30)	-£24,873	-£28,663	-£30,049	-£31,806	-£34,216	-£42,131	-£117,844
25% affordable housing (70:30)	-£25,468	-£29,247	-£30,639	-£32,401	-£34,810	-£42,726	-£118,439
30% affordable housing (70:30)	-£26,065	-£29,832	-£31,234	-£32,996	-£35,405	-£43,321	-£119,034
30% affordable housing (60:40)	-£33,986	-£37,679	-£39,089	-£40,851	-£43,260	-£51,175	-£126,889

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,311	-£5,141	-£6,528	-£8,262	-£10,656	-£18,572	-£94,285
10% affordable housing (70:30)	-£2,502	-£6,312	-£7,698	-£9,436	-£11,846	-£19,762	-£95,475
15% affordable housing (70:30)	-£3,098	-£6,897	-£8,284	-£10,032	-£12,440	-£20,356	-£96,069
20% affordable housing (70:30)	-£3,693	-£7,483	-£8,869	-£10,626	-£13,036	-£20,951	-£96,664
25% affordable housing (70:30)	-£4,288	-£8,067	-£9,459	-£11,221	-£13,630	-£21,546	-£97,259
30% affordable housing (70:30)	-£4,885	-£8,652	-£10,054	-£11,816	-£14,225	-£22,141	-£97,854
30% affordable housing (60:40)	-£12,806	-£16,499	-£17,909	-£19,671	-£22,080	-£29,995	-£105,709

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Affordable Rent
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No Units	2
Site Area	0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£44,700	£40,236	£38,849	£37,115	£34,745	£26,956	-£48,316
10% affordable housing (70:30)	£40,566	£36,174	£34,787	£33,053	£30,683	£22,894	-£52,444
15% affordable housing (70:30)	£38,501	£34,143	£32,756	£31,022	£28,652	£20,863	-£54,509
20% affordable housing (70:30)	£36,434	£32,112	£30,725	£28,991	£26,621	£18,832	-£56,573
25% affordable housing (70:30)	£34,367	£30,081	£28,694	£26,960	£24,590	£16,802	-£58,637
30% affordable housing (70:30)	£32,300	£28,050	£26,663	£24,929	£22,559	£14,772	-£60,701
30% affordable housing (60:40)	£26,660	£22,507	£21,121	£19,386	£17,016	£9,228	-£66,335

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£78,390	-£82,854	-£84,241	-£85,975	-£88,345	-£96,134	-£171,406
10% affordable housing (70:30)	-£82,524	-£86,916	-£88,303	-£90,037	-£92,407	-£100,196	-£175,534
15% affordable housing (70:30)	-£84,589	-£88,947	-£90,334	-£92,068	-£94,438	-£102,227	-£177,599
20% affordable housing (70:30)	-£86,656	-£90,978	-£92,365	-£94,099	-£96,469	-£104,258	-£179,663
25% affordable housing (70:30)	-£88,723	-£93,009	-£94,396	-£96,130	-£98,500	-£106,288	-£181,727
30% affordable housing (70:30)	-£90,790	-£95,040	-£96,427	-£98,161	-£100,531	-£108,318	-£183,791
30% affordable housing (60:40)	-£96,430	-£100,583	-£101,969	-£103,704	-£106,074	-£113,862	-£189,425

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£9,060	-£13,524	-£14,911	-£16,645	-£19,015	-£26,804	-£102,076
10% affordable housing (70:30)	-£13,194	-£17,586	-£18,973	-£20,707	-£23,077	-£30,866	-£106,204
15% affordable housing (70:30)	-£15,259	-£19,617	-£21,004	-£22,738	-£25,108	-£32,897	-£108,269
20% affordable housing (70:30)	-£17,326	-£21,648	-£23,035	-£24,769	-£27,139	-£34,928	-£110,333
25% affordable housing (70:30)	-£19,393	-£23,679	-£25,066	-£26,800	-£29,170	-£36,958	-£112,397
30% affordable housing (70:30)	-£21,460	-£25,710	-£27,097	-£28,831	-£31,201	-£38,988	-£114,461
30% affordable housing (60:40)	-£27,100	-£31,263	-£32,639	-£34,374	-£36,744	-£44,532	-£120,095

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£14,340	£9,876	£8,489	£6,755	£4,385	-£3,404	-£78,676
10% affordable housing (70:30)	£10,206	£5,814	£4,427	£2,693	£323	-£7,466	-£82,804
15% affordable housing (70:30)	£8,141	£3,783	£2,396	£662	-£1,708	-£9,497	-£84,869
20% affordable housing (70:30)	£6,074	£1,752	£365	-£1,369	-£3,739	-£11,528	-£86,933
25% affordable housing (70:30)	£4,007	-£279	-£1,666	-£3,400	-£5,770	-£13,558	-£88,997
30% affordable housing (70:30)	£1,940	-£2,310	-£3,697	-£5,431	-£7,801	-£15,588	-£91,061
30% affordable housing (60:40)	-£3,700	-£7,853	-£9,239	-£10,974	-£13,344	-£21,132	-£96,695

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£35,520	£31,056	£29,669	£27,835	£25,565	£17,776	-£57,496
10% affordable housing (70:30)	£31,386	£26,994	£25,607	£23,873	£21,503	£13,714	-£61,624
15% affordable housing (70:30)	£29,321	£24,963	£23,576	£21,842	£19,472	£11,683	-£63,689
20% affordable housing (70:30)	£27,254	£22,932	£21,545	£19,811	£17,441	£9,652	-£65,753
25% affordable housing (70:30)	£25,187	£20,901	£19,514	£17,780	£15,410	£7,622	-£67,817
30% affordable housing (70:30)	£23,120	£18,870	£17,483	£15,749	£13,379	£5,592	-£69,881
30% affordable housing (60:40)	£17,480	£13,327	£11,941	£10,206	£7,836	£48	-£75,515

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Site location

Shoeburyness

Sales value inflation	22%
Build cost inflation	11%

Affordable Housing	Affordable Rent
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No Units	2
Site Area	0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£39,424	£35,051	£33,664	£31,930	£29,560	£21,771	-£53,586
10% affordable housing (70:30)	£35,712	£31,403	£30,017	£28,283	£25,913	£18,124	-£57,292
15% affordable housing (70:30)	£33,856	£29,580	£28,192	£26,459	£24,089	£16,300	-£59,146
20% affordable housing (70:30)	£32,001	£27,756	£26,368	£24,635	£22,264	£14,477	-£61,000
25% affordable housing (70:30)	£30,145	£25,931	£24,545	£22,811	£20,440	£12,653	-£62,854
30% affordable housing (70:30)	£28,289	£24,108	£22,721	£20,987	£18,617	£10,829	-£64,708
30% affordable housing (60:40)	£22,331	£18,252	£16,865	£15,131	£12,761	£4,973	-£70,659

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£83,666	-£88,039	-£89,426	-£91,160	-£93,530	-£101,319	-£176,676
10% affordable housing (70:30)	-£87,378	-£91,687	-£93,073	-£94,807	-£97,177	-£104,966	-£180,382
15% affordable housing (70:30)	-£89,234	-£93,510	-£94,898	-£96,631	-£99,001	-£106,790	-£182,236
20% affordable housing (70:30)	-£91,089	-£95,334	-£96,722	-£98,455	-£100,826	-£108,613	-£184,090
25% affordable housing (70:30)	-£92,945	-£97,159	-£98,545	-£100,279	-£102,650	-£110,437	-£185,944
30% affordable housing (70:30)	-£94,801	-£98,982	-£100,369	-£102,103	-£104,473	-£112,261	-£187,798
30% affordable housing (60:40)	-£100,759	-£104,838	-£106,225	-£107,959	-£110,329	-£118,117	-£193,749

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£14,336	-£18,709	-£20,096	-£21,830	-£24,200	-£31,989	-£107,346
10% affordable housing (70:30)	-£18,048	-£22,357	-£23,743	-£25,477	-£27,847	-£35,636	-£111,052
15% affordable housing (70:30)	-£19,904	-£24,180	-£25,568	-£27,301	-£29,671	-£37,460	-£112,906
20% affordable housing (70:30)	-£21,759	-£26,004	-£27,392	-£29,125	-£31,496	-£39,283	-£114,760
25% affordable housing (70:30)	-£23,615	-£27,829	-£29,215	-£30,949	-£33,320	-£41,107	-£116,614
30% affordable housing (70:30)	-£25,471	-£29,652	-£31,039	-£32,773	-£35,143	-£42,931	-£118,468
30% affordable housing (60:40)	-£31,429	-£35,508	-£36,895	-£38,629	-£40,999	-£48,787	-£124,419

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£9,064	£4,691	£3,304	£1,570	-£800	-£8,589	-£93,946
10% affordable housing (70:30)	£5,352	£1,043	-£343	-£2,077	-£4,447	-£12,236	-£87,652
15% affordable housing (70:30)	£3,496	-£780	-£2,168	-£3,901	-£6,271	-£14,060	-£89,506
20% affordable housing (70:30)	£1,641	-£2,604	-£3,992	-£5,725	-£8,096	-£15,883	-£91,360
25% affordable housing (70:30)	-£215	-£4,429	-£5,815	-£7,549	-£9,920	-£17,707	-£93,214
30% affordable housing (70:30)	-£2,071	-£6,252	-£7,639	-£9,373	-£11,743	-£19,531	-£95,068
30% affordable housing (60:40)	-£8,029	-£12,108	-£13,495	-£15,229	-£17,599	-£25,387	-£101,019

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£30,244	£28,871	£24,484	£22,750	£20,390	£12,591	-£62,708
10% affordable housing (70:30)	£26,532	£22,223	£20,837	£19,103	£16,733	£8,944	-£66,472
15% affordable housing (70:30)	£24,676	£20,400	£19,012	£17,279	£14,909	£7,120	-£68,326
20% affordable housing (70:30)	£22,821	£18,576	£17,188	£15,455	£13,084	£5,297	-£70,180
25% affordable housing (70:30)	£20,965	£16,751	£15,365	£13,631	£11,260	£3,473	-£72,034
30% affordable housing (70:30)	£19,109	£14,928	£13,541	£11,807	£9,437	£1,649	-£73,888
30% affordable housing (60:40)	£13,151	£9,072	£7,685	£5,951	£3,581	-£4,207	-£79,839

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Sales value inflation	22%
Build cost inflation	11%

Site location

Thorpe Bay

Affordable Housing	Affordable Rent
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No Units	2
Site Area	0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£86,707	£81,522	£80,134	£78,401	£76,031	£68,242	-£6,356
10% affordable housing (70:30)	£79,219	£74,162	£72,775	£71,041	£68,671	£60,882	-£13,835
15% affordable housing (70:30)	£75,475	£70,482	£69,095	£67,361	£64,991	£57,203	-£17,575
20% affordable housing (70:30)	£71,730	£66,802	£65,415	£63,681	£61,311	£53,524	-£21,316
25% affordable housing (70:30)	£67,987	£63,122	£61,736	£60,002	£57,632	£49,843	-£25,055
30% affordable housing (70:30)	£64,243	£59,443	£58,055	£56,322	£53,951	£46,164	-£28,795
30% affordable housing (60:40)	£61,139	£56,392	£55,005	£53,271	£50,901	£43,112	-£31,895

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£36,383	-£41,568	-£42,956	-£44,689	-£47,059	-£54,848	-£129,446
10% affordable housing (70:30)	-£43,871	-£48,928	-£50,315	-£52,049	-£54,419	-£62,208	-£136,925
15% affordable housing (70:30)	-£47,615	-£52,608	-£53,995	-£55,729	-£58,099	-£65,887	-£140,665
20% affordable housing (70:30)	-£51,360	-£56,288	-£57,675	-£59,409	-£61,779	-£69,566	-£144,406
25% affordable housing (70:30)	-£55,103	-£59,968	-£61,354	-£63,088	-£65,458	-£73,247	-£148,145
30% affordable housing (70:30)	-£58,847	-£63,647	-£65,035	-£66,768	-£69,139	-£76,926	-£151,885
30% affordable housing (60:40)	-£61,951	-£66,698	-£68,085	-£69,819	-£72,189	-£79,978	-£154,985

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£32,947	£27,762	£26,374	£24,641	£22,271	£14,482	-£60,116
10% affordable housing (70:30)	£25,459	£20,402	£19,015	£17,281	£14,911	£7,122	-£67,595
15% affordable housing (70:30)	£21,715	£16,722	£15,335	£13,601	£11,231	£3,443	-£71,335
20% affordable housing (70:30)	£17,970	£13,042	£11,655	£9,921	£7,551	-£236	-£75,076
25% affordable housing (70:30)	£14,227	£9,362	£7,976	£6,242	£3,872	-£3,917	-£78,815
30% affordable housing (70:30)	£10,483	£5,683	£4,295	£2,562	£191	-£7,596	-£82,555
30% affordable housing (60:40)	£7,379	£2,632	£1,245	-£489	-£2,859	-£10,648	-£85,655

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£56,347	£51,162	£49,774	£48,041	£45,671	£37,882	-£36,716
10% affordable housing (70:30)	£48,859	£43,802	£42,415	£40,681	£38,311	£30,522	-£44,195
15% affordable housing (70:30)	£45,115	£40,122	£38,735	£37,001	£34,631	£26,843	-£47,935
20% affordable housing (70:30)	£41,370	£36,442	£35,055	£33,321	£30,951	£23,164	-£51,676
25% affordable housing (70:30)	£37,627	£32,762	£31,376	£29,642	£27,272	£19,483	-£55,415
30% affordable housing (70:30)	£33,883	£29,083	£27,695	£25,962	£23,591	£15,804	-£59,155
30% affordable housing (60:40)	£30,779	£26,032	£24,645	£22,911	£20,541	£12,752	-£62,255

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£77,527	£72,342	£70,954	£69,221	£66,851	£59,062	-£15,536
10% affordable housing (70:30)	£70,039	£64,982	£63,595	£61,861	£59,491	£51,702	-£23,015
15% affordable housing (70:30)	£66,295	£61,302	£59,915	£58,181	£55,811	£48,023	-£26,755
20% affordable housing (70:30)	£62,550	£57,622	£56,235	£54,501	£52,131	£44,344	-£30,496
25% affordable housing (70:30)	£58,807	£53,942	£52,556	£50,822	£48,452	£40,663	-£34,235
30% affordable housing (70:30)	£55,063	£50,263	£48,875	£47,142	£44,771	£36,984	-£37,975
30% affordable housing (60:40)	£51,959	£47,212	£45,825	£44,091	£41,721	£33,932	-£41,075

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 9

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 2
Site Area 0.03 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£112,987	£107,348	£105,962	£104,229	£101,857	£94,070	£19,575
10% affordable housing (70:30)	£103,400	£97,927	£96,539	£94,806	£92,436	£84,647	£10,152
15% affordable housing (70:30)	£98,606	£93,215	£91,828	£90,094	£87,724	£79,936	£5,441
20% affordable housing (70:30)	£93,812	£88,504	£87,117	£85,383	£83,013	£75,224	£729
25% affordable housing (70:30)	£89,018	£83,793	£82,405	£80,672	£78,301	£70,513	£-4,047
30% affordable housing (70:30)	£84,224	£79,081	£77,694	£75,960	£73,590	£65,801	£-8,835
30% affordable housing (60:40)	£82,708	£77,590	£76,203	£74,469	£72,099	£64,310	£-10,351

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£10,103	-£15,742	-£17,128	-£18,861	-£21,233	-£29,020	-£103,515
10% affordable housing (70:30)	-£19,690	-£25,163	-£26,551	-£28,284	-£30,654	-£38,443	-£112,938
15% affordable housing (70:30)	-£24,484	-£29,875	-£31,262	-£32,996	-£35,366	-£43,154	-£117,649
20% affordable housing (70:30)	-£29,278	-£34,586	-£35,973	-£37,707	-£40,077	-£47,866	-£122,361
25% affordable housing (70:30)	-£34,072	-£39,297	-£40,685	-£42,418	-£44,789	-£52,577	-£127,137
30% affordable housing (70:30)	-£38,866	-£44,009	-£45,396	-£47,130	-£49,500	-£57,289	-£131,925
30% affordable housing (60:40)	-£40,382	-£45,500	-£46,887	-£48,621	-£50,991	-£58,780	-£133,441

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£59,227	£53,588	£52,202	£50,469	£48,097	£40,310	£-34,185
10% affordable housing (70:30)	£49,640	£44,167	£42,779	£41,046	£38,676	£30,887	£-43,608
15% affordable housing (70:30)	£44,846	£39,455	£38,068	£36,334	£33,964	£26,176	£-48,319
20% affordable housing (70:30)	£40,052	£34,744	£33,357	£31,623	£29,253	£21,464	£-53,031
25% affordable housing (70:30)	£35,258	£30,033	£28,645	£26,912	£24,541	£16,753	£-57,807
30% affordable housing (70:30)	£30,464	£25,321	£23,934	£22,200	£19,830	£12,041	£-62,595
30% affordable housing (60:40)	£28,948	£23,830	£22,443	£20,709	£18,339	£10,550	£-64,111

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£82,627	£76,988	£75,602	£73,869	£71,497	£63,710	£-10,785
10% affordable housing (70:30)	£73,040	£67,567	£66,179	£64,446	£62,076	£54,287	£-20,208
15% affordable housing (70:30)	£68,246	£62,855	£61,468	£59,734	£57,364	£49,576	£-24,919
20% affordable housing (70:30)	£63,452	£58,144	£56,757	£55,023	£52,653	£44,864	£-29,631
25% affordable housing (70:30)	£58,658	£53,433	£52,045	£50,312	£47,941	£40,153	£-34,407
30% affordable housing (70:30)	£53,864	£48,721	£47,334	£45,600	£43,230	£35,441	£-39,195
30% affordable housing (60:40)	£52,348	£47,230	£45,843	£44,109	£41,739	£33,950	£-40,711

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£103,807	£98,168	£96,782	£95,049	£92,677	£84,890	£10,395
10% affordable housing (70:30)	£94,220	£88,747	£87,359	£85,626	£83,256	£75,467	£972
15% affordable housing (70:30)	£89,426	£84,035	£82,648	£80,914	£78,544	£70,756	£-3,739
20% affordable housing (70:30)	£84,632	£79,324	£77,937	£76,203	£73,833	£66,044	£-8,451
25% affordable housing (70:30)	£79,838	£74,613	£73,225	£71,492	£69,121	£61,333	£-13,227
30% affordable housing (70:30)	£75,044	£69,901	£68,514	£66,780	£64,410	£56,621	£-18,015
30% affordable housing (60:40)	£73,528	£68,410	£67,023	£65,289	£62,919	£55,130	£-19,531

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Sales value inflation	22%
Build cost inflation	11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing	Affordable Rent
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No Units	4
Site Area	0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£141,308	£131,615	£128,896	£125,497	£120,893	£105,768	-£39,550
10% affordable housing (70:30)	£143,644	£133,911	£131,192	£127,794	£123,190	£108,064	-£37,217
15% affordable housing (70:30)	£144,812	£135,059	£132,340	£128,941	£124,337	£109,212	-£36,049
20% affordable housing (70:30)	£145,980	£136,207	£133,488	£130,089	£125,486	£110,360	-£34,883
25% affordable housing (70:30)	£147,148	£137,355	£134,636	£131,238	£126,634	£111,508	-£33,716
30% affordable housing (70:30)	£148,316	£138,503	£135,784	£132,385	£127,782	£112,656	-£32,549
30% affordable housing (60:40)	£122,251	£112,886	£110,167	£106,768	£102,165	£87,039	-£58,586

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£351,052	-£360,745	-£363,464	-£366,863	-£371,467	-£386,592	-£531,910
10% affordable housing (70:30)	-£348,716	-£358,449	-£361,168	-£364,566	-£369,170	-£384,296	-£529,577
15% affordable housing (70:30)	-£347,548	-£357,301	-£360,020	-£363,419	-£368,023	-£383,148	-£528,409
20% affordable housing (70:30)	-£346,380	-£356,153	-£358,872	-£362,271	-£366,874	-£382,000	-£527,243
25% affordable housing (70:30)	-£345,212	-£355,005	-£357,724	-£361,122	-£365,726	-£380,852	-£526,076
30% affordable housing (70:30)	-£344,044	-£353,857	-£356,576	-£359,975	-£364,578	-£379,704	-£524,909
30% affordable housing (60:40)	-£370,109	-£379,474	-£382,193	-£385,592	-£390,195	-£405,321	-£550,946

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£73,732	-£83,425	-£86,144	-£89,543	-£94,147	-£109,272	-£254,590
10% affordable housing (70:30)	-£71,396	-£81,129	-£83,848	-£87,246	-£91,850	-£106,976	-£252,257
15% affordable housing (70:30)	-£70,228	-£79,981	-£82,700	-£86,099	-£90,703	-£105,828	-£251,089
20% affordable housing (70:30)	-£69,060	-£78,833	-£81,552	-£84,951	-£89,554	-£104,680	-£249,923
25% affordable housing (70:30)	-£67,892	-£77,685	-£80,404	-£83,802	-£88,406	-£103,532	-£248,756
30% affordable housing (70:30)	-£66,724	-£76,537	-£79,256	-£82,655	-£87,258	-£102,384	-£247,589
30% affordable housing (60:40)	-£92,789	-£102,154	-£104,873	-£108,272	-£112,875	-£128,001	-£273,626

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£19,868	£10,175	£7,456	£4,057	-£547	-£15,672	-£160,990
10% affordable housing (70:30)	£22,204	£12,471	£9,752	£6,354	£1,750	-£13,376	-£158,657
15% affordable housing (70:30)	£23,372	£13,619	£10,900	£7,501	£2,897	-£12,228	-£157,489
20% affordable housing (70:30)	£24,540	£14,767	£12,048	£8,649	£4,046	-£11,080	-£156,323
25% affordable housing (70:30)	£25,708	£15,915	£13,196	£9,798	£5,194	-£9,932	-£155,156
30% affordable housing (70:30)	£26,876	£17,063	£14,344	£10,945	£6,342	-£8,784	-£153,989
30% affordable housing (60:40)	£811	-£8,554	-£11,273	-£14,672	-£19,275	-£34,401	-£180,026

