Canterbury City Council

Local Plan Viability Study – May 2022

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

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

Basis of Analysis

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

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

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

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

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

Canterbury City Council, Local Plan Viability Study – May 2022

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	15.51%
Source: BCIS	(1 st July 2023)

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

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

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

Having	considered	the	results	of the	various	s appra	aisals	repor	ting t	the ii	npact	of the	rar	nge of	policy
	aspirations	and	requirei	ments	set out a	above,	the C	council	l recc	ognis	e that	not all	the	policy	' areas
	tested will k	be d	eliverat	ole. A	further	set of	appra	aisals	has l	been	run, l	based	on t	he fol	lowing
	requirement	ts.													

a.	Affordable Housing Ownership / 67% requirements for homes to be First H	30% as 33% Affordable Rei 10% AHO and Iomes.	6 Affordable Home nt – in line with the I 25% of affordable
Ь.	Design 15% F efficiency – incl Biodiversity Net (except high density	Part M4(2), 5% uding rainwate Gain, Zero Ca /flats)	Part M4(3), Water er harvesting, 20% arbon, EV Charging
С.	Developer Contribu all sites – including following rates:	tions CIL – a Strategic Sites)	as adopted (applied to . s106 as £/unit at the
	Strategic Sites	Houses	£30,000/unit
		Flats	£20,000/unit
	All other	1-9 dwellings	£5,000/unit
		10+ dwellings	£15,000/unit.

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

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

Affordable Housing Tenure

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

A further set of appraisals have been run to assess the impact of these changes. In these it is assumed, across all the typologies and strategic sites, that the development is to a zero regulated and unregulated CO_2 standard (adding 10% to the build cost). The results are included in **Appendix 1** (the appendices are formatted for A3 printing).

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

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

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

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

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

At the prices values and costs used in the 2022 Viability Study, and assuming zero regulated CO_2 housing there would be some scope to introduce an element of Social Rent or to increase the amount of affordable housing to 35%. There is not scope to do so with zero unregulated CO_2 .

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

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

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

To illustrate the impact of moving from seeking zero regulated and unregulated CO_2 to simple seeking zero un-regulated CO_2 the analysis included in **Appendix 1** and **Appendix 2** has been repeated assuming zero regulated CO_2 and is presented in **Appendix 3** and **Appendix 4**.

Zero Carbon

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

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

The Department of Levelling up, Communities and Housing, has *updated Conservation of Fuel and Power, Approved Document L* of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes. It sets the target of an interim 31% reduction in CO_2 emissions over 2013 standards for dwellings. These changes now apply. These revisions to Approved Document L are a step towards the introduction of the Future Homes Standard in 2025. The details of the Future Homes Standard are yet to be published. The 2019 Government Consultation anticipated that it would achieve a 75% to 80% improvement reduction in CO_2 emissions over 2013 standards for dwellings. It would be prudent for the Council to assume that the Future Homes Standard applies as this is likely to be introduced

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

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

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

The 'zero carbon' and other requirements as set out in the recommendations above are based on the assumption of build costs being increased by 10%. This is based on the costs for zero regulated and unregulated CO_2 .

Summary

At the prices values and costs used in the 2022 Viability Study, and assuming zero regulated CO_2 housing, there would be some scope to introduce an element of Social Rent or to increase the amount of affordable housing to 35%. There is not scope to do so with zero unregulated CO_2 . Having said this, we recommend against such a change as this would push viability to the very limits. The 2022 Viability Study included sensitivity testing with regard to changes in costs and values. Even with the recommended affordable housing mix, a 5% fall in house prices or a 5% increase has a negative impact on viability and would result in a significant number of the strategic sites becoming unviable.

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

basis of the further analysis. Alternatively, the other policy requirements such as CIL, wider developer contributions or environmental standards (i.e. Zero CO_2) could be reduced. Alternatively, should the Council wish to deliver an element of Social Rent, again it would be necessary to reduce other policy requirements such as CIL, wider developer contributions or environmental standards or, alternatively reduce the overall requirement for affordable housing.

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

HDH Planning & Development Ltd August 2023

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

Canterbury and Adjacent Area, Whitstable and Adjacent, Rural CCC

			EUV	BLV	Residual V	/alue							
		Overall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%
		Affordable Rent			66.66%	60.00%	50.00%	4000%	33.33%	26.66%	16.66%	6.66%	
		Social Rent				6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%
	A	ffordable Horne Ownership			8.34%	8.34%	8.34%	834%	8.34%	8.34%	8.34%	8.34%	8.34%
		First Homes			25.00%	25.00%	25.00%	2500%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	∨Large Green 300	Cant. Whit, Rural	25,000	375,000	813,505	799,114	777,507	755,900	741,488	727,076	705,469	683,862	669,472
Site 2	Large 200	Cant. Whit, Rural	25,000	375,000	300,619	285,836	263,641	241,445	226,636	211,806	189,572	167,338	152,531
Site 3	Large Green 100	Cant. Whit, Rural	25,000	375,000	301,525	286,307	263,458	240,608	225,368	210,127	187,278	164,428	149,211
Site 4	Medium Green 50	Cant. Whit, Rural	25,000	375,000	305,748	290,218	266,899	243,581	228,027	212,473	189,155	165,836	150,306
Site 5	Medium Green 30	Cant. Whit, Rural	25,000	375,000	333,213	316,356	291,044	265,732	248,849	231,966	206,655	181,343	164,389
Site 6	Medium Green 30 LD	Cant. Whit, Rural	25,000	375,000	266,373	252,928	232,740	212,553	199,088	185,622	165,435	145,247	131,744
Site 7	Medium Green 20	Cant. Whit, Rural	25,000	375,000	344,223	330,312	309,424	288,536	274,603	260,671	239,383	217,889	203 ,57 4
Site 8	Medium Green 20 LD	Cant. Whit, Rural	25,000	375,000	259,857	248,780	232,147	215,513	204,419	193,075	175,960	158,845	147,446
Site 9	Medium Green 12	Cant. Whit, Rural	50,000	400,000	678,633	663,417	640,569	617,722	602,483	587,244	564,396	541,549	526,333
Site 10	Medium Green 12 LD	Cant. Whit, Rural	25,000	375,000	526,683	514,664	496,618	478,571	466,534	454,498	436,451	418,405	406,386
Site 11	Small Green 9	Cant. Whit, Rural	50,000	400,000	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503
Site 12	Small Green 9 LD	Cant. Whit, Rural	50,000	400,000	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,07.4
Site 13	Small Green 9 LD - DRA/AONB	Cant. Whit, Rural	50,000	400,000	843,560	824,532	795,962	767,392	748,335	729,279	700,709	671,492	651,913
Site 14	Small Green 6	Cant. Whit, Rural	50,000	400,000	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674
Site 15	Small Green 6 LD	Cant. Whit, Rural	50,000	400,000	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522
Site 16	Small Green 6 LD - DRA	Cant. Whit, Rural	50,000	400,000	1,927,687	1,872,865	1,790,550	1,707,411	1,651,425	1,595,439	1,511,501	1,427,564	1,371,662
Site 17	Small Green 3	Cant, Whit, Rural	50,000	400,000	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1.658.592	1,658,592
Site 18	Large Brown 100	Cant. Whit, Rural	1,000,000	1,200,000	-127,421	-152,599	-190,403	-228,207	-253,423	-278,638	-316,776	-355,147	-380,702
Site 19	Medium Brown 50	Cant. Whit, Rural	1,000,000	1,200,000	-103,382	-131,053	-172,600	-214,148	-241,860	-269,572	-311,240	-353,410	-381,496
Site 20	Medium Brown 20	Cant. Whit, Rural	1,000,000	1,200,000	-118,579	-151,367	-200,597	-249,828	-282,665	-315,616	-365,585	-415,554	-448,834
Site 21	Small Brown 10	Cant. Whit, Rural	1,000,000	1,200,000	-152,435	-185,538	-235,243	-284,947	-318,100	-351,730	-402,180	-452,629	-486 229
Site 22	Small Brown 6	Cant. Whit, Rural	1,000,000	1,200,000	273,459	273,459	273,459	273,459	273,459	273,459	273,459	273,459	273,459
Site 23	Large Brown HD 100	Cant. Whit, Rural	1,000,000	1,200,000	-655,955	-705,671	-780,321	-854,970	-904,761	-954,552	-1,029,202	-1,103,851	-1,153,568
Site 24	Medium Brown HD 50	Cant. Whit, Rural	1,000,000	1,200,000	-692,769	-742,670	-817,597	-892,523	-942,499	-992,475	-1,067,402	-1,142,329	-1,192,230
Site 25	Medium Brown HD 20	Cant, Whit, Rural	1.000.000	1.200.000	-749,790	-798,740	-872,237	-945,734	-994,757	-1.043.780	-1.117.277	-1.190.775	-1.239.724
Site 26	Small Brown 10 HD	Cant. Whit, Rural	1,000,000	1,200,000	-764,011	-820,250	-904,694	-989,138	-1,045,462	-1,101,786	-1,186,230	-1,270,673	-1,326,913
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			EUV	BLV	Residual V	/alue				-			
		Overall Affordable			35%	35%	35%	35%	35%	35%	35%	35%	35%
		Affordable Rent			70.00%	60.00%	50.00%	4000%	35.00%	30.00%	20.00%	10.00%	
		Social Rent				10.00%	20.00%	3000%	35.00%	40.00%	50.00%	60.00%	70.00%
	A	fordable Horne Ownership			5.00%	5.00%	5.00%	500%	5.00%	5.00%	5.00%	5.00%	5.00%
		First Homes			25.00%	25.00%	25.00%	2500%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Cant. Whit, Rural	25,000	375,000	749,321	724,112	698,904	673,696	661,092	648,487	623,137	597,404	571,671
Site 2	Large 200	Cant. Whit, Rural	25,000	375,000	243,235	217,339	191,444	165,549	152,601	139,654	113,759	87,863	61,958
Site 3	Large Green 100	Cant. Whit, Rural	25,000	375,000	241,217	214,560	187,902	161,244	147,915	134,587	107,929	81,271	54,613
Site 4	Medium Green 50	Cant. Whit, Rural	25,000	375,000	242,412	215,207	188,002	160,797	147,194	133,592	106,386	78,564	50,379
Site 5	Medium Green 30	Cant. Whit, Rural	25,000	375,000	271,452	241,922	212,392	182,861	168,096	152,912	122,525	91,971	60,986
Site 6	Medium Green 30 LD	Cant. Whit, Rural	25,000	375,000	213,544	189,992	166,439	142,887	131,032	118,915	94,680	70,251	45,539
Site 7	Medium Green 20	Cant. Whit, Rural	25,000	375,000	281,441	257,072	232,097	207,021	194,483	181,945	156,870	131,393	105,823
Site 8	Medium Green 20 LD	Cant. Whit, Rural	25,000	375,000	206,551	186,717	166,749	146,781	136,798	126,814	106,564	86,203	65,841
Site 9	Medium Green 12	Cant. Whit, Rural	50,000	400,000	607,204	580,549	553,894	527,239	513,911	500,583	473,928	447,273	420,618
Site 10	Medium Green 12 LD	Cant. Whit, Rural	25,000	375,000	469,032	447,978	426,924	405,870	395,343	384,816	363,762	342,708	321,441
Site 11	Small Green 9	Cant. Whit, Rural	50,000	400,000	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503
Site 12	Small Green 9 LD	Cant. Whit, Rural	50,000	400,000	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246 074
Site 13	Small Green 9 LD - DRA/AONB	Cant. Whit, Rural	50,000	400,000	756,314	722,982	689,511	655,213	638,064	620,915	586,617	552,319	518 02 1
Site 14	Small Green 6	Cant. Whit, Rural	50,000	400,000	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674