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£104,588	£94,895	£82,176	£88,777	£84,173	£69,045	-£76,270
10% affordable housing (70:30)	£106,924	£97,191	£84,472	£91,074	£86,470	£71,344	-£73,937
15% affordable housing (70:30)	£108,092	£98,339	£85,620	£92,221	£87,617	£72,492	-£72,769
20% affordable housing (70:30)	£109,260	£99,487	£86,768	£93,369	£88,766	£73,640	-£71,603
25% affordable housing (70:30)	£110,428	£100,635	£87,916	£94,518	£89,914	£74,788	-£70,436
30% affordable housing (70:30)	£111,596	£101,783	£89,064	£95,665	£91,062	£75,936	-£69,269
30% affordable housing (60:40)	£85,531	£76,166	£73,447	£70,048	£65,445	£50,319	-£95,306

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£201,425	£190,698	£187,980	£184,581	£179,978	£164,852	£20,170
10% affordable housing (70:30)	£198,956	£188,272	£185,553	£182,155	£177,551	£162,425	£17,744
15% affordable housing (70:30)	£197,722	£187,059	£184,340	£180,941	£176,338	£161,212	£16,530
20% affordable housing (70:30)	£196,487	£185,845	£183,127	£179,728	£175,124	£159,999	£15,317
25% affordable housing (70:30)	£195,253	£184,632	£181,913	£178,515	£173,911	£158,785	£14,104
30% affordable housing (70:30)	£194,018	£183,419	£180,700	£177,301	£172,698	£157,572	£12,890
30% affordable housing (60:40)	£171,572	£161,359	£158,639	£155,241	£150,638	£135,511	-£9,320

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£290,935	-£301,662	-£304,380	-£307,779	-£312,382	-£327,508	-£472,190
10% affordable housing (70:30)	-£293,404	-£304,088	-£306,807	-£310,205	-£314,809	-£329,935	-£474,616
15% affordable housing (70:30)	-£294,638	-£305,301	-£308,020	-£311,419	-£316,022	-£331,148	-£475,830
20% affordable housing (70:30)	-£295,873	-£306,515	-£309,233	-£312,632	-£317,236	-£332,361	-£477,043
25% affordable housing (70:30)	-£297,107	-£307,728	-£310,447	-£313,845	-£318,449	-£333,575	-£478,256
30% affordable housing (70:30)	-£298,342	-£308,941	-£311,660	-£315,059	-£319,662	-£334,788	-£479,470
30% affordable housing (60:40)	-£320,788	-£331,001	-£333,721	-£337,119	-£341,722	-£356,849	-£501,680

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£13,615	-£24,342	-£27,060	-£30,459	-£35,062	-£50,188	-£194,870
10% affordable housing (70:30)	-£16,084	-£26,768	-£29,487	-£32,885	-£37,489	-£52,615	-£197,296
15% affordable housing (70:30)	-£17,318	-£27,981	-£30,700	-£34,099	-£38,702	-£53,828	-£198,510
20% affordable housing (70:30)	-£18,553	-£29,195	-£31,913	-£35,312	-£39,916	-£55,041	-£199,723
25% affordable housing (70:30)	-£19,787	-£30,408	-£33,127	-£36,525	-£41,129	-£56,255	-£200,936
30% affordable housing (70:30)	-£21,022	-£31,621	-£34,340	-£37,739	-£42,342	-£57,468	-£202,150
30% affordable housing (60:40)	-£43,468	-£53,681	-£56,401	-£59,799	-£64,402	-£79,529	-£224,380

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£79,985	£69,258	£66,540	£63,141	£58,538	£43,412	-£101,270
10% affordable housing (70:30)	£77,516	£66,832	£64,113	£60,715	£56,111	£40,985	-£103,696
15% affordable housing (70:30)	£76,282	£65,619	£62,900	£59,501	£54,898	£39,772	-£104,910
20% affordable housing (70:30)	£75,047	£64,405	£61,687	£58,288	£53,684	£38,559	-£106,123
25% affordable housing (70:30)	£73,813	£63,192	£60,473	£57,075	£52,471	£37,345	-£107,336
30% affordable housing (70:30)	£72,578	£61,979	£59,260	£55,861	£51,258	£36,132	-£108,550
30% affordable housing (60:40)	£50,132	£39,919	£37,199	£33,801	£29,198	£14,071	-£130,760

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£164,705	£153,978	£151,260	£147,861	£143,258	£128,132	-£16,550
10% affordable housing (70:30)	£162,236	£151,552	£148,833	£145,435	£140,831	£125,705	-£18,976
15% affordable housing (70:30)	£161,002	£150,339	£147,620	£144,221	£139,618	£124,492	-£20,190
20% affordable housing (70:30)	£159,767	£149,125	£146,407	£143,008	£138,404	£123,279	-£21,403
25% affordable housing (70:30)	£158,533	£147,912	£145,193	£141,795	£137,191	£122,065	-£22,616
30% affordable housing (70:30)	£157,298	£146,699	£143,980	£140,581	£135,978	£120,852	-£23,830
30% affordable housing (60:40)	£134,852	£124,639	£121,919	£118,521	£113,918	£98,791	-£46,040

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Affordable Rent
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No Units	4
Site Area	0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£306,840	£294,301	£291,582	£288,183	£283,580	£268,454	£123,772
10% affordable housing (70:30)	£295,946	£283,593	£280,874	£277,476	£272,872	£257,746	£113,064
15% affordable housing (70:30)	£290,499	£278,239	£275,521	£272,122	£267,519	£252,393	£107,711
20% affordable housing (70:30)	£285,051	£272,886	£270,167	£266,768	£262,165	£247,039	£102,358
25% affordable housing (70:30)	£279,603	£267,532	£264,813	£261,414	£256,811	£241,685	£97,003
30% affordable housing (70:30)	£274,156	£262,178	£259,460	£256,061	£251,457	£236,332	£91,650
30% affordable housing (60:40)	£258,057	£246,356	£243,637	£240,238	£235,635	£220,509	£75,827

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£185,520	-£188,059	-£200,778	-£204,177	-£208,780	-£223,906	-£368,588
10% affordable housing (70:30)	-£196,414	-£208,767	-£211,486	-£214,884	-£219,488	-£234,614	-£379,296
15% affordable housing (70:30)	-£201,861	-£214,121	-£216,839	-£220,238	-£224,841	-£239,967	-£384,649
20% affordable housing (70:30)	-£207,309	-£219,474	-£222,193	-£225,592	-£230,195	-£245,321	-£390,002
25% affordable housing (70:30)	-£212,757	-£224,828	-£227,547	-£230,946	-£235,549	-£250,675	-£395,357
30% affordable housing (70:30)	-£218,204	-£230,182	-£232,900	-£236,299	-£240,903	-£256,028	-£400,710
30% affordable housing (60:40)	-£234,303	-£246,004	-£248,723	-£252,122	-£256,725	-£271,851	-£416,533

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£91,800	£79,261	£76,542	£73,143	£68,540	£53,414	-£91,268
10% affordable housing (70:30)	£80,906	£68,553	£65,834	£62,436	£57,832	£42,706	-£101,976
15% affordable housing (70:30)	£75,459	£63,199	£60,481	£57,082	£52,479	£37,353	-£107,329
20% affordable housing (70:30)	£70,011	£57,846	£55,127	£51,728	£47,125	£31,999	-£112,682
25% affordable housing (70:30)	£64,563	£52,492	£49,773	£46,374	£41,771	£26,645	-£118,037
30% affordable housing (70:30)	£59,116	£47,138	£44,420	£41,021	£36,417	£21,292	-£123,390
30% affordable housing (60:40)	£43,017	£31,316	£28,597	£25,198	£20,595	£5,469	-£139,213

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£185,400	£172,861	£170,142	£166,743	£162,140	£147,014	£2,332
10% affordable housing (70:30)	£174,506	£162,153	£159,434	£156,036	£151,432	£136,306	-£8,376
15% affordable housing (70:30)	£169,059	£156,799	£154,081	£150,682	£146,079	£130,953	-£13,729
20% affordable housing (70:30)	£163,611	£151,446	£148,727	£145,328	£140,725	£125,599	-£19,082
25% affordable housing (70:30)	£158,163	£146,092	£143,373	£139,974	£135,371	£120,245	-£24,437
30% affordable housing (70:30)	£152,716	£140,738	£138,020	£134,621	£130,017	£114,892	-£29,790
30% affordable housing (60:40)	£136,617	£124,916	£122,197	£118,798	£114,195	£99,069	-£45,813

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£270,120	£257,581	£254,862	£251,463	£246,860	£231,734	£87,052
10% affordable housing (70:30)	£259,226	£246,873	£244,154	£240,756	£236,152	£221,026	£76,344
15% affordable housing (70:30)	£253,779	£241,519	£238,801	£235,402	£230,799	£215,673	£70,991
20% affordable housing (70:30)	£248,331	£236,166	£233,447	£230,048	£225,445	£210,319	£65,638
25% affordable housing (70:30)	£242,883	£230,812	£228,093	£224,694	£220,091	£204,965	£60,283
30% affordable housing (70:30)	£237,436	£225,458	£222,740	£219,341	£214,737	£199,612	£54,930
30% affordable housing (60:40)	£221,337	£209,636	£206,917	£203,518	£198,915	£183,789	£39,107

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 10

Site location

Shoeburyness

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£291,741	£279,461	£276,743	£273,344	£268,740	£253,615	£108,933
10% affordable housing (70:30)	£282,054	£269,940	£267,221	£263,822	£259,219	£244,093	£99,411
15% affordable housing (70:30)	£277,210	£265,180	£262,460	£259,061	£254,458	£239,332	£94,650
20% affordable housing (70:30)	£272,365	£260,419	£257,699	£254,301	£249,698	£234,571	£89,890
25% affordable housing (70:30)	£267,521	£255,658	£252,939	£249,541	£244,937	£229,811	£85,129
30% affordable housing (70:30)	£262,678	£250,897	£248,178	£244,780	£240,176	£225,050	£80,369
30% affordable housing (60:40)	£245,669	£234,181	£231,463	£228,064	£223,460	£208,335	£63,653

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£200,619	-£212,899	-£215,617	-£219,016	-£223,620	-£238,745	-£383,427
10% affordable housing (70:30)	-£210,306	-£222,420	-£225,139	-£228,538	-£233,141	-£248,267	-£392,949
15% affordable housing (70:30)	-£215,150	-£227,180	-£229,900	-£233,299	-£237,902	-£253,028	-£397,710
20% affordable housing (70:30)	-£219,995	-£231,941	-£234,661	-£238,059	-£242,662	-£257,789	-£402,470
25% affordable housing (70:30)	-£224,839	-£236,702	-£239,421	-£242,819	-£247,423	-£262,549	-£407,231
30% affordable housing (70:30)	-£229,682	-£241,463	-£244,182	-£247,580	-£252,184	-£267,310	-£411,991
30% affordable housing (60:40)	-£246,691	-£258,179	-£260,897	-£264,296	-£268,900	-£284,025	-£428,707

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£76,701	£64,421	£61,703	£58,304	£53,700	£38,575	-£106,107
10% affordable housing (70:30)	£67,014	£54,900	£52,181	£48,782	£44,179	£29,053	-£115,629
15% affordable housing (70:30)	£62,170	£50,140	£47,420	£44,021	£39,418	£24,292	-£120,390
20% affordable housing (70:30)	£57,325	£45,379	£42,659	£39,261	£34,658	£19,531	-£125,150
25% affordable housing (70:30)	£52,481	£40,618	£37,899	£34,501	£29,897	£14,771	-£129,911
30% affordable housing (70:30)	£47,638	£35,857	£33,138	£29,740	£25,136	£10,010	-£134,671
30% affordable housing (60:40)	£30,629	£19,141	£16,423	£13,024	£8,420	-£6,705	-£151,387

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£170,301	£158,021	£155,303	£151,904	£147,300	£132,175	-£12,507
10% affordable housing (70:30)	£160,614	£148,500	£145,781	£142,382	£137,779	£122,653	-£22,029
15% affordable housing (70:30)	£155,770	£143,740	£141,020	£137,621	£133,018	£117,892	-£26,790
20% affordable housing (70:30)	£150,925	£138,979	£136,259	£132,861	£128,258	£113,131	-£31,550
25% affordable housing (70:30)	£146,081	£134,218	£131,499	£128,101	£123,497	£108,371	-£36,311
30% affordable housing (70:30)	£141,238	£129,457	£126,738	£123,340	£118,736	£103,610	-£41,071
30% affordable housing (60:40)	£124,229	£112,741	£110,023	£106,624	£102,020	£86,895	-£57,787

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£255,021	£242,741	£240,023	£236,624	£232,020	£216,895	£72,213
10% affordable housing (70:30)	£245,334	£233,220	£230,501	£227,102	£222,499	£207,373	£62,691
15% affordable housing (70:30)	£240,490	£228,460	£225,740	£222,341	£217,738	£202,612	£57,930
20% affordable housing (70:30)	£235,645	£223,699	£220,979	£217,581	£212,978	£197,851	£53,170
25% affordable housing (70:30)	£230,801	£218,938	£216,219	£212,821	£208,217	£193,091	£48,409
30% affordable housing (70:30)	£225,958	£214,177	£211,458	£208,060	£203,456	£188,330	£43,649
30% affordable housing (60:40)	£208,949	£197,461	£194,743	£191,344	£186,740	£171,615	£26,933

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£427,076	£412,468	£409,749	£406,351	£401,747	£386,621	£241,940
10% affordable housing (70:30)	£406,571	£392,316	£389,596	£386,198	£381,595	£366,468	£221,787
15% affordable housing (70:30)	£396,318	£382,239	£379,521	£376,122	£371,518	£356,393	£211,711
20% affordable housing (70:30)	£386,066	£372,163	£369,444	£366,045	£361,442	£346,316	£201,634
25% affordable housing (70:30)	£375,813	£362,086	£359,367	£355,969	£351,365	£336,239	£191,558
30% affordable housing (70:30)	£365,560	£352,010	£349,291	£345,893	£341,289	£326,163	£181,482
30% affordable housing (60:40)	£356,700	£343,302	£340,584	£337,185	£332,582	£317,456	£172,774

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£65,284	-£79,892	-£82,611	-£86,009	-£90,613	-£105,739	-£250,420
10% affordable housing (70:30)	-£85,789	-£100,044	-£102,764	-£106,162	-£110,765	-£125,892	-£270,573
15% affordable housing (70:30)	-£96,042	-£110,121	-£112,839	-£116,238	-£120,842	-£135,967	-£280,649
20% affordable housing (70:30)	-£106,294	-£120,197	-£122,916	-£126,315	-£130,918	-£146,044	-£290,726
25% affordable housing (70:30)	-£116,547	-£130,274	-£132,993	-£136,391	-£140,995	-£156,121	-£300,802
30% affordable housing (70:30)	-£126,800	-£140,350	-£143,069	-£146,467	-£151,071	-£166,197	-£310,878
30% affordable housing (60:40)	-£135,660	-£149,058	-£151,776	-£155,175	-£159,778	-£174,904	-£319,586

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£212,036	£197,428	£194,709	£191,311	£186,707	£171,581	£26,900
10% affordable housing (70:30)	£191,531	£177,276	£174,556	£171,158	£166,555	£151,428	£6,747
15% affordable housing (70:30)	£181,278	£167,199	£164,481	£161,082	£156,478	£141,353	-£3,329
20% affordable housing (70:30)	£171,026	£157,123	£154,404	£151,005	£146,402	£131,276	-£13,406
25% affordable housing (70:30)	£160,773	£147,046	£144,327	£140,929	£136,325	£121,199	-£23,482
30% affordable housing (70:30)	£150,520	£136,970	£134,251	£130,853	£126,249	£111,123	-£33,558
30% affordable housing (60:40)	£141,660	£128,262	£125,544	£122,145	£117,542	£102,416	-£42,266

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£305,636	£291,028	£288,309	£284,911	£280,307	£265,181	£120,500
10% affordable housing (70:30)	£285,131	£270,876	£268,156	£264,758	£260,155	£245,028	£100,347
15% affordable housing (70:30)	£274,878	£260,799	£258,081	£254,682	£250,078	£234,953	£90,271
20% affordable housing (70:30)	£264,626	£250,723	£248,004	£244,605	£240,002	£224,876	£80,194
25% affordable housing (70:30)	£254,373	£240,646	£237,927	£234,529	£229,925	£214,799	£70,118
30% affordable housing (70:30)	£244,120	£230,570	£227,851	£224,453	£219,849	£204,723	£60,042
30% affordable housing (60:40)	£235,260	£221,862	£219,144	£215,745	£211,142	£196,016	£51,334

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£390,356	£375,748	£373,029	£369,631	£365,027	£349,901	£205,220
10% affordable housing (70:30)	£369,851	£355,596	£352,876	£349,478	£344,875	£329,748	£185,067
15% affordable housing (70:30)	£359,598	£345,519	£342,801	£339,402	£334,798	£319,673	£174,991
20% affordable housing (70:30)	£349,346	£335,443	£332,724	£329,325	£324,722	£309,596	£164,914
25% affordable housing (70:30)	£339,093	£325,366	£322,647	£319,249	£314,645	£299,519	£154,838
30% affordable housing (70:30)	£328,840	£315,290	£312,571	£309,173	£304,569	£289,443	£144,762
30% affordable housing (60:40)	£319,980	£306,582	£303,864	£300,465	£295,862	£280,736	£136,054

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 10

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 4
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£502,293	£486,391	£483,673	£480,274	£475,670	£460,545	£315,863
10% affordable housing (70:30)	£475,775	£460,330	£457,611	£454,213	£449,609	£434,483	£289,802
15% affordable housing (70:30)	£462,516	£447,299	£444,581	£441,182	£436,578	£421,453	£276,771
20% affordable housing (70:30)	£449,258	£434,269	£431,550	£428,151	£423,548	£408,422	£263,740
25% affordable housing (70:30)	£435,999	£421,238	£418,519	£415,121	£410,517	£395,391	£250,710
30% affordable housing (70:30)	£422,740	£408,207	£405,489	£402,090	£397,486	£382,361	£237,679
30% affordable housing (60:40)	£416,409	£403,950	£401,232	£397,833	£393,229	£378,104	£233,422

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£9,933	-£5,969	-£8,687	-£12,086	-£16,690	-£31,815	-£176,497
10% affordable housing (70:30)	-£16,585	-£32,030	-£34,749	-£38,147	-£42,751	-£57,877	-£202,558
15% affordable housing (70:30)	-£29,844	-£45,061	-£47,779	-£51,178	-£55,782	-£70,907	-£215,589
20% affordable housing (70:30)	-£43,102	-£58,091	-£60,810	-£64,209	-£68,812	-£83,938	-£228,620
25% affordable housing (70:30)	-£56,361	-£71,122	-£73,841	-£77,239	-£81,843	-£96,969	-£241,650
30% affordable housing (70:30)	-£69,620	-£84,153	-£86,871	-£90,270	-£94,874	-£109,999	-£254,681
30% affordable housing (60:40)	-£73,951	-£88,410	-£91,128	-£94,527	-£99,131	-£114,256	-£258,938

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£287,253	£271,351	£268,633	£265,234	£260,630	£245,505	£100,823
10% affordable housing (70:30)	£260,735	£245,290	£242,571	£239,173	£234,569	£219,443	£74,762
15% affordable housing (70:30)	£247,476	£232,259	£229,541	£226,142	£221,538	£206,413	£61,731
20% affordable housing (70:30)	£234,218	£219,229	£216,510	£213,111	£208,508	£193,382	£48,700
25% affordable housing (70:30)	£220,959	£206,198	£203,479	£200,081	£195,477	£180,351	£35,670
30% affordable housing (70:30)	£207,700	£193,167	£190,449	£187,050	£182,446	£167,321	£22,639
30% affordable housing (60:40)	£203,369	£188,910	£186,192	£182,793	£178,189	£163,064	£18,382

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£380,853	£364,951	£362,233	£358,834	£354,230	£339,105	£194,423
10% affordable housing (70:30)	£354,335	£338,890	£336,171	£332,773	£328,169	£313,043	£168,362
15% affordable housing (70:30)	£341,076	£325,859	£323,141	£319,742	£315,138	£300,013	£155,331
20% affordable housing (70:30)	£327,818	£312,829	£310,110	£306,711	£302,108	£286,982	£142,300
25% affordable housing (70:30)	£314,559	£299,798	£297,079	£293,681	£289,077	£273,951	£129,270
30% affordable housing (70:30)	£301,300	£286,767	£284,049	£280,650	£276,046	£260,921	£116,239
30% affordable housing (60:40)	£298,969	£282,510	£279,792	£276,393	£271,789	£256,664	£111,982

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£465,573	£449,671	£446,953	£443,554	£438,950	£423,825	£279,143
10% affordable housing (70:30)	£439,055	£423,610	£420,891	£417,493	£412,889	£397,763	£253,082
15% affordable housing (70:30)	£425,796	£410,579	£407,861	£404,462	£399,858	£384,733	£240,051
20% affordable housing (70:30)	£412,538	£397,549	£394,830	£391,431	£386,828	£371,702	£227,020
25% affordable housing (70:30)	£399,279	£384,518	£381,799	£378,401	£373,797	£358,671	£213,990
30% affordable housing (70:30)	£386,020	£371,487	£368,769	£365,370	£360,766	£345,641	£200,959
30% affordable housing (60:40)	£381,689	£367,230	£364,512	£361,113	£356,509	£341,384	£196,702

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Sales value inflation	22%
Build cost inflation	11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing	Affordable Rent
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No Units	8
Site Area	0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£58,231	-£72,217	-£77,753	-£84,674	-£93,182	-£121,137	-£388,531
10% affordable housing (70:30)	-£55,370	-£69,405	-£74,941	-£81,862	-£90,369	-£118,324	-£385,719
15% affordable housing (70:30)	-£53,939	-£67,998	-£73,535	-£80,455	-£88,963	-£116,918	-£384,312
20% affordable housing (70:30)	-£52,508	-£66,593	-£72,129	-£79,049	-£87,557	-£115,512	-£382,907
25% affordable housing (70:30)	-£51,078	-£65,186	-£70,723	-£77,643	-£86,151	-£114,106	-£381,501
30% affordable housing (70:30)	-£49,647	-£63,781	-£69,317	-£76,237	-£84,745	-£112,700	-£380,094
30% affordable housing (60:40)	-£82,355	-£95,927	-£101,463	-£108,383	-£116,891	-£144,846	-£412,240

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£263,381	-£277,367	-£282,903	-£289,824	-£298,332	-£326,287	-£593,681
10% affordable housing (70:30)	-£260,520	-£274,555	-£280,091	-£287,012	-£295,519	-£323,474	-£590,869
15% affordable housing (70:30)	-£259,089	-£273,148	-£278,685	-£285,605	-£294,113	-£322,068	-£589,462
20% affordable housing (70:30)	-£257,658	-£271,743	-£277,279	-£284,199	-£292,707	-£320,662	-£588,057
25% affordable housing (70:30)	-£256,228	-£270,336	-£275,873	-£282,793	-£291,301	-£319,256	-£586,651
30% affordable housing (70:30)	-£254,797	-£268,931	-£274,467	-£281,387	-£289,895	-£317,850	-£585,244
30% affordable housing (60:40)	-£287,505	-£301,077	-£306,613	-£313,533	-£322,041	-£349,996	-£617,390

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£147,831	-£161,817	-£167,353	-£174,274	-£182,782	-£210,737	-£478,131
10% affordable housing (70:30)	-£144,970	-£159,005	-£164,541	-£171,462	-£179,969	-£207,924	-£475,319
15% affordable housing (70:30)	-£143,539	-£157,598	-£163,135	-£170,055	-£178,563	-£206,518	-£473,912
20% affordable housing (70:30)	-£142,108	-£156,193	-£161,729	-£168,649	-£177,157	-£205,112	-£472,507
25% affordable housing (70:30)	-£140,678	-£154,786	-£160,323	-£167,243	-£175,751	-£203,706	-£471,101
30% affordable housing (70:30)	-£139,247	-£153,381	-£158,917	-£165,837	-£174,345	-£202,300	-£469,694
30% affordable housing (60:40)	-£171,955	-£185,527	-£191,063	-£197,983	-£206,491	-£234,446	-£501,840

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£108,831	-£122,817	-£128,353	-£135,274	-£143,782	-£171,737	-£439,131
10% affordable housing (70:30)	-£105,970	-£120,005	-£125,541	-£132,462	-£140,969	-£168,924	-£436,319
15% affordable housing (70:30)	-£104,539	-£118,598	-£124,135	-£131,055	-£139,563	-£167,518	-£434,912
20% affordable housing (70:30)	-£103,108	-£117,193	-£122,729	-£129,649	-£138,157	-£166,112	-£433,507
25% affordable housing (70:30)	-£101,678	-£115,786	-£121,323	-£128,243	-£136,751	-£164,706	-£432,101
30% affordable housing (70:30)	-£100,247	-£114,381	-£119,917	-£126,837	-£135,345	-£163,300	-£430,694
30% affordable housing (60:40)	-£132,955	-£146,527	-£152,063	-£158,983	-£167,491	-£195,446	-£462,840

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£73,531	-£87,517	-£93,053	-£99,974	-£108,482	-£136,437	-£403,831
10% affordable housing (70:30)	-£70,670	-£84,705	-£90,241	-£97,162	-£105,669	-£133,624	-£401,019
15% affordable housing (70:30)	-£69,239	-£83,298	-£88,835	-£95,755	-£104,263	-£132,218	-£399,612
20% affordable housing (70:30)	-£67,808	-£81,893	-£87,429	-£94,349	-£102,857	-£130,812	-£398,207
25% affordable housing (70:30)	-£66,378	-£80,486	-£86,023	-£92,943	-£101,451	-£129,406	-£396,801
30% affordable housing (70:30)	-£64,947	-£79,081	-£84,617	-£91,537	-£100,045	-£128,000	-£395,394
30% affordable housing (60:40)	-£97,655	-£111,227	-£116,763	-£123,683	-£132,191	-£160,146	-£427,540

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 11

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£15,528	£515	£5,012	£11,933	£20,441	£48,396	£315,790
10% affordable housing (70:30)	£12,551	£2,450	£7,986	£14,907	£23,415	£51,370	£318,764
15% affordable housing (70:30)	£11,063	£3,938	£9,474	£16,394	£24,902	£52,857	£320,252
20% affordable housing (70:30)	£9,574	£5,424	£10,960	£17,881	£26,389	£54,344	£321,738
25% affordable housing (70:30)	£8,085	£6,911	£12,448	£19,368	£27,876	£55,830	£323,226
30% affordable housing (70:30)	£6,597	£8,398	£13,934	£20,855	£29,363	£57,318	£324,712
30% affordable housing (60:40)	£21,462	£36,081	£41,617	£48,537	£57,045	£84,999	£352,394

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£189,622	£204,635	£210,162	£217,083	£225,591	£253,546	£520,940
10% affordable housing (70:30)	£192,599	£207,600	£213,136	£220,057	£228,565	£256,520	£523,914
15% affordable housing (70:30)	£194,087	£209,088	£214,624	£221,544	£230,052	£258,007	£525,402
20% affordable housing (70:30)	£195,576	£210,574	£216,110	£223,031	£231,539	£259,494	£526,888
25% affordable housing (70:30)	£197,065	£212,061	£217,598	£224,518	£233,026	£260,980	£528,376
30% affordable housing (70:30)	£198,553	£213,548	£219,084	£226,005	£234,513	£262,468	£529,862
30% affordable housing (60:40)	£226,612	£241,231	£246,767	£253,687	£262,195	£290,149	£557,544

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£74,072	£89,085	£94,612	£101,533	£110,041	£137,996	£405,390
10% affordable housing (70:30)	£77,049	£92,050	£97,586	£104,507	£113,015	£140,970	£408,364
15% affordable housing (70:30)	£78,537	£93,538	£99,074	£105,994	£114,502	£142,457	£409,852
20% affordable housing (70:30)	£80,026	£95,024	£100,560	£107,481	£115,989	£143,944	£411,338
25% affordable housing (70:30)	£81,515	£96,511	£102,048	£108,968	£117,476	£145,430	£412,826
30% affordable housing (70:30)	£83,003	£97,998	£103,534	£110,455	£118,963	£146,918	£414,312
30% affordable housing (60:40)	£111,062	£125,681	£131,217	£138,137	£146,645	£174,599	£441,994

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£35,072	£50,085	£55,612	£62,533	£71,041	£98,996	£366,390
10% affordable housing (70:30)	£38,049	£53,050	£58,586	£65,507	£74,015	£101,970	£369,364
15% affordable housing (70:30)	£39,537	£54,538	£60,074	£66,994	£75,502	£103,457	£370,852
20% affordable housing (70:30)	£41,026	£56,024	£61,560	£68,481	£76,989	£104,944	£372,338
25% affordable housing (70:30)	£42,515	£57,511	£63,048	£69,968	£78,476	£106,430	£373,826
30% affordable housing (70:30)	£44,003	£58,998	£64,534	£71,455	£79,963	£107,918	£375,312
30% affordable housing (60:40)	£72,062	£86,681	£92,217	£99,137	£107,645	£135,599	£402,994

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£228	£14,785	£20,312	£27,233	£35,741	£63,696	£331,090
10% affordable housing (70:30)	£2,749	£17,750	£23,286	£30,207	£38,715	£66,670	£334,064
15% affordable housing (70:30)	£4,237	£19,238	£24,774	£31,694	£40,202	£68,157	£335,552
20% affordable housing (70:30)	£5,726	£20,724	£26,260	£33,181	£41,689	£69,644	£337,038
25% affordable housing (70:30)	£7,215	£22,211	£27,748	£34,668	£43,176	£71,130	£338,526
30% affordable housing (70:30)	£8,703	£23,698	£29,234	£36,155	£44,663	£72,618	£340,012
30% affordable housing (60:40)	£36,762	£51,381	£56,917	£63,837	£72,345	£100,299	£367,694

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Affordable Rent
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No Units	8
Site Area	0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£143,222	£126,012	£120,565	£113,756	£105,384	£77,880	-£188,241
10% affordable housing (70:30)	£130,086	£113,103	£107,656	£100,848	£92,476	£64,972	-£201,361
15% affordable housing (70:30)	£123,520	£106,649	£101,202	£94,393	£86,022	£58,517	-£207,921
20% affordable housing (70:30)	£116,952	£100,195	£94,747	£87,939	£79,568	£52,062	-£214,480
25% affordable housing (70:30)	£110,385	£93,740	£88,294	£81,485	£73,113	£45,608	-£221,040
30% affordable housing (70:30)	£103,818	£87,286	£81,839	£75,030	£66,659	£39,154	-£227,600
30% affordable housing (60:40)	£83,941	£67,751	£62,304	£55,495	£47,125	£19,619	-£247,455

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£61,928	-£79,138	-£84,585	-£91,394	-£99,766	-£127,270	-£393,391
10% affordable housing (70:30)	-£75,064	-£92,047	-£97,494	-£104,302	-£112,674	-£140,178	-£406,511
15% affordable housing (70:30)	-£81,630	-£98,501	-£103,948	-£110,757	-£119,128	-£146,633	-£413,071
20% affordable housing (70:30)	-£88,198	-£104,955	-£110,403	-£117,211	-£125,582	-£153,088	-£419,630
25% affordable housing (70:30)	-£94,765	-£111,410	-£116,856	-£123,665	-£132,037	-£159,542	-£426,190
30% affordable housing (70:30)	-£101,332	-£117,864	-£123,311	-£130,120	-£138,491	-£165,996	-£432,750
30% affordable housing (60:40)	-£121,209	-£137,399	-£142,846	-£149,655	-£158,025	-£185,531	-£452,605

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£53,622	£36,412	£30,965	£24,156	£15,784	-£11,720	-£277,841
10% affordable housing (70:30)	£40,486	£23,503	£18,056	£11,248	£2,876	-£24,628	-£290,961
15% affordable housing (70:30)	£33,920	£17,049	£11,602	£4,793	-£3,578	-£31,083	-£297,521
20% affordable housing (70:30)	£27,352	£10,595	£5,147	-£1,661	-£10,032	-£37,538	-£304,080
25% affordable housing (70:30)	£20,785	£4,140	-£1,306	-£8,115	-£16,487	-£43,992	-£310,640
30% affordable housing (70:30)	£14,218	-£2,314	-£7,761	-£14,570	-£22,941	-£50,446	-£317,200
30% affordable housing (60:40)	-£5,659	-£21,849	-£27,296	-£34,105	-£42,475	-£69,981	-£337,055

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£92,622	£75,412	£69,965	£63,156	£54,784	£27,280	-£238,841
10% affordable housing (70:30)	£79,486	£62,503	£57,056	£50,248	£41,876	£14,372	-£251,961
15% affordable housing (70:30)	£72,920	£56,049	£50,602	£43,793	£35,422	£7,917	-£258,521
20% affordable housing (70:30)	£66,352	£49,595	£44,147	£37,339	£28,968	£1,462	-£265,080
25% affordable housing (70:30)	£59,785	£43,140	£37,694	£30,885	£22,513	-£4,992	-£271,640
30% affordable housing (70:30)	£53,218	£36,686	£31,239	£24,430	£16,059	-£11,446	-£278,200
30% affordable housing (60:40)	£33,341	£17,151	£11,704	£4,895	-£3,475	-£30,981	-£298,055

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£127,922	£110,712	£105,265	£98,456	£90,094	£62,580	-£203,541
10% affordable housing (70:30)	£114,786	£97,803	£92,356	£85,548	£77,176	£49,672	-£216,661
15% affordable housing (70:30)	£108,220	£91,349	£85,902	£79,093	£70,722	£43,217	-£223,221
20% affordable housing (70:30)	£101,652	£84,895	£79,447	£72,639	£64,268	£36,762	-£229,780
25% affordable housing (70:30)	£95,085	£78,440	£72,994	£66,185	£57,813	£30,308	-£236,340
30% affordable housing (70:30)	£88,518	£71,986	£66,539	£59,730	£51,359	£23,854	-£242,900
30% affordable housing (60:40)	£68,641	£52,451	£47,004	£40,195	£31,825	£4,319	-£262,755

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Site location

Shoeburyness

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£124,931	£108,036	£102,589	£95,781	£87,409	£59,904	-£206,511
10% affordable housing (70:30)	£113,252	£96,558	£91,110	£84,301	£75,931	£48,425	-£218,178
15% affordable housing (70:30)	£107,412	£90,818	£85,371	£78,562	£70,191	£42,686	-£224,010
20% affordable housing (70:30)	£101,572	£85,079	£79,632	£72,823	£64,452	£36,946	-£229,843
25% affordable housing (70:30)	£95,732	£79,339	£73,892	£67,084	£58,712	£31,208	-£235,677
30% affordable housing (70:30)	£89,892	£73,600	£68,153	£61,344	£52,973	£25,468	-£241,510
30% affordable housing (60:40)	£68,893	£52,962	£47,514	£40,706	£32,335	£4,830	-£262,485

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£80,219	-£97,114	-£102,561	-£109,369	-£117,741	-£145,246	-£411,661
10% affordable housing (70:30)	-£91,898	-£108,592	-£114,040	-£120,849	-£129,219	-£156,725	-£423,328
15% affordable housing (70:30)	-£97,738	-£114,332	-£119,779	-£126,588	-£134,959	-£162,464	-£429,160
20% affordable housing (70:30)	-£103,578	-£120,071	-£125,518	-£132,327	-£140,698	-£168,204	-£434,993
25% affordable housing (70:30)	-£109,418	-£125,811	-£131,258	-£138,066	-£146,438	-£173,942	-£440,827
30% affordable housing (70:30)	-£115,258	-£131,550	-£136,997	-£143,806	-£152,177	-£179,682	-£446,660
30% affordable housing (60:40)	-£136,257	-£152,188	-£157,636	-£164,444	-£172,815	-£200,320	-£467,635

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£35,331	£18,436	£12,989	£6,181	-£2,191	-£29,696	-£296,111
10% affordable housing (70:30)	£23,652	£6,958	£1,510	-£5,299	-£13,669	-£41,175	-£307,778
15% affordable housing (70:30)	£17,812	£1,218	-£4,229	-£11,038	-£19,409	-£46,914	-£313,610
20% affordable housing (70:30)	£11,972	-£4,521	-£9,968	-£16,777	-£25,148	-£52,654	-£319,443
25% affordable housing (70:30)	£6,132	-£10,261	-£15,708	-£22,516	-£30,888	-£58,392	-£325,277
30% affordable housing (70:30)	£292	-£16,000	-£21,447	-£28,256	-£36,627	-£64,132	-£331,110
30% affordable housing (60:40)	-£20,707	-£36,638	-£42,086	-£48,894	-£57,265	-£84,770	-£352,085

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£74,331	£57,436	£51,989	£45,181	£36,809	£9,304	-£257,111
10% affordable housing (70:30)	£62,652	£45,958	£40,510	£33,701	£25,331	-£2,175	-£268,778
15% affordable housing (70:30)	£56,812	£40,218	£34,771	£27,962	£19,591	-£7,914	-£274,610
20% affordable housing (70:30)	£50,972	£34,479	£29,032	£22,223	£13,852	-£13,654	-£280,443
25% affordable housing (70:30)	£45,132	£28,739	£23,292	£16,484	£8,112	-£19,392	-£286,277
30% affordable housing (70:30)	£39,292	£23,000	£17,553	£10,744	£2,373	-£25,132	-£292,110
30% affordable housing (60:40)	£18,293	£2,362	-£3,086	-£9,894	-£18,265	-£45,770	-£313,085

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£109,631	£92,736	£87,289	£80,481	£72,109	£44,604	-£221,811
10% affordable housing (70:30)	£97,952	£81,258	£75,810	£69,001	£60,631	£33,125	-£233,478
15% affordable housing (70:30)	£92,112	£75,518	£70,071	£63,262	£54,891	£27,386	-£239,310
20% affordable housing (70:30)	£86,272	£69,779	£64,332	£57,523	£49,152	£21,646	-£245,143
25% affordable housing (70:30)	£80,432	£64,039	£58,592	£51,784	£43,412	£15,908	-£250,977
30% affordable housing (70:30)	£74,592	£58,300	£52,853	£46,044	£37,673	£10,168	-£256,810
30% affordable housing (60:40)	£53,593	£37,662	£32,214	£25,406	£17,035	-£10,470	-£277,785

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£288,866	£269,152	£263,704	£256,896	£248,524	£221,020	-£42,760
10% affordable housing (70:30)	£264,146	£244,857	£239,410	£232,601	£224,230	£196,725	-£67,452
15% affordable housing (70:30)	£251,786	£232,710	£227,263	£220,453	£212,083	£184,577	-£79,798
20% affordable housing (70:30)	£239,426	£220,563	£215,115	£208,306	£199,936	£172,430	-£92,144
25% affordable housing (70:30)	£227,067	£208,416	£202,968	£196,159	£187,789	£160,283	-£104,490
30% affordable housing (70:30)	£214,707	£196,269	£190,821	£184,012	£175,641	£148,136	-£116,836
30% affordable housing (60:40)	£203,768	£185,517	£180,070	£173,261	£164,891	£137,385	-£127,763

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£83,716	£64,002	£58,554	£51,746	£43,374	£15,870	-£247,910
10% affordable housing (70:30)	£58,996	£39,707	£34,260	£27,451	£19,080	-£8,425	-£272,602
15% affordable housing (70:30)	£46,636	£27,560	£22,113	£15,303	£6,933	-£20,573	-£284,948
20% affordable housing (70:30)	£34,276	£15,413	£9,965	£3,156	-£5,214	-£32,720	-£297,294
25% affordable housing (70:30)	£21,917	£3,266	-£2,182	-£8,991	-£17,361	-£44,867	-£309,640
30% affordable housing (70:30)	£9,557	-£8,881	-£14,329	-£21,138	-£29,509	-£57,014	-£321,986
30% affordable housing (60:40)	-£1,382	-£19,633	-£25,080	-£31,889	-£40,259	-£67,765	-£332,913

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£199,266	£179,552	£174,104	£167,296	£158,924	£131,420	-£132,360
10% affordable housing (70:30)	£174,546	£155,257	£149,810	£143,001	£134,630	£107,125	-£157,052
15% affordable housing (70:30)	£162,186	£143,110	£137,663	£130,853	£122,483	£94,977	-£169,398
20% affordable housing (70:30)	£149,826	£130,963	£125,515	£118,706	£110,336	£82,830	-£181,744
25% affordable housing (70:30)	£137,467	£118,816	£113,368	£106,559	£98,189	£70,683	-£194,090
30% affordable housing (70:30)	£125,107	£106,669	£101,221	£94,412	£86,041	£58,536	-£206,438
30% affordable housing (60:40)	£114,168	£95,917	£90,470	£83,661	£75,291	£47,785	-£217,363

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£238,266	£218,552	£213,104	£206,296	£197,924	£170,420	-£93,360
10% affordable housing (70:30)	£213,546	£194,257	£188,810	£182,001	£173,630	£146,125	-£118,052
15% affordable housing (70:30)	£201,186	£182,110	£176,663	£169,853	£161,483	£133,977	-£130,398
20% affordable housing (70:30)	£188,826	£169,963	£164,515	£157,706	£149,336	£121,830	-£142,744
25% affordable housing (70:30)	£176,467	£157,816	£152,368	£145,559	£137,189	£109,683	-£155,090
30% affordable housing (70:30)	£164,107	£145,669	£140,221	£133,412	£125,041	£97,536	-£167,438
30% affordable housing (60:40)	£153,168	£134,917	£129,470	£122,661	£114,291	£86,785	-£178,363

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£273,566	£253,852	£248,404	£241,596	£233,224	£205,720	-£59,000
10% affordable housing (70:30)	£248,846	£229,557	£224,110	£217,301	£208,930	£181,425	-£82,752
15% affordable housing (70:30)	£236,486	£217,410	£211,963	£205,153	£196,783	£169,277	-£95,098
20% affordable housing (70:30)	£224,126	£205,263	£199,815	£193,006	£184,636	£157,130	-£107,444
25% affordable housing (70:30)	£211,767	£193,116	£187,668	£180,859	£172,489	£144,983	-£119,790
30% affordable housing (70:30)	£199,407	£180,969	£175,521	£168,712	£160,341	£132,836	-£132,136
30% affordable housing (60:40)	£188,468	£170,217	£164,770	£157,961	£149,591	£122,085	-£143,063

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 11

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 8
Site Area 0.05 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£379,978	£358,697	£353,250	£346,441	£338,070	£310,565	£47,473
10% affordable housing (70:30)	£348,012	£327,280	£321,832	£315,024	£306,653	£279,148	£16,056
15% affordable housing (70:30)	£332,028	£311,571	£306,124	£299,315	£290,944	£263,439	£348
20% affordable housing (70:30)	£316,045	£295,862	£290,416	£283,606	£275,235	£247,730	£-15,613
25% affordable housing (70:30)	£300,061	£280,154	£274,707	£267,898	£259,527	£232,022	£-31,578
30% affordable housing (70:30)	£284,077	£264,445	£258,998	£252,189	£243,818	£216,313	£-47,544
30% affordable housing (60:40)	£278,729	£259,189	£253,743	£246,934	£238,562	£211,058	£-52,885

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£174,828	£153,547	£148,100	£141,291	£132,920	£105,415	£-157,677
10% affordable housing (70:30)	£142,862	£122,130	£116,682	£109,874	£101,503	£73,998	£-189,094
15% affordable housing (70:30)	£126,878	£106,421	£100,974	£94,165	£85,794	£58,289	£-204,802
20% affordable housing (70:30)	£110,895	£90,712	£85,266	£78,456	£70,085	£42,580	£-220,763
25% affordable housing (70:30)	£94,911	£75,004	£69,557	£62,748	£54,377	£26,872	£-236,728
30% affordable housing (70:30)	£78,927	£59,295	£53,848	£47,039	£38,668	£11,163	£-252,694
30% affordable housing (60:40)	£73,579	£54,039	£48,593	£41,784	£33,412	£5,908	£-258,035

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£290,378	£269,097	£263,650	£256,841	£248,470	£220,965	£-42,127
10% affordable housing (70:30)	£258,412	£237,680	£232,232	£225,424	£217,053	£189,548	£-73,544
15% affordable housing (70:30)	£242,428	£221,971	£216,524	£209,715	£201,344	£173,839	£-89,252
20% affordable housing (70:30)	£226,445	£206,262	£200,816	£194,006	£185,635	£158,130	£-105,213
25% affordable housing (70:30)	£210,461	£190,554	£185,107	£178,298	£169,927	£142,422	£-121,178
30% affordable housing (70:30)	£194,477	£174,845	£169,398	£162,589	£154,218	£126,713	£-137,144
30% affordable housing (60:40)	£189,129	£169,589	£164,143	£157,334	£148,962	£121,458	£-142,485