<u>Sturry</u>

			EUV	BLV	Residual V	/alue							
		Overall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%
		Affordable Rent			66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%	
		Social Rent				6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%
	A	ffordable Home Ownership			8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Sturry	25,000	375,000	119,215	104,526	82,469	60,412	45,700	30,988	8,681	-14,463	- 30, 250
Site 2	Large 200	Sturry	25,000	375,000	-428,269	-444,013	-467,980	-491,973	-507,990	-524,021	-548,056	-572,090	-588,097
Site 3	Large Green 100	Sturry	25,000	375,000	-448,116	-464,566	-489,266	-513,966	-530,440	-546,915	-571,615	-596,314	-612,764
Site 4	Medium Green 50	Sturry	25,000	375,000	-475,761	-492,549	-517,756	-542,963	-559,776	-576,589	-601,796	-627,003	-643,790
Site 5	Medium Green 30	Sturry	25,000	375,000	-442,722	-460,945	-488,306	-515,667	-533,917	-552,167	-579,529	-606,890	-625,113
Site 6	Medium Green 30 LD	Sturry	25,000	375,000	-420,349	-434,882	-456,705	-478,527	-493,083	-507,638	-529,460	-551,283	-565,816
Site 7	Medium Green 20	Sturry	25,000	375,000	-440,684	-455,722	-478,302	-500,881	-515,941	-531,002	-553,581	-576,161	-591,199
Site 8	Medium Green 20 LD	Sturry	25,000	375,000	-440,989	-452,964	-470,944	-488,924	-500,916	-512,909	-530,889	-548,869	-560,844
Site 9	Medium Green 12	Sturry	50,000	400,000	678,633	663,417	640,569	617,722	602,483	587,244	564,396	541,549	526,333
Site 10	Medium Green 12 LD	Sturry	25,000	375,000	526,683	514,664	496,618	478,571	466,534	454,498	436,451	418,405	406,386
Site 11	Small Green 9	Sturry	50,000	400,000	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503
Site 12	Small Green 9 LD	Sturry	50,000	400,000	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074
Site 14	Small Green 6	Sturry	50,000	400,000	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674
Site 15	Small Green 6 LD	Sturry	50,000	400,000	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522
Site 17	Small Green 3	Sturry	50,000	400,000	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592
			EUV	BLV	Residual V	falue							
		Overall Affordable			35%	35%	35%	35%	35%	35%	35%	35%	35%
		Affordable Rent			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
		Social Rent				10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
	Α	ffordable Home Ownership			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Sturry	25,000	375,000	98,966	73,233	47,500	21,767	8,649	-4,852	-32,222	-60,080	-87,939
Site 2	Large 200	Sturry	25,000	375,000	-441,459	-469,451	-497,443	-525,435	-539,431	-553,427	-581,419	-609,411	-637,417
Site 3	Large Green 100	Sturry	25,000	375,000	-464,424	-493,241	-522,057	-550,873	-565,281	-579,689	-608,506	-637,322	-666,138
Site 4	Medium Green 50	Sturry	25,000	375,000	-491,772	-521,180	-550,588	-579,996	-594,700	-609,404	-638,812	-668,220	-697,628
Site 5	Medium Green 30	Sturry	25,000	375,000	-458,385	-490,306	-522,228	-554,150	-570,110	-586,071	-617,993	-649,914	-681,836
Steb	Medium Green 30 LD	Sturry	25,000	375,000	-431,846	-457,305	-482,764	-508,224	-520,953	-533,683	-559,142	-584,602	-610,061
Site /	Medium Green 20	Sturry	25,000	375,000	-457,058	-483,401	-509,744	-536,086	-549,257	-562,429	-588,771	-615,114	-641,457
Site 8	Medium Green 20 LD	Sturry	25,000	375,000	-452,270	-473,247	-494,223	-515,200	-525,688	-536,177	-557,153	-578,130	-599,106
Site 9	Medium Green 12	Sturry	50,000	400,000	607,204	580,549	553,894	527,239	513,911	500,583	473,928	447,273	420,618
Site 10	Medium Green 12 LD	Sturry	25,000	375,000	469,032	447,978	426,924	405,870	395,343	384,816	363,762	342,708	321,441
Site 11	Small Green 9	Sturry	50,000	400,000	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503
Site 12	Small Green 9 LD	Sturry	50,000	400,000	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074
Ste 14	Small Green 6	Sturry	50,000	400,000	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674
Ste 15	Small Green 6 D	Sturry	50,000	400,000	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522
Site 17	Small Green 3	sturry	50,000	400,000	1,658,592	1,658,597	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592
			CID (Desident	(-1							
		Oussell Afferdable	EUV	BLV			409/	400/	401/	4.00/	400/	400/	400/
		Overall Alfordable			40%	4 0%	40%	40%	40% 35.000	30,000	400%	400% 40.000/	40%
		Attordable Rent			70.00%	40.00%	00.00%	40.00%	35.00%	30.00%	20.00%	10.00%	70.000
	^	5001al Rent ffordoble Llores Ou porchin			E 0.000	10.00%	20.00%	30.00% £ 0000	30.00% £0000	40.00%	50.00%	5 000%	70.00%
	A	Tivot Llovers			25.00%	0.00% 0£.000	25.00%	0.00% 05.00%	25,00%	0.00% 0£.00%	25.00%	0.00% 05.00%	0.00% 05.00%
Oto 1	V Larra Craon 200	FIRST HOMES	25.000	375 000	20.00%	20.00%	20.00%	20.00%	20.00%	20,00%	20.00%	20.00%	20.00%
Offer 2		Otumy	20,000	373,000	70,028	47,119	504,600	-12,900	-28,087	-44,006	-70,344	-108,182	-140,020
	Large 200	Sturry	25,000	375,000	-407,052	-489,043	-021,033	-003,024	-009,020	-080,015	-017,000	-049,995	-082,405
STE3	jLarge Green 100	Sturry	25,000	375,000	-48Z,443		-548,308	-581,241		-614,174		-080,367	-713,793

Herne Bay and Adjacent

			EUV	BLV	Residual V	/alue							
		Overall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%
		Affordable Bent			66,66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%	
		Social Bert			00.00 #	6 66%	16.66%	2666%	33 33 %	40.00%	50.00%	80.00%	66 66 %
	Δ	fordable Home Ownersbin			9.24%	9.34%	9.24%	202010	9.24%	9.24%	9.24%	9.24%	9.24%
	~ ~	First Homes			25.00%	25.00%	25.00%	2500%	25.00%	25.00%	25.00%	25.00%	25.00%
0.24	VI C 200	First Homes	25.000	275.000	23.00 %	20.00 %	20.00 %	2000 %	20.00 %	20.00 k	20.00 k	20.00 k	20.00 k
Site I	V Large Green 300	Heme Bay	25,000	375,000	077,924	003,234	041,178	019,121	004,409	089,097	57,041	040,084	530,894
STEZ	Large ZUU	Heme Bay	25,000	375,000	108,434	103,001	131,400	109,200	94,448	79,018	57,384	30,100	20,187
Snce 3	Large Green IDD	Heme Bay	25,000	375,000	158,322	143,104	120,255	97,405	82,100	00,924	43,901	20,199	4,231
Site 4	Medium Green 50	Heme Bay	25,000	375,000	153,039	137,608	114,190	90,693	74,589	08,001	34,083	9,616	-6,679
Site 5	Medium Green 30	Heme Bay	25,000	375,000	179,922	162,927	136,881	110,836	93,322	75,607	49,048	22,490	4,802
Site 6	Medium Green 30 LD	Heme Bay	25,000	375,000	131,896	118,062	97,289	76,442	62,313	48,185	27,003	5,821	-8,287
Site 7	Medium Green 20	Heme Bay	25,000	375,000	188,836	174,521	153,027	131,128	116,509	101,890	79,973	58,056	43,460
Site 8	Medium Green 20 LD	Heme Bay	25,000	375,000	122,031	110,425	92,973	75,520	63,879	52,239	34,786	17,334	5,710
Site 9	Medium Green 12	Heme Bay	50,000	400,000	833,153	817,936	795,089	772,241	757,002	741,763	718,916	696,068	680,852
Site 10	Medium Green 12 LD	Heme Bay	25,000	375,000	652,823	640,804	622,758	604,712	592,675	580,638	562,592	544,545	532,526
Site 11	Small Green 9	Heme Bay	50,000	400,000	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242
Site 12	Small Green 9 LD	Heme Bay	50,000	400,000	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459
Site 13	Small Green 9 LD - DRA/AONB	Heme Bay	50,000	400.000	1.031.429	1.012.402	983,831	955,261	936,205	917,148	888.578	860.008	840,980
Site 14	Small Green 6	Heme Bay	50,000	400.000	2 139 413	2 139 413	2 139 413	2 139 413	2 139 413	2 139 413	2 139 413	2 139 413	2 139 413
Site 15	Small Green 6 LD	Heme Bay	50,000	400.000	1 620 611	1 620 611	1 620 611	1 620 611	1 620 611	1 620 611	1 620 611	1 620 611	1 620 611
Site 16	Small Green 6 LD - DRA	Heme Bay	50,000	400,000	2 540 101	2 404 360	2 412 054	2 320 730	2 274 834	2 210 030	2 137 614	2.055.200	2 000 477
0120 10	Small Groop 2	Homo Bay	50,000	400,000	2,040,101	2,464,503	2,412,004	2,020,100	2,214,004	2,218,880	2,161,617	2,000,200	2,000,417
One Ir	Small Gleen S	Heme Bay	1 000 000	1 200 000	2,101,017	2,101,017	400.001	470,900	408 708	500 784	2,101,017	2,101,017	2,101,017
SILE 10	Large Brown IDD	Heme Bay	1,000,000	1,200,000	-306,304	-393,909	-402,201	470,009	-490,700	-022,704	-501,710	-000,007	-020,090
Site 19	Medium Brown SD	Heme Bay	1,000,000	1,200,000	-359,080	-387,772	-429,942	-472,137	-500,087	-029,237	-072,040	-014,843	-043,350
Site ZU		Heme Bay	1,000,000	1,200,000	-372,922	-406,202	-400,171	-506,643	-540,472	-574,301	-625,D2D	-075,739	-709,517
Site 21	Small Brown 10	Heme Bay	1,000,000	1,200,000	-417,219	-460,819	-601,381	-552,587	-586,742	-620,897	-672,103	-723,310	-757,414
Site 22	Small Brown 6	Heme Bay	1,000,000	1,200,000	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320
Site 23	Large Brown HD 100	Heme Bay	1,000,000	1,200,000	-655,955	-705,671	-780,321	-854,970	-904,761	-954,552	-1,029,202	-1,103,851	-1,153,568
Site 24	Medium Brown HD 50	Heme Bay	1,000,000	1,200,000	-692,769	-742,670	-817,597	-892,523	-942,499	-992,475	-1,067,402	-1,142,329	-1,192,230
Site 25	Medium Brown HD 20	Heme Bay	1,000,000	1,200,000	-749,790	-798,740	-872,237	-945,734	-994,757	-1,043,780	-1,117,277	-1,190,775	-1,239,724
Site 26	Small Brown 10 HD	Heme Bay	1,000,000	1,200,000	-764,011	-820,250	-904,694	-989,138	-1,045,462	-1,101,786	-1,186,230	-1,270,673	-1,326,913
			EUV	BLV	Residual V	/alue							I
		Overall Affordable			35%	35%	35%	35%	35%	35%	35%	35%	35%
		Affordable Rent			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
		Social Rent				10.00%	20.00%	3000%	35.00%	40.00%	50.00%	60.00%	70.00%
	A	, ffordable Horne Ownership			5.00%	5.00%	5.00%	500%	5.00%	5.00%	5.00%	5.00%	5.00%
		First Homes			25.00%	25.00%	25.00%	2500%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Heme Bav	25.000	375.000	620,930	595,197	569.465	543,732	530,865	517,999	492.266	466.533	440 800
Site 2	Large 200	Heme Bay	25,000	375 000	118 481	92.586	66 690	40 795	27.848	14 571	-12.600	-39 770	-66 953
Site 3	Large Green 100	Heme Bay	25,000	375.000	105,812	70 156	52 409	25.041	11.056	.2 020	-30.001	-59.972	.86.942
CHA /	Madium Green 50	Homo Bay	25,000	275.000	03,010	70,665	42,480	12 770	402	14 788	42,211	71.057	100 /02
Cito 5	Medium Green 20	Heme Bay	25,000	275.000	126,009	05 197	84 202	22.217	17 725	-14,700	20,752	-r1,00r - 60,729	-100,402
one o Cito e	Medium Green 30	Heme Bay	25,000	375,000	05 574	90,107 80,088	04,202	33,217	17,720	2,202	-20,703	-09,700	-90,723
one o	Madium Oreen 30 ED	neine bay	20,000	375,000	65,574	00,900	30,234	11,041	-815	-13,171	-37,884	-02,590	-07,309
Sifte /	Medium Green 20	Heme Bay	25,000	375,000	132,832	107,263	81,693	56,123	43,338	30,663	4,984	-20,586	-46,156
Sifte 8	Imedium Green 20 LD	непе Вау	25,000	375,000	74,398	54,036	33,675	13,314	3,133	-7,047	-27,408	-47,769	-68,131
Site 9	Medium Green 12	Heme Bay	50,000	400,000	750,687	724,031	697,376	670,721	657,393	644,066	617,411	590,755	564,100
Site 10	Medium Green 12 LD	Heme Bay	25,000	375,000	586,162	565,108	544,054	523,000	512,473	501,946	480,892	459,838	438,784
Site 11	Small Green 9	Heme Bay	50,000	400,000	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242
Site 12	Small Green 9 LD	Heme Bay	50,000	400,000	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459
Site 13	Small Green 9 LD - DRA/AONB	Heme Bay	50,000	400,000	930,764	897,432	864,100	830,768	814,102	797,436	764,104	730,772	697,441
Site 14	Small Green 6	Heme Bay	50,000	400,000	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413