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£329,378	£308,097	£302,650	£295,841	£287,470	£259,965	£-3,127
10% affordable housing (70:30)	£297,412	£276,680	£271,232	£264,424	£256,053	£228,548	£-34,544
15% affordable housing (70:30)	£281,428	£260,971	£255,524	£248,715	£240,344	£212,839	£-50,252
20% affordable housing (70:30)	£265,445	£245,262	£239,816	£233,006	£224,635	£197,130	£-66,213
25% affordable housing (70:30)	£249,461	£229,554	£224,107	£217,298	£208,927	£181,422	£-82,178
30% affordable housing (70:30)	£233,477	£213,845	£208,398	£201,589	£193,218	£165,713	£-98,144
30% affordable housing (60:40)	£228,129	£208,589	£203,143	£196,334	£187,962	£160,458	£-103,485

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£364,678	£343,397	£337,950	£331,141	£322,770	£295,265	£32,173
10% affordable housing (70:30)	£332,712	£311,980	£306,532	£299,724	£291,353	£263,848	£756
15% affordable housing (70:30)	£316,728	£296,271	£290,824	£284,015	£275,644	£248,139	£-14,952
20% affordable housing (70:30)	£300,745	£280,562	£275,116	£268,306	£259,935	£232,430	£-30,913
25% affordable housing (70:30)	£284,761	£264,854	£259,407	£252,598	£244,227	£216,722	£-46,878
30% affordable housing (70:30)	£268,777	£249,145	£243,698	£236,889	£228,518	£201,013	£-62,844
30% affordable housing (60:40)	£263,429	£243,889	£238,443	£231,634	£223,262	£195,758	£-68,185

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Sales value inflation	22%
Build cost inflation	11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing	Affordable Rent
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No Units	12
Site Area	0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£448,717	£418,906	£410,744	£400,542	£384,297	£330,921	-£182,575
10% affordable housing (70:30)	£462,119	£432,077	£423,915	£413,713	£397,468	£344,092	-£169,188
15% affordable housing (70:30)	£468,820	£438,662	£430,501	£420,300	£404,054	£350,677	-£162,494
20% affordable housing (70:30)	£475,521	£445,249	£437,087	£426,885	£410,639	£357,264	-£155,801
25% affordable housing (70:30)	£482,222	£451,834	£443,673	£433,471	£417,226	£363,849	-£149,107
30% affordable housing (70:30)	£488,923	£458,420	£450,258	£440,056	£423,811	£370,435	-£142,414
30% affordable housing (60:40)	£396,681	£367,763	£359,602	£349,400	£333,155	£279,779	-£234,552

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£987,333	-£1,017,144	-£1,025,306	-£1,035,508	-£1,051,753	-£1,105,129	-£1,618,625
10% affordable housing (70:30)	-£973,931	-£1,003,973	-£1,012,135	-£1,022,337	-£1,038,582	-£1,091,958	-£1,605,238
15% affordable housing (70:30)	-£967,230	-£997,388	-£1,005,549	-£1,015,750	-£1,031,996	-£1,085,373	-£1,598,544
20% affordable housing (70:30)	-£960,529	-£990,801	-£998,963	-£1,009,165	-£1,025,411	-£1,078,786	-£1,591,851
25% affordable housing (70:30)	-£953,828	-£984,216	-£992,377	-£1,002,579	-£1,018,824	-£1,072,201	-£1,585,157
30% affordable housing (70:30)	-£947,127	-£977,630	-£985,792	-£995,994	-£1,012,239	-£1,065,615	-£1,578,464
30% affordable housing (60:40)	-£1,039,369	-£1,068,287	-£1,076,448	-£1,086,650	-£1,102,895	-£1,156,271	-£1,670,602

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£178,483	-£208,294	-£216,456	-£226,658	-£242,903	-£296,279	-£809,775
10% affordable housing (70:30)	-£165,081	-£195,123	-£203,285	-£213,487	-£229,732	-£283,108	-£796,388
15% affordable housing (70:30)	-£158,380	-£188,538	-£196,699	-£206,900	-£223,146	-£276,523	-£789,694
20% affordable housing (70:30)	-£151,679	-£181,951	-£190,113	-£200,315	-£216,561	-£269,936	-£783,001
25% affordable housing (70:30)	-£144,978	-£175,366	-£183,527	-£193,729	-£209,974	-£263,351	-£776,307
30% affordable housing (70:30)	-£138,277	-£168,780	-£176,942	-£187,144	-£203,389	-£256,765	-£769,614
30% affordable housing (60:40)	-£230,519	-£259,437	-£267,598	-£277,800	-£294,045	-£347,421	-£881,752

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£94,517	£64,706	£56,544	£46,342	£30,097	-£23,279	-£536,775
10% affordable housing (70:30)	£107,919	£77,877	£69,715	£59,513	£43,268	-£10,108	-£523,388
15% affordable housing (70:30)	£114,620	£84,462	£76,301	£66,100	£49,854	-£3,523	-£516,694
20% affordable housing (70:30)	£121,321	£91,049	£82,887	£72,685	£56,439	£3,064	-£510,001
25% affordable housing (70:30)	£128,022	£97,634	£89,473	£79,271	£63,026	£9,649	-£503,307
30% affordable housing (70:30)	£134,723	£104,220	£96,058	£85,856	£69,611	£16,235	-£496,614
30% affordable housing (60:40)	£42,481	£13,563	£5,402	-£4,800	-£21,045	-£74,421	-£588,752

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£341,617	£311,806	£303,644	£293,442	£277,197	£223,821	-£289,675
10% affordable housing (70:30)	£355,019	£324,977	£316,815	£306,613	£290,368	£236,992	-£276,288
15% affordable housing (70:30)	£361,720	£331,562	£323,401	£313,200	£296,954	£243,577	-£269,594
20% affordable housing (70:30)	£368,421	£338,149	£329,987	£319,785	£303,539	£250,164	-£262,901
25% affordable housing (70:30)	£375,122	£344,734	£336,573	£326,371	£310,126	£256,749	-£256,207
30% affordable housing (70:30)	£381,823	£351,320	£343,158	£332,956	£316,711	£263,335	-£249,514
30% affordable housing (60:40)	£289,581	£260,663	£252,502	£242,300	£226,055	£172,679	-£341,652

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 12

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£655,767	£622,394	£614,232	£604,030	£587,785	£534,409	£23,851
10% affordable housing (70:30)	£652,733	£619,412	£611,251	£601,049	£584,804	£531,427	£20,870
15% affordable housing (70:30)	£651,217	£617,922	£609,760	£599,559	£583,314	£529,937	£19,380
20% affordable housing (70:30)	£649,700	£616,432	£608,270	£598,068	£581,823	£528,447	£17,890
25% affordable housing (70:30)	£648,184	£614,940	£606,779	£596,577	£580,332	£526,956	£16,399
30% affordable housing (70:30)	£646,667	£613,450	£605,289	£595,087	£578,842	£525,465	£14,908
30% affordable housing (60:40)	£567,234	£535,383	£527,222	£517,020	£500,775	£447,398	£64,192

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£780,283	£813,656	£821,818	£832,020	£848,265	£901,641	£1,412,199
10% affordable housing (70:30)	£783,317	£816,638	£824,799	£835,001	£851,246	£904,623	£1,415,180
15% affordable housing (70:30)	£784,833	£818,128	£826,290	£836,491	£852,736	£906,113	£1,416,670
20% affordable housing (70:30)	£786,350	£819,618	£827,780	£837,982	£854,227	£907,603	£1,418,160
25% affordable housing (70:30)	£787,866	£821,110	£829,271	£839,473	£855,718	£909,094	£1,419,651
30% affordable housing (70:30)	£789,383	£822,600	£830,761	£840,963	£857,208	£910,585	£1,421,142
30% affordable housing (60:40)	£868,816	£900,667	£908,828	£919,030	£935,275	£988,652	£1,500,242

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£28,567	£4,806	£12,968	£23,170	£39,415	£92,791	£603,349
10% affordable housing (70:30)	£25,533	£7,788	£15,949	£26,151	£42,396	£95,773	£606,330
15% affordable housing (70:30)	£24,017	£9,278	£17,440	£27,641	£43,886	£97,263	£607,820
20% affordable housing (70:30)	£22,500	£10,768	£18,930	£29,132	£45,377	£98,753	£609,310
25% affordable housing (70:30)	£20,984	£12,260	£20,421	£30,623	£46,868	£100,244	£610,801
30% affordable housing (70:30)	£19,467	£13,750	£21,911	£32,113	£48,358	£101,735	£612,292
30% affordable housing (60:40)	£59,966	£91,817	£99,978	£110,180	£126,425	£179,802	£691,392

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£301,567	£268,194	£260,032	£249,830	£233,585	£180,209	£330,349
10% affordable housing (70:30)	£298,533	£265,212	£257,051	£246,849	£230,604	£177,227	£333,330
15% affordable housing (70:30)	£297,017	£263,722	£255,560	£245,359	£229,114	£175,737	£334,820
20% affordable housing (70:30)	£295,500	£262,232	£254,070	£243,868	£227,623	£174,247	£336,310
25% affordable housing (70:30)	£293,984	£260,740	£252,579	£242,377	£226,132	£172,756	£337,801
30% affordable housing (70:30)	£292,467	£259,250	£251,089	£240,887	£224,642	£171,265	£339,292
30% affordable housing (60:40)	£213,034	£181,183	£173,022	£162,820	£146,575	£93,198	£418,392

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£548,667	£515,294	£507,132	£496,930	£480,685	£427,309	£83,299
10% affordable housing (70:30)	£545,633	£512,312	£504,151	£493,949	£477,704	£424,327	£86,230
15% affordable housing (70:30)	£544,117	£510,822	£502,660	£492,459	£476,214	£422,837	£87,720
20% affordable housing (70:30)	£542,600	£509,332	£501,170	£490,968	£474,723	£421,347	£89,210
25% affordable housing (70:30)	£541,084	£507,840	£499,679	£489,477	£473,232	£419,856	£90,701
30% affordable housing (70:30)	£539,567	£506,350	£498,189	£487,987	£471,742	£418,365	£92,192
30% affordable housing (60:40)	£460,134	£428,283	£420,122	£409,920	£393,675	£340,298	£171,292

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Affordable Rent
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No Units	12
Site Area	0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,018,825	£979,207	£971,046	£960,845	£944,599	£891,222	£380,666
10% affordable housing (70:30)	£986,973	£947,904	£939,742	£929,540	£913,295	£859,919	£349,361
15% affordable housing (70:30)	£971,047	£932,251	£924,090	£913,888	£897,643	£844,267	£333,709
20% affordable housing (70:30)	£955,120	£916,599	£908,437	£898,236	£881,991	£828,614	£318,057
25% affordable housing (70:30)	£938,664	£900,782	£892,751	£882,583	£866,339	£812,962	£302,405
30% affordable housing (70:30)	£922,022	£884,426	£876,395	£866,358	£850,374	£797,310	£286,752
30% affordable housing (60:40)	£865,967	£829,302	£821,140	£810,939	£794,694	£741,317	£230,761

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£417,225	-£456,843	-£465,004	-£475,205	-£491,451	-£544,828	-£1,055,384
10% affordable housing (70:30)	-£449,077	-£488,146	-£496,308	-£506,510	-£522,755	-£576,131	-£1,086,689
15% affordable housing (70:30)	-£465,003	-£503,799	-£511,960	-£522,162	-£538,407	-£591,783	-£1,102,341
20% affordable housing (70:30)	-£480,930	-£519,451	-£527,613	-£537,814	-£554,059	-£607,436	-£1,117,993
25% affordable housing (70:30)	-£497,386	-£535,268	-£543,299	-£553,467	-£569,711	-£623,088	-£1,133,645
30% affordable housing (70:30)	-£514,028	-£551,624	-£559,655	-£569,692	-£585,676	-£638,740	-£1,149,298
30% affordable housing (60:40)	-£570,083	-£606,748	-£614,910	-£625,111	-£641,356	-£694,733	-£1,205,289

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£391,625	£352,007	£343,846	£333,645	£317,399	£264,022	-£246,534
10% affordable housing (70:30)	£359,773	£320,704	£312,542	£302,340	£286,095	£232,719	-£277,839
15% affordable housing (70:30)	£343,847	£305,051	£296,890	£286,688	£270,443	£217,067	-£293,491
20% affordable housing (70:30)	£327,920	£289,399	£281,237	£271,036	£254,791	£201,414	-£309,143
25% affordable housing (70:30)	£311,464	£273,582	£265,551	£255,383	£239,139	£185,762	-£324,795
30% affordable housing (70:30)	£294,822	£257,226	£249,195	£239,158	£223,174	£170,110	-£340,448
30% affordable housing (60:40)	£238,767	£202,102	£193,940	£183,739	£167,494	£114,117	-£386,438

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£664,625	£625,007	£616,846	£606,645	£590,399	£537,022	£26,466
10% affordable housing (70:30)	£632,773	£593,704	£585,542	£575,340	£559,095	£505,719	-£4,839
15% affordable housing (70:30)	£616,847	£578,051	£569,890	£559,688	£543,443	£490,067	-£20,491
20% affordable housing (70:30)	£600,920	£562,399	£554,237	£544,036	£527,791	£474,414	-£36,143
25% affordable housing (70:30)	£584,464	£546,582	£538,551	£528,383	£512,139	£458,762	-£51,795
30% affordable housing (70:30)	£567,822	£530,226	£522,195	£512,158	£496,174	£443,110	-£67,448
30% affordable housing (60:40)	£511,767	£475,102	£466,940	£456,739	£440,494	£387,117	-£123,439

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£911,725	£872,107	£863,946	£853,745	£837,499	£794,122	£273,596
10% affordable housing (70:30)	£879,873	£840,804	£832,642	£822,440	£806,195	£752,819	£242,261
15% affordable housing (70:30)	£863,947	£825,151	£816,990	£806,788	£790,543	£737,167	£226,609
20% affordable housing (70:30)	£848,020	£809,499	£801,337	£791,136	£774,891	£721,514	£210,957
25% affordable housing (70:30)	£831,564	£793,682	£785,651	£775,483	£759,239	£705,862	£195,305
30% affordable housing (70:30)	£814,922	£777,326	£769,295	£759,258	£743,274	£690,210	£179,652
30% affordable housing (60:40)	£758,867	£722,202	£714,040	£703,839	£687,594	£634,217	£123,661

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Site location

Shoeburyness

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£966,822	£928,099	£919,937	£909,736	£893,491	£840,114	£329,557
10% affordable housing (70:30)	£939,098	£900,852	£892,690	£882,488	£866,243	£812,867	£302,309
15% affordable housing (70:30)	£925,235	£887,227	£879,066	£868,865	£852,619	£799,243	£288,686
20% affordable housing (70:30)	£911,374	£873,604	£865,443	£855,241	£838,996	£785,620	£275,062
25% affordable housing (70:30)	£897,341	£859,980	£851,819	£841,618	£825,372	£771,995	£261,439
30% affordable housing (70:30)	£882,750	£845,828	£837,799	£827,761	£811,749	£758,372	£247,815
30% affordable housing (60:40)	£823,460	£787,202	£779,042	£768,840	£752,594	£699,217	£188,661

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£469,228	-£507,951	-£516,113	-£526,314	-£542,559	-£595,936	-£1,106,493
10% affordable housing (70:30)	-£496,952	-£535,198	-£543,360	-£553,562	-£569,807	-£623,183	-£1,133,741
15% affordable housing (70:30)	-£510,815	-£548,823	-£556,984	-£567,185	-£583,431	-£636,807	-£1,147,364
20% affordable housing (70:30)	-£524,676	-£562,446	-£570,607	-£580,809	-£597,054	-£650,430	-£1,160,988
25% affordable housing (70:30)	-£538,709	-£576,070	-£584,231	-£594,432	-£610,678	-£664,055	-£1,174,611
30% affordable housing (70:30)	-£553,300	-£590,222	-£598,251	-£608,289	-£624,301	-£677,678	-£1,188,235
30% affordable housing (60:40)	-£612,590	-£648,848	-£657,008	-£667,210	-£683,456	-£736,833	-£1,247,389

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£339,622	£300,899	£292,737	£282,536	£266,291	£212,914	-£297,643
10% affordable housing (70:30)	£311,898	£273,652	£265,490	£255,288	£239,043	£185,667	-£324,891
15% affordable housing (70:30)	£298,035	£260,027	£251,866	£241,665	£225,419	£172,043	-£338,514
20% affordable housing (70:30)	£284,174	£246,404	£238,243	£228,041	£211,796	£158,420	-£352,138
25% affordable housing (70:30)	£270,141	£232,780	£224,619	£214,418	£198,172	£144,795	-£365,761
30% affordable housing (70:30)	£255,550	£218,628	£210,599	£200,561	£184,549	£131,172	-£379,385
30% affordable housing (60:40)	£196,260	£160,002	£151,842	£141,640	£125,394	£72,017	-£438,538

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£612,622	£573,899	£565,737	£555,536	£539,291	£485,914	-£24,643
10% affordable housing (70:30)	£584,898	£546,652	£538,490	£528,288	£512,043	£458,667	-£51,891
15% affordable housing (70:30)	£571,035	£533,027	£524,866	£514,665	£498,419	£445,043	-£65,514
20% affordable housing (70:30)	£557,174	£519,404	£511,243	£501,041	£484,796	£431,420	-£79,138
25% affordable housing (70:30)	£543,141	£505,780	£497,619	£487,418	£471,172	£417,795	-£92,761
30% affordable housing (70:30)	£528,550	£491,628	£483,599	£473,561	£457,549	£404,172	-£106,385
30% affordable housing (60:40)	£468,260	£433,002	£424,842	£414,640	£398,394	£345,017	-£165,539

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£859,722	£820,999	£812,837	£802,636	£786,391	£733,014	£222,457
10% affordable housing (70:30)	£831,998	£793,752	£785,590	£775,388	£759,143	£705,767	£195,209
15% affordable housing (70:30)	£818,135	£780,127	£771,966	£761,765	£745,519	£692,143	£181,586
20% affordable housing (70:30)	£804,274	£766,504	£758,343	£748,141	£731,896	£678,520	£167,962
25% affordable housing (70:30)	£790,241	£752,880	£744,719	£734,518	£718,272	£664,895	£154,339
30% affordable housing (70:30)	£775,650	£738,728	£730,699	£720,661	£704,649	£651,272	£140,715
30% affordable housing (60:40)	£716,360	£680,102	£671,942	£661,740	£645,494	£592,117	£81,561

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,432,614	£1,386,184	£1,378,023	£1,367,821	£1,351,576	£1,298,199	£787,642
10% affordable housing (70:30)	£1,366,658	£1,321,414	£1,313,383	£1,303,347	£1,287,363	£1,234,590	£724,033
15% affordable housing (70:30)	£1,333,680	£1,289,004	£1,280,973	£1,270,935	£1,254,952	£1,202,435	£692,228
20% affordable housing (70:30)	£1,300,702	£1,256,592	£1,248,563	£1,238,525	£1,222,541	£1,170,023	£660,423
25% affordable housing (70:30)	£1,267,724	£1,224,182	£1,216,151	£1,206,114	£1,190,130	£1,137,613	£628,618
30% affordable housing (70:30)	£1,234,746	£1,191,771	£1,183,741	£1,173,703	£1,157,720	£1,105,202	£596,814
30% affordable housing (60:40)	£1,203,897	£1,161,452	£1,153,422	£1,143,385	£1,127,401	£1,074,883	£566,000

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,436	-£49,866	-£58,027	-£68,229	-£84,474	-£137,851	-£648,408
10% affordable housing (70:30)	-£69,392	-£114,636	-£122,667	-£132,703	-£148,687	-£201,460	-£712,017
15% affordable housing (70:30)	-£102,370	-£147,046	-£155,077	-£165,115	-£181,098	-£233,615	-£743,822
20% affordable housing (70:30)	-£135,348	-£179,458	-£187,487	-£197,525	-£213,509	-£266,027	-£775,627
25% affordable housing (70:30)	-£168,326	-£211,868	-£219,899	-£229,936	-£245,920	-£298,437	-£807,432
30% affordable housing (70:30)	-£201,304	-£244,279	-£252,309	-£262,347	-£278,330	-£330,848	-£839,236
30% affordable housing (60:40)	-£232,153	-£274,598	-£282,628	-£292,665	-£308,649	-£361,167	-£870,050

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£805,414	£758,984	£750,823	£740,621	£724,376	£670,999	£160,442
10% affordable housing (70:30)	£739,458	£694,214	£686,183	£676,147	£660,163	£607,390	£96,833
15% affordable housing (70:30)	£706,480	£661,804	£653,773	£643,735	£627,752	£575,235	£65,028
20% affordable housing (70:30)	£673,502	£629,392	£621,363	£611,325	£595,341	£542,823	£33,223
25% affordable housing (70:30)	£640,524	£596,982	£588,951	£578,914	£562,930	£510,413	£1,418
30% affordable housing (70:30)	£607,546	£564,571	£556,541	£546,503	£530,520	£478,002	-£30,386
30% affordable housing (60:40)	£576,697	£534,252	£526,222	£516,185	£500,201	£447,683	-£61,200

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,078,414	£1,031,984	£1,023,823	£1,013,621	£997,376	£943,999	£433,442
10% affordable housing (70:30)	£1,012,458	£967,214	£959,183	£949,147	£933,163	£880,390	£369,833
15% affordable housing (70:30)	£979,480	£934,804	£926,773	£916,735	£900,752	£848,235	£338,028
20% affordable housing (70:30)	£946,502	£902,392	£894,363	£884,325	£868,341	£815,823	£306,223
25% affordable housing (70:30)	£913,524	£869,982	£861,951	£851,914	£835,930	£783,413	£274,418
30% affordable housing (70:30)	£880,546	£837,571	£829,541	£819,503	£803,520	£751,002	£242,614
30% affordable housing (60:40)	£849,697	£807,252	£799,222	£789,185	£773,201	£720,683	£211,800

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,325,514	£1,279,084	£1,270,923	£1,260,721	£1,244,476	£1,191,099	£680,542
10% affordable housing (70:30)	£1,259,558	£1,214,314	£1,206,283	£1,196,247	£1,180,263	£1,127,490	£616,933
15% affordable housing (70:30)	£1,226,580	£1,181,904	£1,173,873	£1,163,835	£1,147,852	£1,095,335	£585,128
20% affordable housing (70:30)	£1,193,602	£1,149,492	£1,141,463	£1,131,425	£1,115,441	£1,062,923	£553,323
25% affordable housing (70:30)	£1,160,624	£1,117,082	£1,109,051	£1,099,014	£1,083,030	£1,030,513	£521,518
30% affordable housing (70:30)	£1,127,646	£1,084,671	£1,076,641	£1,066,603	£1,050,620	£998,102	£489,714
30% affordable housing (60:40)	£1,096,797	£1,054,352	£1,046,322	£1,036,285	£1,020,301	£967,783	£458,900