Potential Strategic Sites

Overall Affordable 39% 30%				EUV	BLV	Residual V	alue							
Antoxabe Rent B6.86% 60.00% 50.00% 40.00% 33.35% 26.86% 16.86% 6.86% Antoxabe Hone Ownersign 8.34%			Overall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%
Sold Rerd 6.89X 16.80X 10.80X 8.24X 3.33X 40.00X 50.00X 60.00X 66.65X 11 Meton Park Solfh 2effectry 25.00X 25.			Affordable Rent			66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%	
Attornalize Hone Commersipe 8.34%			Social Rent				6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%
Intert Nome 25.00% 25		A	ffordable Hom e Ownership			8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%
Site 1 Meton Park South Carterbury 25,000 375,000 429,048 447,642 398,33 382,224 570,412 358,800 398,267 Site 4 Mitton Manor House South Carterbury 25,000 375,000 529,715 512,818 477,444 452,076 445,154 428,223 402,861 377,400 809,827 352,602 Site 5 N offReiheaume Ind Iteatorbury 25,000 375,000 459,001 452,464 452,664 489,840 482,220 488,741 448,422 427,478 418,422 497,464 452,667 389,642 376,208 442,645 448,644 430,645 418,442 430,645 418,422 430,645 418,424 430,645 418,442 430,645 418,444 430,645 418,444 430,645 418,445 368,647 378,845 468,644 418,446 430,645 418,445 368,647 378,845 468,644 418,446 430,645 418,446 430,645 418,446 430,445 430,445 430,445 430,445 430,445 430,445 430,445 430,445 430,445 430,445 <			First Horn es			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Sine 2 Wr of HollowLance South Carterbury 25,000 375,000 675,000 675,000 675,000 675,000 475,00	Site 1	Merton Park	South Canterbury	25,000	375,000	429,436	417,642	399,933	382,224	370,412	358,600	340,891	323,182	311,387
Site 4 Mitton Manor House South Carterbury 25,000 375,000 452,018 437,444 482,026 442,842 442,842 442,842 442,843 345,340 333,053 Site 5 Stiftelibourne Inf East Carterbury 25,000 375,000 458,946 452,446 435,840 432,220 463,741 448,427 442,767 441,842 422,761 742,746 443,844 430,840 448,427 442,778 443,842 443,842 430,840 443,842 430,844 416,033 398,842 378,630 656,044 443,844 430,844 416,033 398,842 378,630 656,043 Site 1 Monto fart South Whittatelid 25,000 375,000 644,850 442,944 452,944 442,945 443,944 443,945 443,945 443,945 443,945 443,945 443,945 444,945 443,945 443,945 443,945 443,945 444,945 443,945 443,945 444,945 443,945 444,945 443,945 444,945 443,945 444,945 443,945 444,947 443,945 444,941,945 443,945 444,947 <td>Site 2</td> <td>W of Hollow Lane</td> <td>South Canterbury</td> <td>25,000</td> <td>375,000</td> <td>516,457</td> <td>503,071</td> <td>482,973</td> <td>462,875</td> <td>449,469</td> <td>436,064</td> <td>415,965</td> <td>395,867</td> <td>382,482</td>	Site 2	W of Hollow Lane	South Canterbury	25,000	375,000	516,457	503,071	482,973	462,875	449,469	436,064	415,965	395,867	382,482
Site 5 Sort/Littebourne Rol Ead Canterbury 25,000 375,000 448,001 443,745 452,786 406,847 394,642 392,786 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 392,785 394,642 393,642 375,658 565,555 553,537 531,795 514,714 483,964 412,945 443,755 444,785 444,785 443,785 444,916 439,356 413,365 393,041 375,658 353,778 514,734 444,784 423,856 443,714 439,264 433,864 443,854 443,745 432,856 433,366 443,746 433,864 443,856 442,714 335,327,357 510,357 5	Site 4	Milton Manor House	South Canterbury	25,000	375,000	529,715	512,818	487,447	462,076	445,154	428,232	402,861	377,490	360,593
Site 6 No (Trainwy, S of Bekesbourne Ln Bad Cantebury, 25,000 375,000 948,987 538,688 653,248 654,108 117,340 653,657 653,657 653,050 653,050 653,050 653,050 653,050 643,650 443,1443 443,845 453,853 653,141 356,101 754,741 556,857 551,021 553,031 551,021	Site 5	S ofLittlebourne Rd	East Canterbury	25,000	375,000	456,031	443,745	425,296	406,847	394,542	382,237	363,788	345,340	333,053
Ste 7 # Bekesbourne Ln at Hoath Fin E ad. Cartebury 25,000 375,000 988,700 482,844 442,848 432,844 432,845 333,474 511,3124 449,835 444,946 442,2258 431,358 333,474 511,3124 449,835 444,941 442,345 433,534	Site 6	N of Railway, S of Bekesbourne Ln	East Canterbury	25,000	375,000	549,997	536,468	516,154	495,840	482,290	468,741	448,427	427,769	413,925
Site 8 Un of Kert B Noth Cartebury 25,000 375,000 498,083 482,044 442,841 430,084 418,003 398,042 376,645 566,685 Site 10 Sorth Mritstable 25,000 375,000 649,026 649,267 442,064 442,861 430,053 417,244 568,035 533,473 510,123 449,627 Site 11 Al Cohen Hill South Whitstable 25,000 375,000 419,074 468,336 443,916 422,864 339,647 356,33 510,1123 442,041 440,344 448,346 439,447 482,346 443,944 425,848 349,447 362,926 435,349 390,147 356,53 510,011 330,500 530,500 530,500 530,500 530,500 530,500 533,500 533,974 405,142 485,340 472,548 439,346 472,568 432,344 442,5481 430,346 472,568 430,346 443,548 430,346 442,5481 430,446 442,5481 430,446 442,5481 430,446	Site 7	At Bekesbourne Ln at Hoath Fm	East Canterbury	25,000	375,000	706,736	685,348	653,234	621,121	599,701	578,281	546,168	514,054	492,667
Site 9 Broadtands Fm South Whitstable 25,000 375,000 494,086 491,287 492,084 442,081 430,083 417,244 398,041 378,838 596,049 Site 11 A Coden HII South Whitstable 25,000 375,000 502,937 411,344 483,345 444,346 422,256 413,586 390,117 566,587 353,478 511,013 355,592 441,043 116,355 032,555 355,597 433,319 223,311 355,592 433,319 223,311 355,597 433,353 355,597 433,353 456,354 556,567 433,539 457,254 556,567 433,539 457,254 556,567 433,539 457,254 556,567 433,539 457,254 556,567 435,592 457,567 556,567 433,539 457,570 153,356 566,561 442,484 442,485 442,485 442,485 442,485 442,485 442,485 442,485 442,485 442,485 442,485 442,485 442,485 442,486 442,486 442,	Site 8	UniofKent B	North Canterbury	25,000	375,000	494,829	482,044	462,846	443,649	430,844	418,039	398,842	379,645	366,859
Site 10 S off-baned Way South Whitstable 25000 375,000 590,305 491,374 493,355 493,374 593,385 333,475 610,123 494,355 Site 11 W offbogshole Ln South Whitstable 25,000 375,000 477,699 463,355 449,164 403,455 388,415 385,607 343,319 227,071 313,376 515,900 313,875 305,417 303,415 385,607 343,319 227,071 313,975 515,900 343,319 227,071 313,975 517,900 314,81 385,412 385,412 385,412 385,412 385,414 385,412 385,414 482,455 444,454 445,444 445,444 445,444 445,444 <td>Site 9</td> <td>Brooklands Fm</td> <td>South Whitstable</td> <td>25,000</td> <td>375,000</td> <td>494,056</td> <td>481,267</td> <td>462,064</td> <td>442,861</td> <td>430,053</td> <td>417,244</td> <td>398,041</td> <td>378,838</td> <td>366,049</td>	Site 9	Brooklands Fm	South Whitstable	25,000	375,000	494,056	481,267	462,064	442,861	430,053	417,244	398,041	378,838	366,049
Site 11 Godner Hill South Whitstable 25,000 375,000 670,391 641,392 643,653 644,4916 429,256 443,558 390,117 966,833 951,000 Site 12 Vor Bogshole Ln Aytesham Aytesham Aytesham 375,000 775,000	Site 10	S of Thanet Way	South Whitstable	25,000	375,000	650,259	634,704	611,348	587,992	572,413	556,835	533,479	510,123	494,567
Site 12 W of Bogshole Ln South Whitstatele 25,000 375,000 375,000 376,000	Site 11	At Golden Hill	South Whitstable	25,000	375,000	507,505	491.874	468,395	444,916	429,256	413,596	390,117	366,638	351,001
Site 13. A Coding Em. Alyesham - Adsham GV 25000 375,000 436,801 20374 403,412 385,910 374,417 352,822 345,114 337,707 315,803 Site 14 VA & Coding Em. Alyesham - Adsham GV 25000 375,000 850,877 513,406 433,446 732,502 549,905 445,523 464,625 406,644 406,644 406,644 406,644 446,518 551,598 551,598 551,598 502,029 610,306 440,196 440,196 440,196 440,196 440,144 446,198 551,598 502,029 449,036 440,444 446,198 551,598 502,029 449,036 440,444 446,198 551,598 502,029 449,036 440,444 446,198 551,598 503,510 50,598	Site 12	W of Bogshole Ln	South Whitstable	25,000	375,000	478,609	463,592	441.043	418,495	403,455	388,415	365,867	343,319	328,301
Site 14 W & E Cooting Ln Aylesham - Adsham OV 25,000 375,000 526,727 733,006 433,346 473,285 489,905 446,833 426,464 406,406 333,044 Site 15 SE of Cooting Ln Aylesham - Adsham OV 25,000 375,000 752,124 733,952 705,767 677,941 659,381 640,823 426,464 440,443 445,195 Site 17 Bekesbourne Fam Bekesbourne GV 25,000 375,000 586,900 77,821 527,935 512,936 502,028 440,043 446,196 Site 18 Off The Hill, Littlebourne Littlebourne 25,000 375,000 583,411 529,2967 515,936 502,038 477,855 456,541 442,459 Vieweidtail Value Overail Affordable 35% 35% 35% 35% 35% 35% 35% 30% 30,098 20,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00% 30,00%	Site 13	At Coating Fm	Avlesham - Adisham GV	25,000	375.000	431.850	420.374	403.142	385,910	374,417	362,922	345.314	327.707	315,980
Site 15 SE of Costing Ln Avjestram - Adisham (V) 22,000 375,000 580,358 643,474 611,003 582,424 572,857 557,071 533,705 510,333 494,778 Site 16 Avjestram - Adisham (V) 25,000 375,000 586,800 571,852 505,767 677,941 659,381 640,822 612,936 585,100 640,822 612,936 585,100 640,822 612,936 581,010 444,414 444,415 442,458 442,458 442,458 540,674 540,674 350,978 350,978 350,978 350,978 350,978 350,978 350,978 350,978 350,978 350,978 350,978 350,978 350,978 350,978 350,978	Site 14	W & E Cooting Ln	Avlesharn - Adisharn GV	25.000	375.000	526,767	513,406	493,346	473,285	459,905	446.525	426,464	406,404	393.044
Site 16 Aylesham - Addisam OY 25,000 375,000 723,129 703,592 707,677 677,671 647,394 660,391 640,022 612,995 686,173 Site 17 Bekesbourne Farm Bekesbourne CV 25,000 375,000 585,800 571,852 550,910 515,995 512,995 490,621 477,686 446,195 Site 16 Off The Hill, Littlebourne Littlebourne 25,000 375,000 583,411 569,225 549,184 527,935 512,935 490,631 477,686 442,458 Overail Affordable Ent 70,00% 50,00% 50,00% 40,00% 50,00%	Site 15	SE of Cooting Ln	Avlesharn - Adisharn GV	25.000	375.000	650,536	634.974	611.608	588.242	572,657	557.071	533,705	510.339	494,778
Site 17 Bekesbourne Fam Bekesbourne GV 25,000 375,000 588,800 571,852 590,910 529,837 515,938 502,022 481,086 440,143 448,198 Site 18 Off The Hill, Littlebourne 25,000 375,000 583,411 5693,225 548,184 527,033 512,935 498,831 477,886 455,541 442,458 EUV BLV Residual Value 593,941 549,837 515,938 502,025 481,184 527,033 512,935 498,831 477,886 455,541 442,458 UNIT State Sta	Site 16	Avleshern South	Avlesham - Adisham GV	25,000	375,000	752,124	733,592	705,767	677,941	659,381	640.822	612,996	585,170	566,638
Site 18 Off The Hill, Lttlebourne Lttlebourne 25,000 375,000 583,411 589,329 540,184 527,039 512,935 498,831 477,688 456,541 442,458 Overall Affordable 35%	Site 17	Bekesbourne Farm	Bekesbourne GV	25,000	375,000	585,800	571.852	550,910	529,967	515,998	502.029	481.086	460,143	446,196
Bit Drive Dri	Site 18	Off The Hill Littlebourne	Littlebourne	25,000	375,000	583 411	569,329	548 184	527,039	512,935	498 831	477 686	456 541	442 458
EUV BLV Residual Value Soft 35%	0.10 10			20,000					021,000	012,000			1101001	112,100
Overall Affordable Dot 35%				EUV	BLV	Residual V	alue							
Aftordable Rent 70.00% 60.00% 50.00% 40.00% 30.00% 20.00% 10.00% 20.00% 10.00% 20.00% 30.00% 40.00% 50.00% 40.00% 50.00% 25.00% <t< th=""><th></th><th></th><th>Ouerall Affordable</th><th></th><th></th><th>35%</th><th>35%</th><th>35%</th><th>35%</th><th>35%</th><th>35%</th><th>35%</th><th>35%</th><th>35%</th></t<>			Ouerall Affordable			35%	35%	35%	35%	35%	35%	35%	35%	35%
Social Reit			Affordable Rent			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
Aftordable Home Ownership 5 00% 2 5 00% <td></td> <td></td> <td>Social Rent</td> <td></td> <td></td> <td></td> <td>10.00%</td> <td>20.00%</td> <td>30.00%</td> <td>35.00%</td> <td>40.00%</td> <td>50.00%</td> <td>60.00%</td> <td>70.00%</td>			Social Rent				10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