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 12

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 12
Site Area 0.35 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,689,565	£1,638,767	£1,630,737	£1,620,700	£1,604,716	£1,552,198	£1,042,238
10% affordable housing (70:30)	£1,603,170	£1,553,858	£1,545,829	£1,535,791	£1,519,807	£1,467,289	£958,420
15% affordable housing (70:30)	£1,559,973	£1,511,404	£1,503,374	£1,493,336	£1,477,353	£1,424,835	£916,510
20% affordable housing (70:30)	£1,516,775	£1,468,949	£1,460,920	£1,450,882	£1,434,898	£1,382,380	£874,601
25% affordable housing (70:30)	£1,473,578	£1,426,495	£1,418,465	£1,408,428	£1,392,444	£1,339,926	£832,692
30% affordable housing (70:30)	£1,430,381	£1,384,040	£1,376,010	£1,365,973	£1,349,990	£1,297,471	£790,783
30% affordable housing (60:40)	£1,415,300	£1,369,220	£1,361,189	£1,351,151	£1,335,168	£1,282,651	£775,719

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£253,515	£202,717	£194,687	£184,650	£168,666	£116,148	£393,812
10% affordable housing (70:30)	£167,120	£117,808	£109,779	£99,741	£83,757	£31,239	£477,630
15% affordable housing (70:30)	£123,923	£75,354	£67,324	£57,286	£41,303	£-11,215	£519,540
20% affordable housing (70:30)	£80,725	£32,899	£24,870	£14,832	£-1,152	£-53,670	£581,449
25% affordable housing (70:30)	£37,528	£-9,555	£-17,585	£-27,622	£-43,606	£-96,124	£603,358
30% affordable housing (70:30)	£-5,669	£-52,010	£-60,040	£-70,077	£-86,060	£-138,579	£645,267
30% affordable housing (60:40)	£-20,750	£-66,830	£-74,861	£-84,899	£-100,882	£-153,399	£660,391

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,062,365	£1,011,567	£1,003,537	£993,500	£977,516	£924,998	£415,038
10% affordable housing (70:30)	£975,970	£926,658	£918,629	£908,591	£892,607	£840,089	£331,220
15% affordable housing (70:30)	£932,773	£884,204	£876,174	£866,136	£850,153	£797,635	£289,310
20% affordable housing (70:30)	£889,575	£841,749	£833,720	£823,682	£807,698	£755,180	£247,401
25% affordable housing (70:30)	£846,378	£799,295	£791,265	£781,228	£765,244	£712,726	£205,492
30% affordable housing (70:30)	£803,181	£756,840	£748,810	£738,773	£722,790	£670,271	£163,583
30% affordable housing (60:40)	£788,100	£742,020	£733,989	£723,951	£707,968	£655,451	£148,519

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,335,365	£1,284,567	£1,276,537	£1,266,500	£1,250,516	£1,197,998	£688,038
10% affordable housing (70:30)	£1,248,970	£1,199,658	£1,191,629	£1,181,591	£1,165,607	£1,113,089	£604,220
15% affordable housing (70:30)	£1,205,773	£1,157,204	£1,149,174	£1,139,136	£1,123,153	£1,070,635	£562,310
20% affordable housing (70:30)	£1,162,575	£1,114,749	£1,106,720	£1,096,682	£1,080,698	£1,028,180	£520,401
25% affordable housing (70:30)	£1,119,378	£1,072,295	£1,064,265	£1,054,228	£1,038,244	£985,726	£478,492
30% affordable housing (70:30)	£1,076,181	£1,029,840	£1,021,810	£1,011,773	£995,790	£943,271	£436,583
30% affordable housing (60:40)	£1,061,100	£1,015,020	£1,006,989	£996,951	£980,968	£928,451	£421,519

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,582,465	£1,531,667	£1,523,637	£1,513,600	£1,497,616	£1,445,098	£935,138
10% affordable housing (70:30)	£1,496,070	£1,446,758	£1,438,729	£1,428,691	£1,412,707	£1,360,189	£851,320
15% affordable housing (70:30)	£1,452,873	£1,404,304	£1,396,274	£1,386,236	£1,370,253	£1,317,735	£809,410
20% affordable housing (70:30)	£1,409,675	£1,361,849	£1,353,820	£1,343,782	£1,327,798	£1,275,280	£767,501
25% affordable housing (70:30)	£1,366,478	£1,319,395	£1,311,365	£1,301,328	£1,285,344	£1,232,826	£725,592
30% affordable housing (70:30)	£1,323,281	£1,276,940	£1,268,910	£1,258,873	£1,242,890	£1,190,371	£683,683
30% affordable housing (60:40)	£1,308,200	£1,262,120	£1,254,089	£1,244,051	£1,228,068	£1,175,551	£668,619

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Sales value inflation	22%
Build cost inflation	11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing	Affordable Rent
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No Units	16
Site Area	0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£154,840	-£182,084	-£193,132	-£206,941	-£224,399	-£281,758	-£830,416
10% affordable housing (70:30)	-£145,241	-£172,651	-£183,699	-£197,507	-£214,964	-£272,325	-£820,982
15% affordable housing (70:30)	-£140,442	-£167,934	-£178,981	-£192,791	-£210,248	-£267,607	-£816,266
20% affordable housing (70:30)	-£135,642	-£163,217	-£174,264	-£188,074	-£205,531	-£262,891	-£811,549
25% affordable housing (70:30)	-£130,843	-£158,500	-£169,548	-£183,357	-£200,815	-£258,174	-£806,831
30% affordable housing (70:30)	-£126,043	-£153,783	-£164,831	-£178,640	-£196,097	-£253,457	-£802,115
30% affordable housing (60:40)	-£193,196	-£219,780	-£230,828	-£244,636	-£262,095	-£319,454	-£868,111

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£647,200	-£674,444	-£685,482	-£699,301	-£716,759	-£774,118	-£1,322,776
10% affordable housing (70:30)	-£637,601	-£665,011	-£676,059	-£689,867	-£707,324	-£764,685	-£1,313,342
15% affordable housing (70:30)	-£632,802	-£660,294	-£671,341	-£685,151	-£702,608	-£759,967	-£1,308,626
20% affordable housing (70:30)	-£628,002	-£655,577	-£666,624	-£680,434	-£697,891	-£755,251	-£1,303,909
25% affordable housing (70:30)	-£623,203	-£650,860	-£661,908	-£675,717	-£693,175	-£750,534	-£1,299,191
30% affordable housing (70:30)	-£618,403	-£646,143	-£657,191	-£671,000	-£688,457	-£745,817	-£1,294,475
30% affordable housing (60:40)	-£685,556	-£712,140	-£723,188	-£736,996	-£754,455	-£811,814	-£1,360,471

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£369,880	-£397,124	-£408,172	-£421,981	-£439,439	-£496,798	-£1,045,456
10% affordable housing (70:30)	-£360,281	-£387,691	-£398,739	-£412,547	-£430,004	-£487,365	-£1,036,022
15% affordable housing (70:30)	-£355,482	-£382,974	-£394,021	-£407,831	-£425,288	-£482,647	-£1,031,306
20% affordable housing (70:30)	-£350,682	-£378,257	-£389,304	-£403,114	-£420,571	-£477,931	-£1,026,589
25% affordable housing (70:30)	-£345,883	-£373,540	-£384,588	-£398,397	-£415,855	-£473,214	-£1,021,871
30% affordable housing (70:30)	-£341,083	-£368,823	-£379,871	-£393,680	-£411,137	-£468,497	-£1,017,155
30% affordable housing (60:40)	-£408,236	-£434,820	-£445,868	-£459,676	-£477,135	-£534,494	-£1,083,151

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£276,280	-£303,524	-£314,572	-£328,381	-£345,839	-£403,198	-£951,856
10% affordable housing (70:30)	-£266,681	-£294,091	-£305,139	-£318,947	-£336,404	-£393,765	-£942,422
15% affordable housing (70:30)	-£261,882	-£289,374	-£300,421	-£314,231	-£331,688	-£389,047	-£937,706
20% affordable housing (70:30)	-£257,082	-£284,657	-£295,704	-£309,514	-£326,971	-£384,331	-£932,989
25% affordable housing (70:30)	-£252,283	-£279,940	-£290,988	-£304,797	-£322,255	-£379,614	-£928,271
30% affordable housing (70:30)	-£247,483	-£275,223	-£286,271	-£300,080	-£317,537	-£374,897	-£923,555
30% affordable housing (60:40)	-£314,636	-£341,220	-£352,268	-£366,076	-£383,535	-£440,894	-£989,551

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£191,560	-£218,804	-£228,852	-£243,661	-£261,119	-£318,478	-£667,136
10% affordable housing (70:30)	-£181,961	-£209,371	-£220,419	-£234,227	-£251,684	-£309,045	-£657,702
15% affordable housing (70:30)	-£177,162	-£204,654	-£215,701	-£229,511	-£246,968	-£304,327	-£652,986
20% affordable housing (70:30)	-£172,362	-£199,937	-£210,984	-£224,794	-£242,251	-£299,611	-£648,269
25% affordable housing (70:30)	-£167,563	-£195,220	-£206,268	-£220,077	-£237,535	-£294,894	-£643,551
30% affordable housing (70:30)	-£162,763	-£190,503	-£201,551	-£215,360	-£232,817	-£290,177	-£638,835
30% affordable housing (60:40)	-£229,916	-£256,500	-£267,548	-£281,356	-£298,815	-£356,174	-£904,831

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 13

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£6,536	-£36,330	-£47,378	-£61,187	-£78,645	-£136,004	-£684,663
10% affordable housing (70:30)	-£8,659	-£38,418	-£49,464	-£63,274	-£80,731	-£138,091	-£686,749
15% affordable housing (70:30)	-£9,721	-£39,460	-£50,508	-£64,317	-£81,775	-£139,134	-£687,793
20% affordable housing (70:30)	-£10,782	-£40,504	-£51,552	-£65,361	-£82,818	-£140,178	-£688,836
25% affordable housing (70:30)	-£11,844	-£41,548	-£52,595	-£66,404	-£83,862	-£141,221	-£689,879
30% affordable housing (70:30)	-£12,905	-£42,591	-£53,638	-£67,447	-£84,905	-£142,265	-£690,923
30% affordable housing (60:40)	-£70,732	-£99,423	-£110,470	-£124,280	-£141,737	-£199,096	-£747,755

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£498,896	-£528,690	-£539,738	-£553,547	-£571,005	-£628,364	-£1,177,023
10% affordable housing (70:30)	-£501,019	-£530,778	-£541,824	-£555,634	-£573,091	-£630,451	-£1,179,109
15% affordable housing (70:30)	-£502,081	-£531,820	-£542,868	-£556,677	-£574,135	-£631,494	-£1,180,153
20% affordable housing (70:30)	-£503,142	-£532,864	-£543,912	-£557,721	-£575,178	-£632,538	-£1,181,196
25% affordable housing (70:30)	-£504,204	-£533,908	-£544,955	-£558,764	-£576,222	-£633,581	-£1,182,239
30% affordable housing (70:30)	-£505,265	-£534,951	-£545,998	-£559,807	-£577,265	-£634,625	-£1,183,283
30% affordable housing (60:40)	-£563,092	-£591,783	-£602,830	-£616,640	-£634,097	-£691,456	-£1,240,115

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£221,576	-£251,370	-£262,418	-£276,227	-£293,685	-£351,044	-£899,703
10% affordable housing (70:30)	-£223,699	-£253,458	-£264,504	-£278,314	-£295,771	-£353,131	-£901,789
15% affordable housing (70:30)	-£224,761	-£254,500	-£265,548	-£279,357	-£296,815	-£354,174	-£902,833
20% affordable housing (70:30)	-£225,822	-£255,544	-£266,592	-£280,401	-£297,858	-£355,218	-£903,876
25% affordable housing (70:30)	-£226,884	-£256,588	-£267,635	-£281,444	-£298,902	-£356,261	-£904,919
30% affordable housing (70:30)	-£227,945	-£257,631	-£268,678	-£282,487	-£299,945	-£357,305	-£905,963
30% affordable housing (60:40)	-£285,772	-£314,463	-£325,510	-£339,320	-£356,777	-£414,136	-£962,795

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£127,976	-£157,770	-£168,818	-£182,627	-£200,085	-£257,444	-£806,103
10% affordable housing (70:30)	-£130,099	-£159,858	-£170,904	-£184,714	-£202,171	-£259,531	-£808,189
15% affordable housing (70:30)	-£131,161	-£160,900	-£171,948	-£185,757	-£203,215	-£260,574	-£809,233
20% affordable housing (70:30)	-£132,222	-£161,944	-£172,992	-£186,801	-£204,258	-£261,618	-£810,276
25% affordable housing (70:30)	-£133,284	-£162,988	-£174,035	-£187,844	-£205,302	-£262,661	-£811,319
30% affordable housing (70:30)	-£134,345	-£164,031	-£175,078	-£188,887	-£206,345	-£263,705	-£812,363
30% affordable housing (60:40)	-£192,172	-£220,863	-£231,910	-£245,720	-£263,177	-£320,536	-£869,195

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£43,256	-£73,050	-£84,098	-£97,907	-£115,365	-£172,724	-£721,383
10% affordable housing (70:30)	-£45,379	-£75,138	-£86,184	-£99,994	-£117,451	-£174,811	-£723,469
15% affordable housing (70:30)	-£46,441	-£76,180	-£87,228	-£101,037	-£118,495	-£175,854	-£724,513
20% affordable housing (70:30)	-£47,502	-£77,224	-£88,272	-£102,081	-£119,538	-£176,898	-£725,556
25% affordable housing (70:30)	-£48,564	-£78,268	-£89,315	-£103,124	-£120,582	-£177,941	-£726,599
30% affordable housing (70:30)	-£49,625	-£79,311	-£90,358	-£104,167	-£121,625	-£178,985	-£727,643
30% affordable housing (60:40)	-£107,452	-£136,143	-£147,190	-£161,000	-£178,457	-£235,816	-£784,475

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Affordable Rent
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No Units	16
Site Area	0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£249,435	£215,719	£204,849	£191,263	£174,086	£117,649	-£429,085
10% affordable housing (70:30)	£227,123	£193,790	£182,920	£169,333	£152,157	£95,720	-£451,373
15% affordable housing (70:30)	£215,966	£182,825	£171,955	£158,369	£141,193	£84,756	-£462,516
20% affordable housing (70:30)	£204,810	£171,860	£160,991	£147,404	£130,228	£73,791	-£473,660
25% affordable housing (70:30)	£193,653	£160,896	£150,027	£136,439	£119,263	£62,827	-£484,804
30% affordable housing (70:30)	£182,496	£149,932	£139,062	£125,474	£108,298	£51,862	-£495,948
30% affordable housing (60:40)	£141,688	£109,826	£98,956	£85,369	£68,192	£11,755	-£536,710

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£242,925	-£276,641	-£287,511	-£301,097	-£318,274	-£374,711	-£921,445
10% affordable housing (70:30)	-£265,237	-£298,570	-£309,440	-£323,027	-£340,203	-£396,640	-£943,733
15% affordable housing (70:30)	-£276,394	-£309,535	-£320,405	-£333,991	-£351,167	-£407,604	-£954,876
20% affordable housing (70:30)	-£287,550	-£320,500	-£331,369	-£344,956	-£362,132	-£418,569	-£966,020
25% affordable housing (70:30)	-£298,707	-£331,464	-£342,333	-£355,921	-£373,097	-£429,533	-£977,164
30% affordable housing (70:30)	-£309,864	-£342,428	-£353,298	-£366,886	-£384,062	-£440,498	-£988,308
30% affordable housing (60:40)	-£350,672	-£382,534	-£393,404	-£406,991	-£424,168	-£480,605	-£1,029,070

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£34,395	£679	-£10,191	-£23,777	-£40,954	-£97,391	-£644,125
10% affordable housing (70:30)	£12,083	-£21,250	-£32,120	-£45,707	-£62,883	-£119,320	-£666,413
15% affordable housing (70:30)	£926	-£32,215	-£43,085	-£56,671	-£73,847	-£130,284	-£677,556
20% affordable housing (70:30)	-£10,230	-£43,180	-£54,049	-£67,636	-£84,812	-£141,249	-£688,700
25% affordable housing (70:30)	-£21,387	-£54,144	-£65,013	-£78,601	-£95,777	-£152,213	-£699,844
30% affordable housing (70:30)	-£32,544	-£65,108	-£75,978	-£89,566	-£106,742	-£163,178	-£710,988
30% affordable housing (60:40)	-£73,352	-£105,214	-£116,084	-£129,671	-£146,848	-£203,285	-£751,750

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£127,995	£94,279	£83,409	£69,823	£52,646	-£3,791	-£550,525
10% affordable housing (70:30)	£105,683	£72,350	£61,480	£47,893	£30,717	-£25,720	-£572,813
15% affordable housing (70:30)	£94,526	£61,385	£50,515	£36,929	£19,753	-£36,684	-£583,956
20% affordable housing (70:30)	£83,370	£50,420	£39,551	£25,964	£8,788	-£47,649	-£595,100
25% affordable housing (70:30)	£72,213	£39,456	£28,587	£14,999	-£2,177	-£58,613	-£606,244
30% affordable housing (70:30)	£61,056	£28,492	£17,622	£4,034	-£13,142	-£69,578	-£617,388
30% affordable housing (60:40)	£20,248	-£11,614	-£22,484	-£36,071	-£53,248	-£109,685	-£658,150

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£212,715	£178,999	£168,129	£154,543	£137,366	£90,929	-£465,805
10% affordable housing (70:30)	£190,403	£157,070	£146,200	£132,613	£115,437	£59,000	-£488,093
15% affordable housing (70:30)	£179,246	£146,105	£135,235	£121,649	£104,473	£48,036	-£499,386
20% affordable housing (70:30)	£168,090	£135,140	£124,271	£110,684	£93,508	£37,071	-£510,380
25% affordable housing (70:30)	£156,933	£124,176	£113,307	£99,719	£82,543	£26,107	-£521,524
30% affordable housing (70:30)	£145,776	£113,212	£102,342	£88,754	£71,578	£15,142	-£532,668
30% affordable housing (60:40)	£104,968	£73,106	£62,236	£48,649	£31,472	-£24,965	-£573,430

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 13

Site location

Shoeburyness

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£212,787	£179,701	£168,831	£155,243	£138,067	£81,631	-£465,693
10% affordable housing (70:30)	£193,370	£160,619	£149,749	£136,161	£118,985	£62,548	-£485,087
15% affordable housing (70:30)	£183,662	£151,077	£140,207	£126,620	£109,443	£53,007	-£494,784
20% affordable housing (70:30)	£173,953	£141,535	£130,666	£117,079	£99,903	£43,466	-£504,482
25% affordable housing (70:30)	£164,245	£131,995	£121,125	£107,538	£90,361	£33,925	-£514,178
30% affordable housing (70:30)	£154,538	£122,453	£111,584	£97,997	£80,821	£24,384	-£523,875
30% affordable housing (60:40)	£111,425	£80,082	£69,213	£55,626	£38,450	-£18,281	-£566,939

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£279,573	-£312,659	-£323,529	-£337,117	-£354,293	-£410,729	-£958,053
10% affordable housing (70:30)	-£298,990	-£331,741	-£342,611	-£356,199	-£373,375	-£429,812	-£977,447
15% affordable housing (70:30)	-£308,698	-£341,283	-£352,153	-£365,740	-£382,917	-£439,353	-£987,144
20% affordable housing (70:30)	-£318,407	-£350,825	-£361,694	-£375,281	-£392,457	-£448,894	-£996,842
25% affordable housing (70:30)	-£328,115	-£360,365	-£371,235	-£384,822	-£401,999	-£458,435	-£1,006,538
30% affordable housing (70:30)	-£337,822	-£369,907	-£380,776	-£394,363	-£411,539	-£467,976	-£1,016,235
30% affordable housing (60:40)	-£380,935	-£412,278	-£423,147	-£436,734	-£453,910	-£510,641	-£1,059,299

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,253	-£35,339	-£46,209	-£59,797	-£76,973	-£133,409	-£680,733
10% affordable housing (70:30)	-£21,670	-£54,421	-£65,291	-£78,879	-£96,055	-£152,492	-£700,127
15% affordable housing (70:30)	-£31,378	-£63,963	-£74,833	-£88,420	-£105,597	-£162,033	-£709,824
20% affordable housing (70:30)	-£41,087	-£73,505	-£84,374	-£97,961	-£115,137	-£171,574	-£719,522
25% affordable housing (70:30)	-£50,795	-£83,045	-£93,915	-£107,502	-£124,679	-£181,115	-£729,218
30% affordable housing (70:30)	-£60,502	-£92,587	-£103,456	-£117,043	-£134,219	-£190,656	-£738,915
30% affordable housing (60:40)	-£103,615	-£134,958	-£145,827	-£159,414	-£176,590	-£233,321	-£781,979

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£91,347	£58,261	£47,391	£33,803	£16,627	-£39,809	-£587,133
10% affordable housing (70:30)	£71,930	£39,179	£28,309	£14,721	-£2,455	-£58,892	-£606,527
15% affordable housing (70:30)	£62,222	£29,637	£18,767	£5,180	-£11,997	-£68,433	-£616,224
20% affordable housing (70:30)	£52,513	£20,095	£9,226	-£4,361	-£21,537	-£77,974	-£625,922
25% affordable housing (70:30)	£42,805	£10,555	-£315	-£13,902	-£31,079	-£87,515	-£635,618
30% affordable housing (70:30)	£33,098	£1,013	-£9,856	-£23,443	-£40,619	-£97,056	-£645,315
30% affordable housing (60:40)	-£10,015	-£41,358	-£52,227	-£65,814	-£82,990	-£139,721	-£688,379

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£176,067	£142,981	£132,111	£118,523	£101,347	£44,911	-£302,413
10% affordable housing (70:30)	£156,650	£123,899	£113,029	£99,441	£82,265	£25,828	-£521,807
15% affordable housing (70:30)	£146,942	£114,357	£103,487	£89,900	£72,723	£16,287	-£531,504
20% affordable housing (70:30)	£137,233	£104,815	£93,946	£80,359	£63,183	£6,746	-£541,202
25% affordable housing (70:30)	£127,525	£95,275	£84,405	£70,818	£53,641	-£2,795	-£550,898
30% affordable housing (70:30)	£117,818	£85,733	£74,864	£61,277	£44,101	-£12,336	-£560,595
30% affordable housing (60:40)	£74,705	£43,362	£32,493	£18,906	£1,730	-£55,001	-£603,659

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 13

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 16
Site Area 0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£541,271	£502,536	£491,667	£478,079	£460,903	£404,467	-£137,576
10% affordable housing (70:30)	£495,891	£457,936	£447,067	£433,480	£416,304	£359,867	-£182,905
15% affordable housing (70:30)	£473,201	£435,637	£424,768	£411,180	£394,004	£337,567	-£205,570
20% affordable housing (70:30)	£450,511	£413,337	£402,468	£388,880	£371,704	£315,268	-£228,234
25% affordable housing (70:30)	£427,822	£391,037	£380,168	£366,580	£349,404	£292,968	-£250,899
30% affordable housing (70:30)	£405,132	£368,737	£357,868	£344,281	£327,105	£270,668	-£273,563
30% affordable housing (60:40)	£382,673	£346,666	£335,797	£322,209	£305,033	£248,596	-£295,996

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£48,911	£10,176	-£693	-£14,281	-£31,457	-£87,893	-£629,936
10% affordable housing (70:30)	£3,531	-£34,424	-£45,293	-£58,880	-£76,056	-£132,493	-£675,265
15% affordable housing (70:30)	-£19,159	-£56,723	-£67,592	-£81,180	-£98,356	-£154,793	-£697,930
20% affordable housing (70:30)	-£41,849	-£79,023	-£89,892	-£103,480	-£120,656	-£177,092	-£720,594
25% affordable housing (70:30)	-£64,538	-£101,323	-£112,192	-£125,780	-£142,956	-£199,392	-£743,259
30% affordable housing (70:30)	-£87,228	-£123,623	-£134,492	-£148,079	-£165,255	-£221,692	-£765,923
30% affordable housing (60:40)	-£109,687	-£145,694	-£156,563	-£170,151	-£187,327	-£243,764	-£788,356

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£326,231	£287,496	£276,627	£263,038	£245,863	£188,427	-£352,616
10% affordable housing (70:30)	£280,851	£242,896	£232,027	£218,440	£201,264	£144,827	-£397,945
15% affordable housing (70:30)	£258,161	£220,597	£209,728	£196,140	£178,964	£122,527	-£420,610
20% affordable housing (70:30)	£235,471	£198,297	£187,428	£173,840	£156,664	£100,228	-£443,274
25% affordable housing (70:30)	£212,782	£175,997	£165,128	£151,540	£134,364	£77,928	-£465,939
30% affordable housing (70:30)	£190,092	£153,697	£142,828	£129,241	£112,065	£55,628	-£488,603
30% affordable housing (60:40)	£167,633	£131,626	£120,757	£107,169	£89,993	£33,556	-£511,036

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£419,831	£381,096	£370,227	£356,639	£339,463	£283,027	-£259,016
10% affordable housing (70:30)	£374,451	£336,496	£325,627	£312,040	£294,864	£238,427	-£304,345
15% affordable housing (70:30)	£351,761	£314,197	£303,328	£289,740	£272,564	£216,127	-£327,010
20% affordable housing (70:30)	£329,071	£291,897	£281,028	£267,440	£250,264	£193,828	-£349,674
25% affordable housing (70:30)	£306,382	£269,597	£258,728	£245,140	£227,964	£171,528	-£372,339
30% affordable housing (70:30)	£283,692	£247,297	£236,428	£222,841	£205,665	£149,228	-£395,003
30% affordable housing (60:40)	£261,233	£225,226	£214,357	£200,769	£183,593	£127,156	-£417,436

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£504,551	£465,816	£454,947	£441,359	£424,183	£367,747	-£174,296
10% affordable housing (70:30)	£459,171	£421,216	£410,347	£396,760	£379,584	£323,147	-£219,625
15% affordable housing (70:30)	£436,481	£398,917	£388,048	£374,460	£357,284	£300,847	-£242,290
20% affordable housing (70:30)	£413,791	£376,617	£365,748	£352,160	£334,984	£278,548	-£264,954
25% affordable housing (70:30)	£391,102	£354,317	£343,448	£329,860	£312,684	£256,248	-£287,619
30% affordable housing (70:30)	£368,412	£332,017	£321,148	£307,561	£290,385	£233,948	-£310,283
30% affordable housing (60:40)	£345,953	£309,946	£299,077	£285,489	£268,313	£211,876	-£332,716

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 13

Site location

Leigh-on-Sea, etc

Sales value inflation	22%
Build cost inflation	11%

Affordable Housing	Affordable Rent
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No Units	16
Site Area	0.12 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£723,838	£681,964	£671,094	£657,507	£640,330	£583,894	£44,065
10% affordable housing (70:30)	£664,029	£623,182	£612,312	£598,725	£581,548	£525,112	£-14,958
15% affordable housing (70:30)	£634,123	£593,791	£582,922	£569,334	£552,158	£495,721	£-44,829
20% affordable housing (70:30)	£604,219	£564,400	£553,530	£539,943	£522,767	£466,331	£-74,701
25% affordable housing (70:30)	£574,313	£535,010	£524,140	£510,553	£493,376	£436,940	£-104,572
30% affordable housing (70:30)	£544,408	£505,618	£494,749	£481,162	£463,986	£407,549	£-134,443
30% affordable housing (60:40)	£533,429	£494,829	£483,959	£470,372	£453,196	£396,759	£-145,410

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£231,478	£189,604	£178,734	£165,147	£147,970	£91,534	£-448,295
10% affordable housing (70:30)	£171,669	£130,822	£119,952	£106,365	£89,188	£32,752	£-507,318
15% affordable housing (70:30)	£141,763	£101,431	£90,562	£76,974	£59,798	£3,361	£-537,189
20% affordable housing (70:30)	£111,859	£72,040	£61,170	£47,583	£30,407	£-26,029	£-567,061
25% affordable housing (70:30)	£81,953	£42,650	£31,780	£18,193	£1,016	£-55,420	£-596,932
30% affordable housing (70:30)	£52,048	£13,258	£2,389	£-11,198	£-28,374	£-84,811	£-626,803
30% affordable housing (60:40)	£41,069	£2,469	£-8,401	£-21,988	£-39,164	£-95,601	£-637,770

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£508,798	£466,924	£456,054	£442,467	£425,290	£368,854	£-170,975
10% affordable housing (70:30)	£448,989	£408,142	£397,272	£383,685	£366,508	£310,072	£-229,998
15% affordable housing (70:30)	£419,083	£378,751	£367,882	£354,294	£337,118	£280,681	£-259,869
20% affordable housing (70:30)	£389,179	£349,360	£338,490	£324,903	£307,727	£251,291	£-289,741
25% affordable housing (70:30)	£359,273	£319,970	£309,100	£295,513	£278,336	£221,900	£-319,612
30% affordable housing (70:30)	£329,368	£290,578	£279,709	£266,122	£248,946	£192,509	£-349,483
30% affordable housing (60:40)	£318,389	£279,789	£268,919	£255,332	£238,156	£181,719	£-360,450

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£602,398	£560,524	£549,654	£536,067	£518,890	£462,454	£-77,375
10% affordable housing (70:30)	£542,589	£501,742	£490,872	£477,285	£460,108	£403,672	£-136,398
15% affordable housing (70:30)	£512,683	£472,351	£461,482	£447,894	£430,718	£374,281	£-166,269
20% affordable housing (70:30)	£482,779	£442,960	£432,090	£418,503	£401,327	£344,891	£-196,141
25% affordable housing (70:30)	£452,873	£413,570	£402,700	£389,113	£371,936	£315,500	£-226,012
30% affordable housing (70:30)	£422,968	£384,178	£373,309	£359,722	£342,546	£286,109	£-255,883
30% affordable housing (60:40)	£411,989	£373,389	£362,519	£348,932	£331,756	£275,319	£-266,850

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£687,118	£645,244	£634,374	£620,787	£603,610	£547,174	£7,345
10% affordable housing (70:30)	£627,309	£586,462	£575,592	£562,005	£544,828	£488,392	£-51,678
15% affordable housing (70:30)	£597,403	£557,071	£546,202	£532,614	£515,438	£459,001	£-81,549
20% affordable housing (70:30)	£567,499	£527,680	£516,810	£503,223	£486,047	£429,611	£-111,421
25% affordable housing (70:30)	£537,593	£498,290	£487,420	£473,833	£456,656	£400,220	£-141,292
30% affordable housing (70:30)	£507,688	£468,898	£458,029	£444,442	£427,266	£370,829	£-171,163
30% affordable housing (60:40)	£496,709	£458,109	£447,239	£433,652	£416,476	£360,039	£-182,130

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Sales value inflation	22%
Build cost inflation	11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing	Affordable Rent
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No Units	40
Site Area	0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£225,869	-£296,501	-£323,589	-£357,450	-£401,000	-£544,094	-£1,912,809
10% affordable housing (70:30)	-£195,386	-£266,542	-£293,630	-£327,491	-£371,041	-£514,134	-£1,882,850
15% affordable housing (70:30)	-£180,143	-£251,562	-£278,650	-£312,511	-£356,061	-£499,154	-£1,867,870
20% affordable housing (70:30)	-£164,902	-£236,582	-£263,671	-£297,532	-£341,081	-£484,174	-£1,852,889
25% affordable housing (70:30)	-£149,660	-£221,603	-£248,691	-£282,551	-£326,102	-£469,194	-£1,837,910
30% affordable housing (70:30)	-£134,418	-£206,623	-£233,711	-£267,571	-£311,122	-£454,214	-£1,822,930
30% affordable housing (60:40)	-£312,451	-£381,593	-£408,682	-£442,542	-£486,093	-£629,185	-£1,997,901

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,482,519	-£2,553,151	-£2,580,239	-£2,614,100	-£2,657,650	-£2,800,744	-£4,169,459
10% affordable housing (70:30)	-£2,452,036	-£2,523,192	-£2,550,280	-£2,584,141	-£2,627,691	-£2,770,784	-£4,139,500
15% affordable housing (70:30)	-£2,436,793	-£2,508,212	-£2,535,300	-£2,569,161	-£2,612,711	-£2,755,804	-£4,124,520
20% affordable housing (70:30)	-£2,421,552	-£2,493,232	-£2,520,321	-£2,554,182	-£2,597,731	-£2,740,824	-£4,109,539
25% affordable housing (70:30)	-£2,406,310	-£2,478,253	-£2,505,341	-£2,539,201	-£2,582,752	-£2,725,844	-£4,094,560
30% affordable housing (70:30)	-£2,391,068	-£2,463,273	-£2,490,361	-£2,524,221	-£2,567,772	-£2,710,864	-£4,079,580
30% affordable housing (60:40)	-£2,569,101	-£2,638,243	-£2,665,332	-£2,699,192	-£2,742,743	-£2,885,835	-£4,254,551

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,211,469	-£1,282,101	-£1,308,189	-£1,343,050	-£1,386,600	-£1,529,694	-£2,898,409
10% affordable housing (70:30)	-£1,180,986	-£1,252,142	-£1,279,230	-£1,313,091	-£1,356,641	-£1,499,734	-£2,868,450
15% affordable housing (70:30)	-£1,165,743	-£1,237,162	-£1,264,250	-£1,298,111	-£1,341,661	-£1,484,754	-£2,853,470
20% affordable housing (70:30)	-£1,150,502	-£1,222,182	-£1,249,271	-£1,283,132	-£1,326,681	-£1,469,774	-£2,838,489
25% affordable housing (70:30)	-£1,135,260	-£1,207,203	-£1,234,291	-£1,268,151	-£1,311,702	-£1,454,794	-£2,823,510
30% affordable housing (70:30)	-£1,120,018	-£1,192,223	-£1,219,311	-£1,253,171	-£1,296,722	-£1,439,814	-£2,808,530
30% affordable housing (60:40)	-£1,298,051	-£1,367,193	-£1,394,282	-£1,428,142	-£1,471,693	-£1,614,785	-£2,983,501

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£782,469	-£853,101	-£880,189	-£914,050	-£957,600	-£1,100,694	-£2,469,409
10% affordable housing (70:30)	-£751,986	-£823,142	-£850,230	-£884,091	-£927,641	-£1,070,734	-£2,439,450
15% affordable housing (70:30)	-£736,743	-£808,162	-£835,250	-£869,111	-£912,661	-£1,055,754	-£2,424,470
20% affordable housing (70:30)	-£721,502	-£793,182	-£820,271	-£854,132	-£897,681	-£1,040,774	-£2,409,489
25% affordable housing (70:30)	-£706,260	-£778,203	-£805,291	-£839,151	-£882,702	-£1,025,794	-£2,394,510
30% affordable housing (70:30)	-£691,018	-£763,223	-£790,311	-£824,171	-£867,722	-£1,010,814	-£2,379,530
30% affordable housing (60:40)	-£869,051	-£938,193	-£965,282	-£999,142	-£1,042,693	-£1,185,785	-£2,554,501

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£394,169	-£464,801	-£491,889	-£525,750	-£569,300	-£712,394	-£2,081,109
10% affordable housing (70:30)	-£363,686	-£434,842	-£461,930	-£495,791	-£539,341	-£682,434	-£2,051,150
15% affordable housing (70:30)	-£348,443	-£419,862	-£446,950	-£480,811	-£524,361	-£667,454	-£2,036,170
20% affordable housing (70:30)	-£333,202	-£404,882	-£431,971	-£465,832	-£509,381	-£652,474	-£2,021,189
25% affordable housing (70:30)	-£317,960	-£389,903	-£416,991	-£450,851	-£494,402	-£637,494	-£2,006,210
30% affordable housing (70:30)	-£302,718	-£374,923	-£402,011	-£435,871	-£479,422	-£622,514	-£1,991,230
30% affordable housing (60:40)	-£480,751	-£549,893	-£576,982	-£610,842	-£654,393	-£797,485	-£2,166,201

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 14

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£161,503	£85,408	£58,755	£25,440	-£17,695	-£160,787	-£1,529,503
10% affordable housing (70:30)	£161,231	£85,140	£58,488	£25,172	-£17,967	-£161,059	-£1,529,775
15% affordable housing (70:30)	£161,094	£85,006	£58,354	£25,038	-£18,102	-£161,195	-£1,529,911
20% affordable housing (70:30)	£160,959	£84,872	£58,220	£24,905	-£18,238	-£161,332	-£1,530,047
25% affordable housing (70:30)	£160,822	£84,739	£58,087	£24,771	-£18,375	-£161,467	-£1,530,183
30% affordable housing (70:30)	£160,686	£84,605	£57,953	£24,637	-£18,510	-£161,603	-£1,530,320
30% affordable housing (60:40)	£9,843	-£64,684	-£91,773	-£125,634	-£169,184	-£312,277	-£1,680,992

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,095,147	-£2,171,242	-£2,197,895	-£2,231,210	-£2,274,345	-£2,417,437	-£3,786,153
10% affordable housing (70:30)	-£2,095,419	-£2,171,510	-£2,198,162	-£2,231,478	-£2,274,617	-£2,417,709	-£3,786,425
15% affordable housing (70:30)	-£2,095,556	-£2,171,644	-£2,198,296	-£2,231,612	-£2,274,752	-£2,417,845	-£3,786,561
20% affordable housing (70:30)	-£2,095,691	-£2,171,778	-£2,198,430	-£2,231,745	-£2,274,888	-£2,417,982	-£3,786,697
25% affordable housing (70:30)	-£2,095,828	-£2,171,911	-£2,198,563	-£2,231,879	-£2,275,025	-£2,418,117	-£3,786,833
30% affordable housing (70:30)	-£2,095,964	-£2,172,045	-£2,198,697	-£2,232,013	-£2,275,160	-£2,418,253	-£3,786,970
30% affordable housing (60:40)	-£2,246,807	-£2,321,334	-£2,348,423	-£2,382,284	-£2,425,834	-£2,568,927	-£3,937,642

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£824,097	-£900,192	-£926,845	-£960,160	-£1,003,295	-£1,146,387	-£2,515,103
10% affordable housing (70:30)	-£824,369	-£900,460	-£927,112	-£960,428	-£1,003,567	-£1,146,659	-£2,515,375
15% affordable housing (70:30)	-£824,506	-£900,594	-£927,246	-£960,562	-£1,003,702	-£1,146,795	-£2,515,511
20% affordable housing (70:30)	-£824,641	-£900,728	-£927,380	-£960,695	-£1,003,838	-£1,146,932	-£2,515,647
25% affordable housing (70:30)	-£824,778	-£900,861	-£927,513	-£960,829	-£1,003,975	-£1,147,067	-£2,515,783
30% affordable housing (70:30)	-£824,914	-£900,995	-£927,647	-£960,963	-£1,004,110	-£1,147,203	-£2,515,920
30% affordable housing (60:40)	-£975,757	-£1,050,284	-£1,077,373	-£1,111,234	-£1,154,784	-£1,297,877	-£2,666,592

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£395,097	-£471,192	-£497,845	-£531,160	-£574,295	-£717,387	-£2,086,103
10% affordable housing (70:30)	-£395,369	-£471,460	-£498,112	-£531,428	-£574,567	-£717,659	-£2,086,375
15% affordable housing (70:30)	-£395,506	-£471,594	-£498,246	-£531,562	-£574,702	-£717,795	-£2,086,511
20% affordable housing (70:30)	-£395,641	-£471,728	-£498,380	-£531,695	-£574,838	-£717,932	-£2,086,647
25% affordable housing (70:30)	-£395,778	-£471,861	-£498,513	-£531,829	-£574,975	-£718,067	-£2,086,783
30% affordable housing (70:30)	-£395,914	-£471,995	-£498,647	-£531,963	-£575,110	-£718,203	-£2,086,920
30% affordable housing (60:40)	-£546,757	-£621,284	-£648,373	-£682,234	-£725,784	-£868,877	-£2,237,592

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£6,797	-£82,892	-£109,545	-£142,860	-£185,995	-£329,087	-£1,697,803
10% affordable housing (70:30)	-£7,069	-£83,160	-£109,812	-£143,128	-£186,267	-£329,359	-£1,698,075
15% affordable housing (70:30)	-£7,206	-£83,294	-£109,946	-£143,262	-£186,402	-£329,495	-£1,698,211
20% affordable housing (70:30)	-£7,341	-£83,428	-£110,080	-£143,395	-£186,538	-£329,632	-£1,698,347
25% affordable housing (70:30)	-£7,478	-£83,561	-£110,213	-£143,529	-£186,675	-£329,767	-£1,698,483
30% affordable housing (70:30)	-£7,614	-£83,695	-£110,347	-£143,663	-£186,810	-£329,903	-£1,698,620
30% affordable housing (60:40)	-£158,457	-£232,984	-£260,073	-£293,934	-£337,484	-£480,577	-£1,849,292

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing	Affordable Rent
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No Units	40
Site Area	0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£834,382	£746,714	£720,062	£886,746	£643,897	£503,106	£857,381
10% affordable housing (70:30)	£781,040	£694,289	£667,637	£834,321	£591,471	£450,681	£910,663
15% affordable housing (70:30)	£754,319	£668,077	£641,424	£608,108	£565,259	£424,469	£937,305
20% affordable housing (70:30)	£727,367	£641,864	£615,212	£581,896	£539,046	£398,256	£963,946
25% affordable housing (70:30)	£700,416	£615,652	£588,999	£555,683	£512,834	£372,044	£990,587
30% affordable housing (70:30)	£673,464	£589,440	£562,787	£529,471	£486,621	£345,831	£1,017,228
30% affordable housing (60:40)	£566,165	£483,109	£456,457	£423,142	£380,292	£239,502	£1,125,297

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,422,268	-£1,509,936	-£1,536,588	-£1,569,904	-£1,612,753	-£1,753,544	-£3,114,031
10% affordable housing (70:30)	-£1,475,610	-£1,562,361	-£1,589,013	-£1,622,329	-£1,665,179	-£1,805,969	-£3,167,313
15% affordable housing (70:30)	-£1,502,331	-£1,588,573	-£1,615,226	-£1,648,542	-£1,691,391	-£1,832,181	-£3,193,955
20% affordable housing (70:30)	-£1,529,283	-£1,614,786	-£1,641,438	-£1,674,754	-£1,717,604	-£1,858,394	-£3,220,596
25% affordable housing (70:30)	-£1,556,234	-£1,640,998	-£1,667,651	-£1,700,967	-£1,743,816	-£1,884,606	-£3,247,237
30% affordable housing (70:30)	-£1,583,186	-£1,667,210	-£1,693,863	-£1,727,179	-£1,770,029	-£1,910,819	-£3,273,878
30% affordable housing (60:40)	-£1,690,485	-£1,773,541	-£1,800,193	-£1,833,508	-£1,876,358	-£2,017,148	-£3,381,947

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£151,218	-£238,886	-£265,538	-£298,854	-£341,703	-£482,494	-£1,842,981
10% affordable housing (70:30)	-£204,560	-£291,311	-£317,963	-£351,279	-£394,129	-£534,919	-£1,896,263
15% affordable housing (70:30)	-£231,281	-£317,523	-£344,176	-£377,492	-£420,341	-£561,131	-£1,922,905
20% affordable housing (70:30)	-£258,233	-£343,736	-£370,388	-£403,704	-£446,554	-£587,344	-£1,949,546
25% affordable housing (70:30)	-£285,184	-£369,948	-£396,601	-£429,917	-£472,766	-£613,556	-£1,976,187
30% affordable housing (70:30)	-£312,136	-£396,160	-£422,813	-£456,129	-£498,979	-£639,769	-£2,002,828
30% affordable housing (60:40)	-£419,435	-£502,491	-£529,143	-£562,458	-£605,308	-£746,098	-£2,110,897

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£277,782	£190,114	£163,462	£130,146	£87,297	-£53,494	-£1,413,981
10% affordable housing (70:30)	£224,440	£137,689	£111,037	£77,721	£34,871	-£105,919	-£1,467,263
15% affordable housing (70:30)	£197,719	£111,477	£84,824	£51,508	£8,659	-£132,131	-£1,493,905
20% affordable housing (70:30)	£170,767	£85,264	£58,612	£25,296	-£17,554	-£158,344	-£1,520,546
25% affordable housing (70:30)	£143,816	£59,052	£32,399	£-917	-£43,766	-£184,556	-£1,547,187
30% affordable housing (70:30)	£116,864	£32,840	£6,187	£-27,129	-£69,979	-£210,769	-£1,573,828
30% affordable housing (60:40)	£9,565	£-73,491	£-100,143	£-133,458	£-176,308	£-317,098	£-1,681,897