First Homes 2500%		А	fordable Home Ownership			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Site 1 Merton Park South Canterbury 25,000 375,000 376,860 368,188 337,528 316,868 306,537 296,207 275,548 254,886 234,225 Site 2 W of HollowLane South Canterbury 25,000 375,000 458,399 434,951 411,503 388,055 375,331 364,607 341,159 317,711 294,263 Site 5 S of Littlebourne Rd E ast Canterbury 25,000 375,000 499,300 422,760 400,111 327,612 340,952 340,952 341,853 252,164 Site 6 N of Railway, S of Bekesbourne Ln E ast Canterbury 25,000 375,000 430,137 466,438 442,738 419,039 406,925 394,793 370,648 346,237 322,045 Site 7 At Bekesbourne Ln E ast Canterbury 25,000 375,000 439,145 416,748 394,351 371,954 380,756 349,957 327,160 304,763 282,386 Site 9 Brocklands Fm South Whitstable 25,000 375,000 438			First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 2 W of Hollow Lane South Canterbury 25,000 375,000 458,339 434,951 411,503 388,055 376,331 364,607 341,159 317,711 294,253 Site 4 Milton Manor House South Canterbury 25,000 375,000 459,360 429,760 400,161 370,561 355,762 340,962 311,363 281,763 252,073 Site 5 S of Littlebourne Rd East Canterbury 25,000 375,000 490,371 466,438 442,738 419,033 406,925 394,799 370,548 349,557 322,045 Site 7 At Bekesbourne Ln at Hoath Fm East Canterbury 25,000 375,000 416,748 394,351 371,354 360,575 349,572 322,047 390,581 353,115 Site 8 Uni of Kert B North Canterbury 25,000 375,000 438,539 416,135 337,22 371,262 304,163 349,523 322,71,60 304,763 342,962 326,213 341,763 349,537 371,163 340,763 34	Site 1	Merton Park	South Canterbury	25,000	375.000	378,850	358 189	337,528	316 868	306 537	296 207	275 546	254 886	234 225
Bite 4 Mitton Manor House South Canterbury 25,000 375,000 459,360 429,760 400,161 375,762 340,862 311,363 281,763 252,078 Site 5 S of Littlebourne Rd East Canterbury 25,000 375,000 440,713 311,218 399,695 338,171 327,410 316,648 295,125 273,601 252,045 Site 6 N of Railway, S of Bekesbourne Ln E ast Canterbury 25,000 375,000 490,137 466,438 442,738 419,039 406,925 394,799 370,548 346,297 322,045 Site 7 At Bekesbourne Ln at Hoath Fm East Canterbury 25,000 375,000 439,145 416,748 394,351 371,954 360,756 349,557 327,160 304,763 282,246 Site 8 Uni of Kert B Noth Canterbury 25,000 375,000 439,539 416,135 393,732 371,328 360,126 348,925 326,521 304,763 282,967 Site 10 S of Thanet Way South Whitstable 25,000 375,000 438,709 411,360 384,011 356,562 342,983	Site 2	W of Hollow Lane	South Canterbury	25,000	375,000	458,399	434 951	411 503	388.055	376,331	364 607	341 159	317 711	294 263
Initial for floated South Valuation South	Site 4	Milton Manor House	South Canterbury	25,000	375,000	459 360	429 760	400 161	370 561	355 762	340,962	311 363	281 763	252 164
Bite 6 N ofRailway, S of Bekesbourne Ln E ast Canterbury 25,000 375,000 430,137 466,438 442,738 419,039 406,925 394,739 370,646 346,297 322,045 Site 7 At Bekesbourne Ln at Hoath Fm E ast Canterbury 25,000 375,000 439,137 466,438 442,738 419,039 406,925 349,799 370,646 346,297 322,045 Site 8 Uni of Kert B North Canterbury 25,000 375,000 439,145 416,748 394,351 371,954 360,756 349,557 327,160 304,763 222,086 Site 9 Brooklands Fm South Whitstable 25,000 375,000 438,539 416,135 339,71,328 380,125 348,925 326,462 344,936 416,768 389,539 Site 10 S oft hanet Way South Whitstable 25,000 375,000 438,709 411,360 384,011 356,662 342,938 329,313 301,964 274,577 247,175 Site 13 Xt Cooting Fm Aylesham - Adisham GV	Site 5	S of Littlebourpe Rd	East Canterbury	25,000	375,000	402 741	381 218	359,695	338 171	327 410	316 648	295 125	273,601	252 078
Site 7 At Bekesbourne Ln at Hoath Fm East Cantenbury 25,000 375,000 615,376 577,910 540,444 502,976 4484,245 485,512 428,047 390,581 333,115 Site 8 Uni of Kent B North Canterbury 25,000 375,000 439,145 416,748 394,351 371,954 360,756 349,557 322,160 304,763 282,366 Site 9 Brocklands Fm South Whitstable 25,000 375,000 438,539 416,135 393,732 371,326 360,126 348,925 326,521 304,116 281,714 Site 10 S of Thanet Way South Whitstable 25,000 375,000 438,709 411,360 384,011 356,662 342,988 329,313 301,964 274,577 247,165 Site 13 At Cooting Fm Aylesham - Adisham GV 25,000 375,000 382,252 362,148 342,037 321,495 311,223 300,952 280,410 259,868 239,325 Site 13 At Cooting Ln Aylesham - Adisham GV 25,000 375,000 386,203 361,896 336,729 375,027	Site 6	N of Railway, S of Bekesbourne Ln.	East Canterbury	25,000	375,000	490,137	466.438	442,738	419.039	406,925	394,799	370.548	346,297	322.045
Site 8 Uni of Kent B North Canterbury 25,000 375,000 439,145 416,748 394,351 371,926 380,756 349,557 327,160 304,763 282,385 Site 9 Brooklands Fm South Whitstable 25,000 375,000 438,339 416,135 393,732 371,328 380,126 348,925 326,521 304,118 281,714 Site 10 S of Thanet Way South Whitstable 25,000 375,000 680,280 553,032 525,733 498,534 484,910 471,285 444,036 416,788 389,333 Site 11 At Colden Hill South Whitstable 25,000 375,000 438,709 411,360 384,011 356,662 342,988 399,313 301,964 274,787 247,165 Site 12 W of Bogshole Ln South Whitstable 25,000 375,000 388,203 361,986 335,590 322,436 399,323 282,977 256,677 230,384 Site 13 At Cooting Ln Aylesham - Adisham GV 25,000 375,000 388,203 366,822 375,027 351,623 332,436 539,823 <td>Site 7</td> <td>At Bekesbourne I n at Hoath Em</td> <td>East Canterbury</td> <td>25,000</td> <td>375,000</td> <td>615.376</td> <td>577 910</td> <td>540 444</td> <td>502,978</td> <td>484 245</td> <td>465.512</td> <td>428.047</td> <td>390,581</td> <td>353 115</td>	Site 7	At Bekesbourne I n at Hoath Em	East Canterbury	25,000	375,000	615.376	577 910	540 444	502,978	484 245	465.512	428.047	390,581	353 115
Bite 9 Brooklands Fm South Whitstable 25,000 375,000 438,539 416,135 333,732 371,328 360,012 638,025 326,521 304,118 281,036 Site 9 Brooklands Fm South Whitstable 25,000 375,000 438,539 416,135 333,732 371,328 360,0126 348,925 326,521 304,118 281,714 Site 10 S of Thanet Way South Whitstable 25,000 375,000 438,709 411,360 384,011 356,662 342,938 329,313 301,964 274,577 247,175 Site 12 W of Bogshole Ln South Whitstable 25,000 375,000 444,909 388,203 361,896 322,436 309,283 282,977 256,670 230,344 Site 13 At Cooting Fm Aylesham - Adisham GV 25,000 375,000 488,232 362,148 342,037 386,729 371,502 366,410 259,868 239,325 304,815 Site 15 Site 15 Site 16 Aylesham - Adisham GV 25,000 375,0	Site 8	Uni of Kent B	North Canterbury	25,000	375,000	439 145	416 748	394,351	371,954	360 756	349.557	327 160	304 763	282,366