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£666,082	£578,414	£551,762	£518,446	£475,597	£334,806	-£1,025,681
10% affordable housing (70:30)	£612,740	£525,989	£499,337	£466,021	£423,171	£282,381	-£1,078,963
15% affordable housing (70:30)	£586,019	£499,777	£473,124	£439,808	£396,959	£256,169	-£1,105,605
20% affordable housing (70:30)	£559,067	£473,564	£446,912	£413,596	£370,746	£229,956	-£1,132,246
25% affordable housing (70:30)	£532,116	£447,352	£420,699	£387,383	£344,534	£203,744	-£1,158,887
30% affordable housing (70:30)	£505,164	£421,140	£394,487	£361,171	£318,321	£177,531	-£1,185,528
30% affordable housing (60:40)	£397,865	£314,809	£288,157	£254,842	£211,992	£71,202	-£1,293,597

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Site location

Shoeburyness

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£738,001	£651,991	£625,339	£592,022	£549,174	£408,383	-£953,654
10% affordable housing (70:30)	£692,261	£607,037	£580,384	£547,068	£504,220	£363,429	-£999,342
15% affordable housing (70:30)	£669,390	£584,560	£557,907	£524,591	£481,743	£340,952	-£1,022,188
20% affordable housing (70:30)	£646,520	£562,083	£535,430	£502,114	£459,266	£318,475	-£1,045,032
25% affordable housing (70:30)	£623,649	£539,606	£512,953	£479,637	£436,788	£295,998	-£1,067,877
30% affordable housing (70:30)	£600,778	£517,129	£490,476	£457,160	£414,311	£273,521	-£1,090,721
30% affordable housing (60:40)	£486,479	£404,795	£378,142	£344,827	£301,977	£161,187	-£1,204,892

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,518,649	-£1,604,659	-£1,631,311	-£1,664,628	-£1,707,476	-£1,848,267	-£3,210,304
10% affordable housing (70:30)	-£1,564,389	-£1,649,613	-£1,676,266	-£1,709,582	-£1,752,430	-£1,893,221	-£3,255,992
15% affordable housing (70:30)	-£1,587,260	-£1,672,090	-£1,698,743	-£1,732,059	-£1,774,907	-£1,915,698	-£3,278,838
20% affordable housing (70:30)	-£1,610,130	-£1,694,567	-£1,721,220	-£1,754,536	-£1,797,384	-£1,938,175	-£3,301,682
25% affordable housing (70:30)	-£1,633,001	-£1,717,044	-£1,743,697	-£1,777,013	-£1,819,862	-£1,960,652	-£3,324,527
30% affordable housing (70:30)	-£1,655,872	-£1,739,521	-£1,766,174	-£1,799,490	-£1,842,339	-£1,983,129	-£3,347,371
30% affordable housing (60:40)	-£1,770,171	-£1,851,855	-£1,878,508	-£1,911,823	-£1,954,673	-£2,095,463	-£3,461,542

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£247,599	-£333,609	-£360,261	-£393,578	-£436,426	-£577,217	-£1,939,254
10% affordable housing (70:30)	-£293,339	-£378,563	-£405,216	-£438,532	-£481,380	-£622,171	-£1,984,942
15% affordable housing (70:30)	-£316,210	-£401,040	-£427,693	-£461,009	-£503,857	-£644,648	-£2,007,788
20% affordable housing (70:30)	-£339,080	-£423,517	-£450,170	-£483,486	-£526,334	-£667,125	-£2,030,632
25% affordable housing (70:30)	-£361,951	-£445,994	-£472,647	-£505,963	-£548,812	-£689,602	-£2,053,477
30% affordable housing (70:30)	-£384,822	-£468,471	-£495,124	-£528,440	-£571,289	-£712,079	-£2,076,321
30% affordable housing (60:40)	-£499,121	-£580,805	-£607,458	-£640,773	-£683,623	-£824,413	-£2,190,492

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£181,401	£95,391	£68,739	£35,422	-£7,426	-£148,217	-£1,510,254
10% affordable housing (70:30)	£135,661	£50,437	£23,784	-£9,532	-£52,380	-£193,171	-£1,555,942
15% affordable housing (70:30)	£112,790	£27,960	£1,307	-£32,009	-£74,857	-£215,648	-£1,578,788
20% affordable housing (70:30)	£89,920	£5,483	-£21,170	-£54,486	-£97,334	-£238,125	-£1,601,632
25% affordable housing (70:30)	£67,049	-£16,994	-£43,647	-£76,963	-£119,812	-£260,602	-£1,624,477
30% affordable housing (70:30)	£44,178	-£39,471	-£66,124	-£99,440	-£142,289	-£283,079	-£1,647,321
30% affordable housing (60:40)	-£70,121	-£181,805	-£178,458	-£211,773	-£254,623	-£395,413	-£1,761,492

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£569,701	£483,691	£457,039	£423,722	£380,874	£240,083	-£1,121,954
10% affordable housing (70:30)	£523,961	£438,737	£412,084	£378,768	£335,920	£195,129	-£1,167,642
15% affordable housing (70:30)	£501,090	£416,260	£389,607	£356,291	£313,443	£172,652	-£1,190,488
20% affordable housing (70:30)	£478,220	£393,783	£367,130	£333,814	£290,966	£150,175	-£1,213,332
25% affordable housing (70:30)	£455,349	£371,306	£344,653	£311,337	£268,488	£127,698	-£1,236,177
30% affordable housing (70:30)	£432,478	£348,829	£322,176	£288,860	£246,011	£105,221	-£1,259,021
30% affordable housing (60:40)	£318,179	£236,495	£209,842	£176,527	£133,677	-£7,113	-£1,373,192

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 14

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,592,689	£1,493,159	£1,466,935	£1,434,155	£1,391,995	£1,253,471	-£90,769
10% affordable housing (70:30)	£1,478,990	£1,381,416	£1,355,191	£1,322,412	£1,280,252	£1,141,728	-£204,515
15% affordable housing (70:30)	£1,422,140	£1,325,544	£1,299,319	£1,266,540	£1,224,381	£1,085,856	-£261,388
20% affordable housing (70:30)	£1,365,291	£1,269,672	£1,243,448	£1,210,669	£1,168,509	£1,029,984	-£318,260
25% affordable housing (70:30)	£1,308,441	£1,213,800	£1,187,577	£1,154,797	£1,112,637	£974,112	-£375,133
30% affordable housing (70:30)	£1,251,592	£1,157,928	£1,131,705	£1,098,925	£1,056,765	£918,240	-£432,006
30% affordable housing (60:40)	£1,193,009	£1,100,353	£1,074,130	£1,041,350	£999,190	£860,666	-£491,479

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£663,961	-£763,491	-£789,715	-£822,495	-£864,655	-£1,003,179	-£2,347,419
10% affordable housing (70:30)	-£777,660	-£875,234	-£901,459	-£934,238	-£976,398	-£1,114,922	-£2,461,165
15% affordable housing (70:30)	-£834,510	-£931,106	-£957,331	-£990,110	-£1,032,269	-£1,170,794	-£2,518,038
20% affordable housing (70:30)	-£891,359	-£986,978	-£1,013,202	-£1,045,981	-£1,088,141	-£1,226,666	-£2,574,910
25% affordable housing (70:30)	-£948,209	-£1,042,850	-£1,069,073	-£1,101,853	-£1,144,013	-£1,282,538	-£2,631,783
30% affordable housing (70:30)	-£1,005,058	-£1,098,722	-£1,124,945	-£1,157,725	-£1,199,885	-£1,338,410	-£2,688,656
30% affordable housing (60:40)	-£1,063,841	-£1,156,297	-£1,182,520	-£1,215,300	-£1,257,460	-£1,395,984	-£2,746,129

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£607,089	£507,559	£481,335	£448,555	£406,395	£267,871	-£1,076,368
10% affordable housing (70:30)	£493,390	£395,816	£369,591	£336,812	£294,652	£156,128	-£1,190,115
15% affordable housing (70:30)	£436,540	£339,944	£313,719	£280,940	£238,781	£100,256	-£1,246,988
20% affordable housing (70:30)	£379,691	£284,072	£257,848	£225,069	£182,909	£44,384	-£1,303,860
25% affordable housing (70:30)	£322,841	£228,200	£201,977	£169,197	£127,037	-£11,488	-£1,360,733
30% affordable housing (70:30)	£265,992	£172,328	£146,105	£113,325	£71,165	-£67,360	-£1,417,606
30% affordable housing (60:40)	£207,409	£114,753	£88,530	£55,750	£13,590	-£124,934	-£1,477,079

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,036,089	£936,559	£910,335	£877,555	£835,395	£696,871	-£647,369
10% affordable housing (70:30)	£922,390	£824,816	£798,591	£765,812	£723,652	£585,128	-£761,115
15% affordable housing (70:30)	£865,540	£768,944	£742,719	£709,940	£667,781	£529,256	-£817,988
20% affordable housing (70:30)	£808,691	£713,072	£686,848	£654,069	£611,909	£473,384	-£874,860
25% affordable housing (70:30)	£751,841	£657,200	£630,977	£598,197	£556,037	£417,512	-£931,733
30% affordable housing (70:30)	£694,992	£601,328	£575,105	£542,325	£500,165	£361,640	-£988,606
30% affordable housing (60:40)	£636,409	£543,753	£517,530	£484,750	£442,590	£304,066	-£1,048,079

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,424,389	£1,324,859	£1,298,635	£1,265,855	£1,223,695	£1,085,171	-£259,069
10% affordable housing (70:30)	£1,310,690	£1,213,116	£1,186,891	£1,154,112	£1,111,952	£973,428	-£372,815
15% affordable housing (70:30)	£1,253,840	£1,157,244	£1,131,019	£1,098,240	£1,056,081	£917,556	-£429,688
20% affordable housing (70:30)	£1,196,991	£1,101,372	£1,075,148	£1,042,369	£1,000,209	£861,684	-£486,560
25% affordable housing (70:30)	£1,140,141	£1,045,500	£1,019,277	£986,497	£944,337	£805,812	-£543,433
30% affordable housing (70:30)	£1,083,292	£989,628	£963,405	£930,625	£888,465	£749,940	-£600,306
30% affordable housing (60:40)	£1,024,709	£932,053	£905,830	£873,050	£830,890	£692,366	-£659,779

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 14

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 40
Site Area 0.55 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,066,577	£1,958,896	£1,932,672	£1,899,892	£1,857,733	£1,719,208	£382,552
10% affordable housing (70:30)	£1,915,470	£1,810,388	£1,784,165	£1,751,385	£1,709,225	£1,570,700	£233,421
15% affordable housing (70:30)	£1,839,917	£1,736,135	£1,709,911	£1,677,131	£1,634,972	£1,496,447	£158,855
20% affordable housing (70:30)	£1,764,364	£1,661,881	£1,635,658	£1,602,878	£1,560,718	£1,422,193	£84,290
25% affordable housing (70:30)	£1,688,805	£1,587,627	£1,561,404	£1,528,624	£1,486,465	£1,347,940	£9,724
30% affordable housing (70:30)	£1,612,661	£1,513,374	£1,487,150	£1,454,370	£1,412,211	£1,273,686	£65,901
30% affordable housing (60:40)	£1,584,484	£1,485,228	£1,459,004	£1,426,225	£1,384,065	£1,245,541	£94,975

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£-190,073	£-297,754	£-323,978	£-356,758	£-398,917	£-537,442	£-1,874,098
10% affordable housing (70:30)	£-341,180	£-446,262	£-472,485	£-505,265	£-547,425	£-685,950	£-2,023,229
15% affordable housing (70:30)	£-416,733	£-520,515	£-546,739	£-579,519	£-621,678	£-760,203	£-2,097,795
20% affordable housing (70:30)	£-492,286	£-594,769	£-620,992	£-653,772	£-695,932	£-834,457	£-2,172,360
25% affordable housing (70:30)	£-567,845	£-669,023	£-695,246	£-728,026	£-770,185	£-908,710	£-2,246,926
30% affordable housing (70:30)	£-643,989	£-743,276	£-769,500	£-802,280	£-844,439	£-982,964	£-2,322,551
30% affordable housing (60:40)	£-672,168	£-771,422	£-797,646	£-830,425	£-872,585	£-1,011,109	£-2,351,625

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,080,977	£973,296	£947,072	£914,292	£872,133	£733,608	£-603,048
10% affordable housing (70:30)	£929,870	£824,788	£798,565	£765,785	£723,625	£585,100	£-752,179
15% affordable housing (70:30)	£854,317	£750,535	£724,311	£691,531	£649,372	£510,847	£-826,745
20% affordable housing (70:30)	£778,764	£676,281	£650,058	£617,278	£575,118	£436,593	£-901,310
25% affordable housing (70:30)	£703,205	£602,027	£575,804	£543,024	£500,865	£362,340	£-975,876
30% affordable housing (70:30)	£627,061	£527,774	£501,550	£468,770	£426,611	£288,086	£-1,051,501
30% affordable housing (60:40)	£598,884	£499,628	£473,404	£440,625	£398,465	£259,941	£-1,080,575

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,509,977	£1,402,296	£1,376,072	£1,343,292	£1,301,133	£1,162,608	£-174,048
10% affordable housing (70:30)	£1,358,870	£1,253,788	£1,227,565	£1,194,785	£1,152,625	£1,014,100	£-323,179
15% affordable housing (70:30)	£1,283,317	£1,179,535	£1,153,311	£1,120,531	£1,078,372	£939,847	£-397,745
20% affordable housing (70:30)	£1,207,764	£1,105,281	£1,079,058	£1,046,278	£1,004,118	£865,593	£-472,310
25% affordable housing (70:30)	£1,132,205	£1,031,027	£1,004,804	£972,024	£929,865	£791,340	£-546,876
30% affordable housing (70:30)	£1,056,061	£956,774	£930,550	£897,770	£855,611	£717,086	£-622,501
30% affordable housing (60:40)	£1,027,884	£928,628	£902,404	£869,625	£827,465	£688,941	£-651,575

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,898,277	£1,790,596	£1,764,372	£1,731,592	£1,689,433	£1,550,908	£214,252
10% affordable housing (70:30)	£1,747,170	£1,642,088	£1,615,865	£1,583,085	£1,540,925	£1,402,400	£65,121
15% affordable housing (70:30)	£1,671,617	£1,567,835	£1,541,611	£1,508,831	£1,466,672	£1,328,147	£-49,445
20% affordable housing (70:30)	£1,596,064	£1,493,581	£1,467,358	£1,434,578	£1,392,418	£1,253,893	£-64,010
25% affordable housing (70:30)	£1,520,505	£1,419,327	£1,393,104	£1,360,324	£1,318,165	£1,179,640	£-158,576
30% affordable housing (70:30)	£1,444,361	£1,345,074	£1,318,850	£1,286,070	£1,243,911	£1,105,386	£-234,201
30% affordable housing (60:40)	£1,416,184	£1,316,928	£1,290,704	£1,257,925	£1,215,765	£1,077,241	£-263,275

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Sales value inflation	22%
Build cost inflation	11%

Site location

Airport, Westborough, Victoria and Prittlewell

Affordable Housing	Affordable Rent
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No Units	45
Site Area	0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£654,362	£560,626	£530,642	£493,161	£442,382	£275,534	-£1,341,997
10% affordable housing (70:30)	£703,486	£608,904	£578,920	£541,440	£490,661	£323,813	-£1,292,928
15% affordable housing (70:30)	£728,047	£633,044	£603,059	£565,579	£514,799	£347,951	-£1,268,395
20% affordable housing (70:30)	£752,609	£657,183	£627,199	£589,718	£538,939	£372,091	-£1,243,860
25% affordable housing (70:30)	£776,555	£681,322	£651,337	£613,857	£563,078	£396,230	-£1,219,327
30% affordable housing (70:30)	£799,930	£705,018	£675,477	£637,997	£587,216	£420,369	-£1,194,792
30% affordable housing (60:40)	£545,012	£453,157	£423,172	£385,692	£334,912	£168,064	-£1,451,224

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£2,135,678	-£2,229,414	-£2,259,398	-£2,296,879	-£2,347,658	-£2,514,506	-£4,132,037
10% affordable housing (70:30)	-£2,086,554	-£2,181,136	-£2,211,120	-£2,248,600	-£2,299,379	-£2,466,227	-£4,082,968
15% affordable housing (70:30)	-£2,061,993	-£2,156,996	-£2,186,981	-£2,224,461	-£2,275,241	-£2,442,089	-£4,058,435
20% affordable housing (70:30)	-£2,037,431	-£2,132,857	-£2,162,841	-£2,200,322	-£2,251,101	-£2,417,949	-£4,033,900
25% affordable housing (70:30)	-£2,013,485	-£2,108,718	-£2,138,703	-£2,176,183	-£2,226,962	-£2,393,810	-£4,009,367
30% affordable housing (70:30)	-£1,990,110	-£2,085,022	-£2,114,563	-£2,152,043	-£2,202,824	-£2,369,671	-£3,984,832
30% affordable housing (60:40)	-£2,245,028	-£2,336,883	-£2,366,868	-£2,404,348	-£2,455,128	-£2,621,976	-£4,241,264

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£564,198	-£657,934	-£687,918	-£725,399	-£776,178	-£943,026	-£2,560,557
10% affordable housing (70:30)	-£515,074	-£609,656	-£639,640	-£677,120	-£727,899	-£894,747	-£2,511,488
15% affordable housing (70:30)	-£490,513	-£585,516	-£615,501	-£652,981	-£703,761	-£870,609	-£2,486,955
20% affordable housing (70:30)	-£465,951	-£561,377	-£591,361	-£628,842	-£679,621	-£846,469	-£2,462,420
25% affordable housing (70:30)	-£442,005	-£537,238	-£567,223	-£604,703	-£655,482	-£822,330	-£2,437,887
30% affordable housing (70:30)	-£418,630	-£513,542	-£543,083	-£580,563	-£631,344	-£798,191	-£2,413,352
30% affordable housing (60:40)	-£673,548	-£765,403	-£795,388	-£832,868	-£883,648	-£1,050,496	-£2,669,784

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£33,798	-£127,534	-£157,518	-£194,999	-£245,778	-£412,626	-£2,030,157
10% affordable housing (70:30)	£15,326	-£79,256	-£109,240	-£146,720	-£197,499	-£364,347	-£1,981,088
15% affordable housing (70:30)	£39,887	-£55,116	-£85,101	-£122,581	-£173,361	-£340,209	-£1,956,555
20% affordable housing (70:30)	£64,449	-£30,977	-£60,961	-£98,442	-£149,221	-£316,069	-£1,932,020
25% affordable housing (70:30)	£88,395	-£6,838	-£36,823	-£74,303	-£125,082	-£291,930	-£1,907,487
30% affordable housing (70:30)	£111,770	£16,858	-£12,683	-£50,163	-£100,944	-£267,791	-£1,882,952
30% affordable housing (60:40)	-£143,148	-£235,003	-£264,988	-£302,468	-£353,248	-£520,096	-£2,139,384

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£446,282	£352,546	£322,562	£285,081	£234,302	£67,454	-£1,550,077
10% affordable housing (70:30)	£495,406	£400,824	£370,840	£333,360	£282,581	£115,733	-£1,501,008
15% affordable housing (70:30)	£519,967	£424,964	£394,979	£357,499	£306,719	£139,871	-£1,476,475
20% affordable housing (70:30)	£544,529	£449,103	£419,119	£381,638	£330,859	£164,011	-£1,451,940
25% affordable housing (70:30)	£568,475	£473,242	£443,257	£405,777	£354,998	£188,150	-£1,427,407
30% affordable housing (70:30)	£591,850	£496,938	£467,397	£429,917	£379,136	£212,289	-£1,402,872
30% affordable housing (60:40)	£336,932	£245,077	£215,092	£177,612	£126,832	-£40,016	-£1,659,304

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 15

Site location

Southchurch

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,214,769	£1,112,722	£1,083,221	£1,045,881	£995,101	£828,253	-£780,237
10% affordable housing (70:30)	£1,217,704	£1,115,606	£1,086,104	£1,049,227	£999,264	£832,939	-£775,475
15% affordable housing (70:30)	£1,219,171	£1,117,048	£1,087,547	£1,050,669	£1,000,706	£835,282	-£773,095
20% affordable housing (70:30)	£1,220,638	£1,118,489	£1,088,988	£1,052,110	£1,002,149	£837,624	-£770,713
25% affordable housing (70:30)	£1,222,105	£1,119,932	£1,090,430	£1,053,553	£1,003,590	£839,428	-£768,333
30% affordable housing (70:30)	£1,223,572	£1,121,373	£1,091,871	£1,054,995	£1,005,032	£840,869	-£765,951
30% affordable housing (60:40)	£1,006,059	£907,601	£878,099	£841,223	£791,260	£625,041	-£986,773

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£1,575,271	-£1,677,318	-£1,706,819	-£1,744,159	-£1,794,939	-£1,961,787	-£3,570,277
10% affordable housing (70:30)	-£1,572,336	-£1,674,434	-£1,703,936	-£1,740,813	-£1,790,776	-£1,957,101	-£3,565,515
15% affordable housing (70:30)	-£1,570,869	-£1,672,992	-£1,702,493	-£1,739,371	-£1,789,334	-£1,954,758	-£3,563,135
20% affordable housing (70:30)	-£1,569,402	-£1,671,551	-£1,701,052	-£1,737,930	-£1,787,891	-£1,952,416	-£3,560,753
25% affordable housing (70:30)	-£1,567,935	-£1,670,108	-£1,699,610	-£1,736,487	-£1,786,450	-£1,950,612	-£3,558,373
30% affordable housing (70:30)	-£1,566,468	-£1,668,667	-£1,698,169	-£1,735,045	-£1,785,008	-£1,949,171	-£3,555,991
30% affordable housing (60:40)	-£1,783,581	-£1,882,439	-£1,911,941	-£1,948,817	-£1,998,780	-£2,164,999	-£3,776,813

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£3,791	-£105,838	-£135,339	-£172,679	-£223,459	-£390,307	-£1,998,797
10% affordable housing (70:30)	-£856	-£102,954	-£132,456	-£169,333	-£219,296	-£385,621	-£1,994,035
15% affordable housing (70:30)	£611	-£101,512	-£131,013	-£167,891	-£217,854	-£383,278	-£1,991,655
20% affordable housing (70:30)	£2,078	-£100,071	-£129,572	-£166,450	-£216,411	-£380,936	-£1,989,273
25% affordable housing (70:30)	£3,545	-£98,628	-£128,130	-£165,007	-£214,970	-£379,132	-£1,986,893
30% affordable housing (70:30)	£5,012	-£97,187	-£126,689	-£163,565	-£213,528	-£377,691	-£1,984,511
30% affordable housing (60:40)	-£212,501	-£310,959	-£340,461	-£377,337	-£427,300	-£593,519	-£2,205,333

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£526,609	£424,562	£395,061	£357,721	£306,941	£140,093	-£1,468,397
10% affordable housing (70:30)	£529,544	£427,446	£397,944	£361,067	£311,104	£144,779	-£1,463,635
15% affordable housing (70:30)	£531,011	£428,888	£399,387	£362,509	£312,546	£147,122	-£1,461,255
20% affordable housing (70:30)	£532,478	£430,329	£400,828	£363,950	£313,989	£149,464	-£1,458,873
25% affordable housing (70:30)	£533,945	£431,772	£402,270	£365,393	£315,430	£151,268	-£1,456,493
30% affordable housing (70:30)	£535,412	£433,213	£403,711	£366,835	£316,872	£152,709	-£1,454,111
30% affordable housing (60:40)	£317,899	£219,441	£189,939	£153,063	£103,100	-£63,119	-£1,674,933

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,006,689	£904,642	£875,141	£837,801	£787,021	£620,173	-£988,317
10% affordable housing (70:30)	£1,009,624	£907,526	£878,024	£841,147	£791,184	£624,859	-£983,555
15% affordable housing (70:30)	£1,011,091	£908,968	£879,467	£842,589	£792,626	£627,202	-£981,175
20% affordable housing (70:30)	£1,012,558	£910,409	£880,908	£844,030	£794,069	£629,544	-£978,793
25% affordable housing (70:30)	£1,014,025	£911,852	£882,350	£845,473	£795,510	£631,348	-£976,413
30% affordable housing (70:30)	£1,015,492	£913,293	£883,791	£846,915	£796,952	£632,789	-£974,031
30% affordable housing (60:40)	£797,979	£699,521	£670,019	£633,143	£583,180	£416,961	-£1,194,853

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Sales value inflation	22%
Build cost inflation	11%

Site location

Eastwood, Belfairs and Blenheim

Affordable Housing Affordable Rent

No Units	45
Site Area	0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,188,120	£2,069,332	£2,039,830	£2,002,954	£1,952,991	£1,788,828	£201,506
10% affordable housing (70:30)	£2,114,221	£1,996,704	£1,967,202	£1,930,325	£1,880,363	£1,716,200	£129,751
15% affordable housing (70:30)	£2,077,271	£1,960,390	£1,930,888	£1,894,011	£1,844,049	£1,679,886	£93,873
20% affordable housing (70:30)	£2,040,322	£1,924,075	£1,894,574	£1,857,697	£1,807,735	£1,643,571	£57,996
25% affordable housing (70:30)	£2,002,150	£1,887,761	£1,858,260	£1,821,382	£1,771,420	£1,607,257	£22,118
30% affordable housing (70:30)	£1,963,732	£1,850,110	£1,821,082	£1,784,799	£1,735,106	£1,570,943	£-13,984
30% affordable housing (60:40)	£1,810,235	£1,698,123	£1,668,621	£1,631,744	£1,581,781	£1,417,619	£-172,365

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	-£601,920	-£720,708	-£750,210	-£787,086	-£837,049	-£1,001,212	-£2,588,534
10% affordable housing (70:30)	-£675,819	-£793,336	-£822,838	-£859,715	-£909,677	-£1,073,840	-£2,660,289
15% affordable housing (70:30)	-£712,769	-£829,650	-£859,152	-£896,029	-£945,991	-£1,110,154	-£2,696,167
20% affordable housing (70:30)	-£749,718	-£865,965	-£895,466	-£932,343	-£982,305	-£1,146,469	-£2,732,044
25% affordable housing (70:30)	-£787,890	-£902,279	-£931,780	-£968,658	-£1,018,620	-£1,182,783	-£2,767,922
30% affordable housing (70:30)	-£826,308	-£939,930	-£968,958	-£1,005,241	-£1,054,934	-£1,219,097	-£2,804,024
30% affordable housing (60:40)	-£979,805	-£1,091,917	-£1,121,419	-£1,158,236	-£1,208,259	-£1,372,421	-£2,962,405

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£969,560	£850,772	£821,270	£784,394	£734,431	£570,268	-£1,017,054
10% affordable housing (70:30)	£895,661	£778,144	£748,642	£711,765	£661,803	£497,640	-£1,088,809
15% affordable housing (70:30)	£858,711	£741,830	£712,328	£675,451	£625,489	£461,326	-£1,124,687
20% affordable housing (70:30)	£821,762	£705,515	£676,014	£639,137	£589,175	£425,011	-£1,160,564
25% affordable housing (70:30)	£783,590	£669,201	£639,700	£602,822	£552,860	£388,697	-£1,196,442
30% affordable housing (70:30)	£745,172	£631,550	£602,522	£566,239	£516,546	£352,383	-£1,232,544
30% affordable housing (60:40)	£591,675	£479,563	£450,061	£413,184	£363,221	£199,059	-£1,390,925

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,499,960	£1,361,172	£1,351,670	£1,314,794	£1,264,831	£1,100,668	-£486,654
10% affordable housing (70:30)	£1,426,061	£1,308,544	£1,279,042	£1,242,165	£1,192,203	£1,028,040	-£558,409
15% affordable housing (70:30)	£1,389,111	£1,272,230	£1,242,728	£1,205,851	£1,155,889	£991,726	-£594,287
20% affordable housing (70:30)	£1,352,162	£1,235,915	£1,206,414	£1,169,537	£1,119,575	£955,411	-£630,164
25% affordable housing (70:30)	£1,313,990	£1,199,601	£1,170,100	£1,133,222	£1,083,260	£919,097	-£666,042
30% affordable housing (70:30)	£1,275,572	£1,161,950	£1,132,922	£1,096,639	£1,046,946	£882,783	-£702,144
30% affordable housing (60:40)	£1,122,075	£1,009,963	£980,461	£943,584	£893,621	£729,459	-£860,525

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,980,040	£1,861,252	£1,831,750	£1,794,874	£1,744,911	£1,580,748	-£6,574
10% affordable housing (70:30)	£1,906,141	£1,788,624	£1,759,122	£1,722,245	£1,672,283	£1,508,120	-£78,329
15% affordable housing (70:30)	£1,869,191	£1,752,310	£1,722,808	£1,685,931	£1,635,969	£1,471,806	-£114,207
20% affordable housing (70:30)	£1,832,242	£1,715,995	£1,686,494	£1,649,617	£1,599,655	£1,435,491	-£150,084
25% affordable housing (70:30)	£1,794,070	£1,679,681	£1,650,180	£1,613,302	£1,563,340	£1,399,177	-£185,962
30% affordable housing (70:30)	£1,755,652	£1,642,030	£1,613,002	£1,576,719	£1,527,026	£1,362,863	-£222,064
30% affordable housing (60:40)	£1,602,155	£1,490,043	£1,460,541	£1,423,664	£1,373,701	£1,209,539	-£380,445

SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING

Site typology 15

Site location

Shoeburyness

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,048,701	£1,932,311	£1,902,810	£1,865,932	£1,815,970	£1,651,807	£62,684
10% affordable housing (70:30)	£1,985,808	£1,870,499	£1,840,998	£1,804,120	£1,754,158	£1,589,994	£1,877
15% affordable housing (70:30)	£1,954,361	£1,839,593	£1,810,091	£1,773,214	£1,723,251	£1,559,088	£28,992
20% affordable housing (70:30)	£1,922,913	£1,808,687	£1,779,185	£1,742,308	£1,692,345	£1,528,182	£59,892
25% affordable housing (70:30)	£1,891,386	£1,777,781	£1,748,279	£1,711,402	£1,661,439	£1,497,276	£90,793
30% affordable housing (70:30)	£1,858,426	£1,746,614	£1,717,372	£1,680,496	£1,630,533	£1,466,370	£121,693
30% affordable housing (60:40)	£1,695,202	£1,584,891	£1,555,390	£1,518,512	£1,468,550	£1,304,387	£289,018

Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£741,339	£857,729	£887,230	£924,108	£974,070	£1,138,233	£2,727,356
10% affordable housing (70:30)	£804,232	£919,541	£949,042	£985,920	£1,035,882	£1,200,046	£2,788,163
15% affordable housing (70:30)	£835,679	£950,447	£979,949	£1,016,826	£1,066,789	£1,230,952	£2,819,032
20% affordable housing (70:30)	£867,127	£981,353	£1,010,855	£1,047,732	£1,097,695	£1,261,858	£2,849,932
25% affordable housing (70:30)	£898,654	£1,012,259	£1,041,761	£1,078,638	£1,128,601	£1,292,764	£2,880,833
30% affordable housing (70:30)	£931,614	£1,043,426	£1,072,668	£1,109,544	£1,159,507	£1,323,670	£2,911,733
30% affordable housing (60:40)	£1,094,838	£1,205,149	£1,234,650	£1,271,528	£1,321,490	£1,485,653	£3,079,058

Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£830,141	£713,751	£684,250	£647,372	£597,410	£433,247	£1,158,876
10% affordable housing (70:30)	£767,248	£651,939	£622,438	£585,560	£535,598	£371,434	£1,216,683
15% affordable housing (70:30)	£735,801	£621,033	£591,531	£554,654	£504,691	£340,528	£1,247,552
20% affordable housing (70:30)	£704,353	£590,127	£560,625	£523,748	£473,785	£309,622	£1,278,452
25% affordable housing (70:30)	£672,826	£559,221	£529,719	£492,842	£442,879	£278,716	£1,309,353
30% affordable housing (70:30)	£639,866	£528,054	£498,812	£461,936	£411,973	£247,810	£1,340,253
30% affordable housing (60:40)	£476,642	£366,331	£336,830	£299,952	£249,990	£85,827	£1,507,578

Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,360,541	£1,244,151	£1,214,650	£1,177,772	£1,127,810	£963,647	£625,476
10% affordable housing (70:30)	£1,297,648	£1,182,339	£1,152,838	£1,115,960	£1,065,998	£901,834	£686,283
15% affordable housing (70:30)	£1,266,201	£1,151,433	£1,121,931	£1,085,054	£1,035,091	£870,928	£717,152
20% affordable housing (70:30)	£1,234,753	£1,120,527	£1,091,025	£1,054,148	£1,004,185	£840,022	£748,052
25% affordable housing (70:30)	£1,203,226	£1,089,621	£1,060,119	£1,023,242	£973,279	£809,116	£778,953
30% affordable housing (70:30)	£1,170,266	£1,058,454	£1,029,212	£992,336	£942,373	£778,210	£809,853
30% affordable housing (60:40)	£1,007,042	£896,731	£867,230	£830,352	£780,390	£616,227	£977,178

Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,840,621	£1,724,231	£1,694,730	£1,657,852	£1,607,890	£1,443,727	£145,396
10% affordable housing (70:30)	£1,777,728	£1,662,419	£1,632,918	£1,596,040	£1,546,078	£1,381,914	£206,203
15% affordable housing (70:30)	£1,746,281	£1,631,513	£1,602,011	£1,565,134	£1,515,171	£1,351,008	£237,072
20% affordable housing (70:30)	£1,714,833	£1,600,607	£1,571,105	£1,534,228	£1,484,265	£1,320,102	£267,972
25% affordable housing (70:30)	£1,683,306	£1,569,701	£1,540,199	£1,503,322	£1,453,359	£1,289,196	£298,873
30% affordable housing (70:30)	£1,650,346	£1,538,534	£1,509,292	£1,472,416	£1,422,453	£1,258,290	£329,773
30% affordable housing (60:40)	£1,487,122	£1,376,811	£1,347,310	£1,310,432	£1,260,470	£1,096,307	£487,098

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 15

Site location

Thorpe Bay

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,293,573	£3,157,078	£3,128,050	£3,091,767	£3,042,608	£2,879,922	£1,306,945
10% affordable housing (70:30)	£3,129,810	£2,996,132	£2,967,105	£2,930,821	£2,881,663	£2,720,142	£1,148,003
15% affordable housing (70:30)	£3,047,930	£2,915,660	£2,886,632	£2,850,349	£2,801,190	£2,639,669	£1,068,533
20% affordable housing (70:30)	£2,966,048	£2,835,186	£2,806,160	£2,769,876	£2,720,717	£2,559,195	£989,062
25% affordable housing (70:30)	£2,884,167	£2,754,713	£2,725,686	£2,689,402	£2,640,244	£2,478,723	£909,591
30% affordable housing (70:30)	£2,802,286	£2,674,240	£2,645,213	£2,608,930	£2,559,771	£2,398,250	£830,121
30% affordable housing (60:40)	£2,717,811	£2,591,219	£2,562,192	£2,525,908	£2,476,750	£2,315,228	£744,361

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£503,533	£367,038	£338,010	£301,727	£252,568	£89,882	-£1,483,095
10% affordable housing (70:30)	£339,770	£206,092	£177,065	£140,781	£91,623	-£69,898	-£1,642,037
15% affordable housing (70:30)	£257,890	£125,620	£96,592	£60,309	£11,150	-£150,371	-£1,721,507
20% affordable housing (70:30)	£176,008	£45,146	£16,120	-£20,164	-£69,323	-£230,845	-£1,800,978
25% affordable housing (70:30)	£94,127	-£35,327	-£84,354	-£100,638	-£149,796	-£311,317	-£1,880,449
30% affordable housing (70:30)	£12,246	-£115,800	-£144,827	-£181,110	-£230,269	-£391,790	-£1,959,919
30% affordable housing (60:40)	-£72,229	-£198,821	-£227,848	-£264,132	-£313,290	-£474,812	-£2,045,679

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,075,013	£1,938,518	£1,909,490	£1,873,207	£1,824,048	£1,661,362	£88,385
10% affordable housing (70:30)	£1,911,250	£1,777,572	£1,748,545	£1,712,261	£1,663,103	£1,501,582	-£70,557
15% affordable housing (70:30)	£1,829,370	£1,697,100	£1,668,072	£1,631,789	£1,582,630	£1,421,109	-£150,027
20% affordable housing (70:30)	£1,747,488	£1,616,626	£1,587,600	£1,551,316	£1,502,157	£1,340,635	-£229,498
25% affordable housing (70:30)	£1,665,607	£1,536,153	£1,507,126	£1,470,842	£1,421,684	£1,260,163	-£308,969
30% affordable housing (70:30)	£1,583,726	£1,455,680	£1,426,653	£1,390,370	£1,341,211	£1,179,690	-£388,439
30% affordable housing (60:40)	£1,499,251	£1,372,659	£1,343,632	£1,307,348	£1,258,190	£1,096,668	-£474,198

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,605,413	£2,468,918	£2,439,890	£2,403,607	£2,354,448	£2,191,762	£618,785
10% affordable housing (70:30)	£2,441,650	£2,307,972	£2,278,945	£2,242,661	£2,193,503	£2,031,982	£459,843
15% affordable housing (70:30)	£2,359,770	£2,227,500	£2,198,472	£2,162,189	£2,113,030	£1,951,509	£380,373
20% affordable housing (70:30)	£2,277,888	£2,147,026	£2,118,000	£2,081,716	£2,032,557	£1,871,035	£300,902
25% affordable housing (70:30)	£2,196,007	£2,066,553	£2,037,526	£2,001,242	£1,952,084	£1,790,563	£221,431
30% affordable housing (70:30)	£2,114,126	£1,986,080	£1,957,053	£1,920,770	£1,871,611	£1,710,090	£141,961
30% affordable housing (60:40)	£2,029,651	£1,903,059	£1,874,032	£1,837,748	£1,788,590	£1,627,068	£56,201

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,085,493	£2,948,998	£2,919,970	£2,883,687	£2,834,528	£2,671,842	£1,098,865
10% affordable housing (70:30)	£2,921,730	£2,788,052	£2,759,025	£2,722,741	£2,673,583	£2,512,062	£939,923
15% affordable housing (70:30)	£2,839,850	£2,707,580	£2,678,552	£2,642,269	£2,593,110	£2,431,589	£860,453
20% affordable housing (70:30)	£2,757,968	£2,627,106	£2,598,080	£2,561,796	£2,512,637	£2,351,115	£780,982
25% affordable housing (70:30)	£2,676,087	£2,546,633	£2,517,606	£2,481,322	£2,432,164	£2,270,643	£701,511
30% affordable housing (70:30)	£2,594,206	£2,466,160	£2,437,133	£2,400,850	£2,351,691	£2,190,170	£622,041
30% affordable housing (60:40)	£2,509,731	£2,383,139	£2,354,112	£2,317,828	£2,268,670	£2,107,148	£536,281

**SOUTHEND-ON-SEA BOROUGH COUNCIL
LOCAL PLAN VIABILITY TESTING**

Site typology 15

Site location

Leigh-on-Sea, etc

Sales value inflation 22%
Build cost inflation 11%

Affordable Housing Affordable Rent

No Units 45
Site Area 0.68 Ha

Residual land values:

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,981,293	£3,832,970	£3,803,943	£3,767,659	£3,718,501	£3,556,980	£1,992,236
10% affordable housing (70:30)	£3,763,152	£3,618,581	£3,589,553	£3,553,270	£3,504,111	£3,342,590	£1,779,600
15% affordable housing (70:30)	£3,654,081	£3,511,386	£3,482,359	£3,446,075	£3,396,916	£3,235,395	£1,673,282
20% affordable housing (70:30)	£3,545,011	£3,404,191	£3,375,164	£3,338,880	£3,289,722	£3,128,200	£1,566,964
25% affordable housing (70:30)	£3,435,939	£3,296,996	£3,267,969	£3,231,685	£3,182,527	£3,021,006	£1,460,646
30% affordable housing (70:30)	£3,326,869	£3,189,801	£3,160,775	£3,124,491	£3,075,332	£2,913,811	£1,354,328
30% affordable housing (60:40)	£3,285,574	£3,149,216	£3,120,189	£3,083,905	£3,034,747	£2,873,226	£1,313,079

**Residual Land values compared to benchmark land values
Benchmark 1 - offices (higher)**

£4,103,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£1,191,253	£1,042,930	£1,013,903	£977,619	£928,461	£766,940	-£797,804
10% affordable housing (70:30)	£973,112	£828,541	£799,513	£763,230	£714,071	£552,550	-£1,010,440
15% affordable housing (70:30)	£864,041	£721,346	£692,319	£656,035	£606,876	£445,355	-£1,116,758
20% affordable housing (70:30)	£754,971	£614,151	£585,124	£548,840	£499,682	£338,160	-£1,223,076
25% affordable housing (70:30)	£645,899	£506,956	£477,929	£441,645	£392,487	£230,966	-£1,329,394
30% affordable housing (70:30)	£536,829	£399,761	£370,735	£334,451	£285,292	£123,771	-£1,435,712
30% affordable housing (60:40)	£495,534	£359,176	£330,149	£293,865	£244,707	£83,186	-£1,476,961

**Residual Land values compared to benchmark land values
Benchmark 2 - offices (lower)**

£1,792,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£2,762,733	£2,614,410	£2,585,383	£2,549,099	£2,499,941	£2,338,420	£773,676
10% affordable housing (70:30)	£2,544,592	£2,400,021	£2,370,993	£2,334,710	£2,285,551	£2,124,030	£561,040
15% affordable housing (70:30)	£2,435,521	£2,292,826	£2,263,799	£2,227,515	£2,178,356	£2,016,835	£454,722
20% affordable housing (70:30)	£2,326,451	£2,185,631	£2,156,604	£2,120,320	£2,071,162	£1,909,640	£348,404
25% affordable housing (70:30)	£2,217,379	£2,078,436	£2,049,409	£2,013,125	£1,963,967	£1,802,446	£242,086
30% affordable housing (70:30)	£2,108,309	£1,971,241	£1,942,215	£1,905,931	£1,856,772	£1,695,251	£135,768
30% affordable housing (60:40)	£2,067,014	£1,930,656	£1,901,629	£1,865,345	£1,816,187	£1,654,666	£94,519

**Residual Land values compared to benchmark land values
Benchmark 3 - industrial/warehousing**

£1,012,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,293,133	£3,144,810	£3,115,783	£3,079,499	£3,030,341	£2,868,820	£1,304,076
10% affordable housing (70:30)	£3,074,992	£2,930,421	£2,901,393	£2,865,110	£2,815,951	£2,654,430	£1,091,440
15% affordable housing (70:30)	£2,965,921	£2,823,226	£2,794,199	£2,757,915	£2,708,756	£2,547,235	£985,122
20% affordable housing (70:30)	£2,856,851	£2,716,031	£2,687,004	£2,650,720	£2,601,562	£2,440,040	£878,804
25% affordable housing (70:30)	£2,747,779	£2,608,836	£2,579,809	£2,543,525	£2,494,367	£2,332,846	£772,486
30% affordable housing (70:30)	£2,638,709	£2,501,641	£2,472,615	£2,436,331	£2,387,172	£2,225,651	£666,168
30% affordable housing (60:40)	£2,597,414	£2,461,056	£2,432,029	£2,395,745	£2,346,587	£2,185,066	£624,919

**Residual Land values compared to benchmark land values
Benchmark 1 - LA owned land/community sites**

£306,000

	Part L Building Regs 2010	Part L Building Regs 2010 AND S106	Part L Building Regs 2010, S106 AND LH	Part L Building Regs 2010, S106, LH AND SuDs	CSH LEVEL 3, LH, S106 AND SuDs	CSH LEVEL 4, LH, S106 AND SuDs	CSH LEVEL 6, LH, S106 AND SuDs
0% affordable housing	£3,773,213	£3,624,890	£3,595,863	£3,559,579	£3,510,421	£3,348,900	£1,784,156
10% affordable housing (70:30)	£3,555,072	£3,410,501	£3,381,473	£3,345,190	£3,296,031	£3,134,510	£1,571,520
15% affordable housing (70:30)	£3,446,001	£3,303,306	£3,274,279	£3,237,995	£3,188,836	£3,027,315	£1,465,202
20% affordable housing (70:30)	£3,336,931	£3,196,111	£3,167,084	£3,130,800	£3,081,642	£2,920,120	£1,358,884
25% affordable housing (70:30)	£3,227,859	£3,088,916	£3,059,889	£3,023,605	£2,974,447	£2,812,926	£1,252,566
30% affordable housing (70:30)	£3,118,789	£2,981,721	£2,952,695	£2,916,411	£2,867,252	£2,705,731	£1,146,248
30% affordable housing (60:40)	£3,077,494	£2,941,136	£2,912,109	£2,875,825	£2,826,667	£2,665,146	£1,104,999