Bite 10 South Whitstable 25,000 375,000 580,300 525,783 498,534 684,910 471,285 644,036 416,788 388,933 Site 10 S of Thanet Way South Whitstable 25,000 375,000 438,709 411,360 384,011 356,662 342,988 329,313 301,964 274,577 247,185 Site 12 W of Bogshole Ln South Whitstable 25,000 375,000 438,709 411,360 384,011 356,662 342,988 329,313 301,964 274,577 247,185 Site 13 At Coding Fm Aylesham - Adisham GV 25,000 375,000 382,252 362,148 342,037 321,495 311,223 300,982 280,410 259,868 239,325 Site 15 S of Coding Ln Aylesham - Adisham GV 25,000 375,000 580,609 553,349 386,729 375,027 351,623 328,219 304,815 Site 15 S of Coding Ln Aylesham - Adisham GV 25,000 375,000 580,693 485,198 471,	Site 9	Brocklands Em	South M/bitstable	25,000	375,000	438 539	416 135	393 732	371 328	360,126	348 925	326 521	304 118	281 714
Site 11 At Golden Hill South Whitstable 25,000 375,000 438,709 411,360 384,011 356,662 342,988 329,313 301,964 274,777 247,185 Site 11 At Golden Hill South Whitstable 25,000 375,000 438,709 411,360 384,011 356,662 342,988 329,313 301,964 274,777 247,185 Site 13 At Cooting Fm Aylesham - Adisham GV 25,000 375,000 488,642 445,238 421,834 398,430 386,729 375,027 351,623 328,219 304,815 Site 15 SE of Cooting Ln Aylesham - Adisham GV 25,000 375,000 580,609 553,349 526,083 498,828 485,198 471,568 444,308 417,047 389,787 Site 15 SE of Cooting Ln Aylesham - Adisham GV 25,000 375,000 580,609 553,349 526,083 498,828 485,198 471,568 444,308 417,047 389,787 Site 17 Bekesbourne Farm Bekesbourne GV	Site 10	S of Thanet Way	South Whitstable	25,000	375,000	580,280	553,032	525,783	498 534	484 910	471 285	444 036	416 788	389,539
Site 12 W of Bogshole Ln South Whitstable 25,000 375,000 414,509 388,203 361,896 335,590 322,436 309,283 288,977 256,670 230,364 Site 13 At Cooting Fm Aylesham - Adisham GV 25,000 375,000 382,252 382,148 342,037 321,495 311,223 300,952 280,410 259,688 239,325 Site 14 W & E Cooting Ln Aylesham - Adisham GV 25,000 375,000 468,642 445,238 421,834 398,430 386,729 375,027 351,623 328,219 304,815 Site 15 SE of Cooting Ln Aylesham - Adisham GV 25,000 375,000 580,609 553,349 526,089 498,828 485,198 471,568 444,308 417,047 389,787 Site 16 Aylesham South Aylesham OV 25,000 375,000 521,994 497,560 473,127 448,694 436,477 424,261 399,827 375,394 350,961 Site 18 Off The Hill, Littlebourne Littlebourne	Site 11	At Golden Hill	South Whitstable	25,000	375,000	438,709	411,360	384.011	356,662	342,988	329.313	301,964	274.577	247,185
Ontool Ooder Ministration Ooder Ministration<	Site 12	W of Bogshole Lp	South \&/bitstable	25,000	375,000	414 509	388 203	361,896	335 590	322,436	309,283	282 977	256 670	230,364
Bite 14 W & E Cooting Ln Aylesham - Adisham GV 25,000 375,000 468,642 445,238 421,834 398,430 386,729 375,027 351,623 328,219 304,815 Site 14 W & E Cooting Ln Aylesham - Adisham GV 25,000 375,000 468,642 445,238 421,834 398,729 375,027 351,623 328,219 304,815 Site 15 SE of Cooting Ln Aylesham - Adisham GV 25,000 375,000 689,705 637,242 604,779 572,315 556,084 539,852 507,389 474,925 442,462 Site 17 Bekesbourne Farm Bekesbourne GV 25,000 375,000 521,994 497,560 473,127 448,694 436,477 424,261 399,827 375,394 350,961 Site 18 Off The Hill, Littlebourne Littlebourne 25,000 375,000 520,782 496,113 471,443 446,774 434,440 422,105 397,436 372,766 348,097 Site 18 Off The Hill, Littlebourne Littlebourne	Site 13	At Conting Em	Avlesham - Adisham GV	25,000	375,000	382,252	362 148	342,037	321 495	311 223	300,952	280,410	259,868	239,325
Bite 15 SE of Cooting Lin Aylesham - Adisham GV 25,000 375,000 580,602 442,005 444,308 441,063 444,308 441,017 389,705 Site 15 SE of Cooting Lin Aylesham - Adisham GV 25,000 375,000 580,609 553,349 526,089 498,828 485,198 471,568 444,308 417,047 389,707 389,705 Site 16 Aylesham - Adisham GV 25,000 375,000 689,705 637,242 604,779 572,315 556,084 539,852 507,389 474,925 442,462 Site 17 Bekesbourne Farm Bekesbourne GV 25,000 375,000 520,782 497,150 473,127 448,694 436,477 424,261 399,827 375,394 350,961 Site 18 Off The Hill, Littlebourne Littlebourne 25,000 375,000 520,782 496,113 471,443 446,774 434,440 422,105 397,436 372,766 348,097 Site 18 Off The Hill, Littlebourne Littlebourne 25,000 375,000<	Site 14	VAL& E Cooting Lp	Avlesham - Adisham GV	25,000	375,000	468 642	445 238	421 834	398 430	386 729	375 027	351,623	328 219	304 815
Bit of occurs in Fridemann - Adisham of V 20,000 310,000 500,000 320,000 400,100 411,000 411,001 410,001 410,001 410,001	Site 15	SE of Cooting Ln	Aylesham - Adisham GV	25,000	375,000	580,609	553 349	526,089	498 828	485 198	471 568	444 308	417 047	389,787
Electron Processing Processing Processing Society Society <thsociety< th=""> Society Society</thsociety<>	Site 16	Avleshern South	Aylesham - Adisham GV	25,000	375,000	669,705	637 242	604 779	572 315	556 084	539,852	507 389	474 925	442 462
Bit in Decessorie Site in Decessorie Site in	Site 17	Bekesbourpe Farm	Bekeshourne GV	25,000	375.000	521,004	497,560	473 127	448 694	436 477	424,261	399,827	375 394	350,981
End of mining excession End docume 20,000 010,000 020,102 440,110 411,440 422,100 037,400 372,700 040,007 Image: Second Control of Mining excession	Site 18	Off The Hill Littlebourpe	Littlebourne	25,000	375.000	520,782	496 113	471 443	446 774	434 440	422,105	397,436	372,766	348.097
EUV BLV Residual Value Contraction Contreaction Contr	one ro		Enclobourno	20,000	515,000	020,102	400,110	417,440	440,014	404,440	422,103	007,400	012,000	040,007
Overall Affordable 40%				EUM	RI V	Residual V	alue							
Affordable Rent 70.00% 60.00% 50.00% 40.00% 20.00% 10.00% Social Rent 70.00% 60.00% 50.00% 35.00% 30.00% 20.00% 10.00% Image: Social Rent 10.00% 50.00% 30.00% 50.00%			Querall Affordable			40%	40%	40%	40%	40%	40%	40%	40%	40%
Allocadore rent 70.00% 50.00% 50.00% 50.00% 50.00% 20.00% 10.00% Social Rent 10.00% 50.00% 35.00% 40.00% 50.00% 50.00% 70.00% 70.00% Unservice 5.00%			A #amlabia Rost			70.00%	80.00%	50.00%	40 00%	35.00%	30,000	20,000/	10 00%	40 /0
Subject restrict 500% 500% 500% 500% 500% 500% 500% 500			Social Root			70.00%	10.00%	20.00%	30.00%	35,00%	40.00%	20.00%	60.00%	70.00%
		ń.	fordable Home Ownersbind			5.00%	5 00%	5 00%	5 00%	5.00%	5 00%	5 00%	5 00%	5 00%

14

Appendix 2 – Sensitivity Testing ZERO REGULATED AND UNREGULATED CO₂

Canterbury and Adjacent Area, Whitstable and Adjacent, Rural CCC

			EUV	BLV	Residual V	/alue									
		BCIS			+20%	+15%	+10%	+5%	+0%						
		Value								-10%	-5%	0%	+5%	+10%	+15%
Site 1	V Large Green 300	Cant. Whit, Rural	25,000	375,000	257,979	397,632	537,285	676,722	813,505	444,657	630,420	813,505	996,589	1,179,674	1,362,759
Site 2	Large 200	Cant. Whit, Rural	25,000	375,000	-384,152	-207,639	-33,618	134,796	300,619	-79,774	112,801	300,619	488,436	676,254	864,071
Site 3	Large Green 100	Cant. Whit, Rural	25,000	375,000	-407,052	-224,856	-44,918	130,345	301,525	-90,124	108,804	301,525	494,247	686,968	879,690
Site 4	Medium Green 50	Cant. Whit, Rural	25,000	375,000	-433,168	-243,835	-56,635	127,867	305,748	-103,418	105,574	305,748	505,922	706,097	906,271
Site 5	Medium Green 30	Cant. Whit, Rural	25,000	375,000	-405,688	-216,625	-30,069	155,233	333,213	-74,102	133,642	333,213	531,822	730,432	929,041
Site 6	Medium Green 30 LD	Cant. Whit, Rural	25,000	375,000	-389,195	-221,781	-56,113	108,369	266,373	-94,012	89,786	266,373	441,720	617,067	792,413
Site 7	Medium Green 20	Cant. Whit, Rural	25,000	375,000	-382,824	-197,523	-14,787	167,645	344,223	-69,306	140,690	344,223	544,360	744,497	944,635
Site 8	Medium Green 20 LD	Cant. Whit, Rural	25,000	375,000	-393,497	-227,457	-63,061	100,621	259,857	-109,244	77,529	259,857	437,861	615,866	793,870
Site 9	Medium Green 12	Cant. Whit, Rural	50,000	400,000	-42,144	142,099	324,865	503,040	678,633	240,615	462,188	678,633	895,078	1,111,522	1,327,967
Site 10	Medium Green 12 LD	Cant. Whit, Rural	25,000	375,000	-64,735	86,202	236,372	382,832	526,683	168,997	350,360	526,683	703,006	879,329	1,055,652
Site 11	Small Green 9	Cant. Whit, Rural	50,000	400,000	379,430	729,250	1,072,231	1,408,367	1,744,503	753,556	1,252,109	1,744,503	2,236,897	2,729,291	3,221,685
Site 12	Small Green 9 LD	Cant. Whit, Rural	50,000	400,000	271,022	520,893	765,879	1,005,976	1,246,074	538,254	894,364	1,246,074	1,597,784	1,949,494	2,301,204
Site 13	Small Green 9 LD - DRA/AONB	Cant. Whit, Rural	50,000	400,000	-41,208	183,189	407,586	627,822	843,560	303,117	576,597	843,560	1,107,203	1,370,847	1,634,490
Site 14	Small Green 6	Cant. Whit, Rural	50,000	400,000	379,430	732,125	1,080,765	1,426,645	1,763,674	756,910	1,265,858	1,763,674	2,256,068	2,748,462	3,240,856
Site 15	Small Green 6 LD	Cant. Whit, Rural	50,000	400,000	74,047	386,168	696,874	1,002,964	1,301,522	445,021	878,777	1,301,522	1,719,679	2,137,835	2,555,992
Site 16	Small Green 6 LD - DRA	Cant. Whit, Rural	50,000	400,000	-1,049,332	-301,857	442,492	1,186,840	1,927,687	167,655	1,049,421	1,927,687	2,792,415	3,636,285	4,476,654
Site 17	Small Green 3	Cant. Whit, Rural	50,000	400,000	-273,794	209,302	692,399	1,175,495	1,658,592	345,931	1,002,261	1,658,592	2,304,006	2,946,781	3,572,297
Site 18	Large Brown 100	Cant. Whit, Rural	1,000,000	1,200,000	-1,348,488	-1,040,464	-732,441	-428,570	-127,421	-740,311	-432,267	-127,421	170,226	458,816	747,405
Site 19	Medium Brown 50	Cant. Whit, Rural	1,000,000	1,200,000	-1,376,279	-1,055,037	-733,794	-417,063	-103,382	-738,221	-419,062	-103,382	206,850	506,075	805,301
Site 20	Medium Brown 20	Cant. Whit, Rural	1,000,000	1,200,000	-1,418,050	-1,090,267	-762,484	-438,865	-118,579	-746,180	-430,647	-118,579	191,674	493,743	789,431
Site 21	Small Brown 10	Cant. Whit, Rural	1,000,000	1,200,000	-1,514,046	-1,170,810	-827,574	-488,287	-152,435	-811,274	-480,064	-152,435	172,819	497,493	815,436
Site 22	Small Brown 6	Cant. Whit, Rural	1,000,000	1,200,000	-1,502,871	-1,053,225	-607,493	-165,940	273,459	-808,860	-264,881	273,459	811,799	1,343,373	1,865,545
Site 23	Large Brown HD 100	Cant. Whit, Rural	1,000,000	1,200,000	-3,072,894	-2,463,176	-1,860,154	-1,258,054	-655,955	-1,757,329	-1,206,642	-655,955	-117,858	404,052	913,488
Site 24	Medium Brown HD 50	Cant. Whit, Rural	1,000,000	1,200,000	-3,122,632	-2,510,581	-1,901,280	-1,297,024	-692,769	-1,796,513	-1,244,641	-692,769	-152,773	378,813	889,345
Site 25	Medium Brown HD 20	Cant. Whit, Rural	1,000,000	1,200,000	-3,188,650	-2,578,935	-1,969,220	-1,359,505	-749,790	-1,865,614	-1,307,702	-749,790	-202,276	339,268	873,994
Site 26	Small Brown 10 HD	Cant. Whit, Rural	1,000,000	1,200,000	-3,287,205	-2,656,406	-2,025,608	-1,394,809	-764,011	-1,895,818	-1,329,914	-764,011	-208,799	340,502	889,803

<u>Sturry</u>

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

Herne Bay and Adjacent

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

Potential Strategic Sites

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

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

Canterbury and Adjacent Area, Whitstable and Adjacent, Rural CCC

			EUV	BLV	Residual \	/alue							
		Overall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%
		Affordable Rent			66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%	
		Social Rent				6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%
	A	, ffordable Home Ownership			8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%
		First Hornes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Cant. Whit, Rural	25,000	375,000	893,087	878,697	857,090	835,483	821 Ø71	806,659	785 <u>0</u> 52	763,445	749.054
Site 2	Large 200	Cant. Whit, Rural	25,000	375,000	397,098	382,315	360,119	337,923	323,119	308,306	286 072	263,838	249,031
Site 3	Large Green 100	Cant. Whit, Rural	25,000	375,000	401,120	385,903	363,053	340,204	324,963	309,723	286,873	264 D2 4	248,806
Site 4	Medium Green 50	Cant. Whit, Rural	25,000	375,000	409,243	393,712	370,394	347,075	331,522	315,968	292,649	269,331	253,800
Site 5	Medium Green 30	Cant. Whit, Rural	25,000	375,000	436,560	419,702	394,390	369,079	352,196	335,313	310,001	284,689	267,832
Site 6	Medium Green 30 LD	Cant. Whit, Rural	25,000	375,000	357,885	344,440	324,253	304,065	290,600	277,135	256,947	236,760	223,315
Site 7	Medium Green 20	Cant. Whit, Rural	25,DDD	375,000	445,551	431,639	410,751	389,863	375,931	361,999	341,111	320,223	306,311
Site 8	Medium Green 20 LD	Cant. Whit, Rural	25,000	375,000	350,619	339,541	322,908	306,275	295,181	284,087	267,454	250,820	239,743
Site 9	Medium Green 12	Cant. Whit, Rural	50 D D D	400,000	780,796	765,580	742,733	719,885	704,646	689,407	666,560	643,712	628,496
Site 10	Medium Green 12 LD	Cant. Whit, Rural	25,000	375,000	610,378	598,359	580,313	562,267	550,230	538,193	520,147	502,100	490,081
Site 11	Small Green 9	Cant. Whit. Rural	50,000	400.000	1.940.073	1.940.073	1.940.073	1.940.073	1.940.073	1.940.073	1,940,073	1,940,073	1,940,073
Site 12	Small Green 9 LD	Cant. Whit, Rural	50,000	400,000	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767
Site 13	Small Green 9 LD - DRA/AO NB	Cant. Whit, Rural	50 D D D	400,000	967,988	948,961	920,390	891,820	872,764	853,707	825,137	796,567	777,539
Site 14	Small Green 6	Cant. Whit, Rural	50,000	400,000	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244
Site 15	Small Green 6 LD	Cant. Whit, Rural	50,000	400,000	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594
Site 16	Small Green 6 LD - DRA	Cant. Whit. Rural	50,000	400,000	2,352,394	2.297.572	2,215,257	2,132,941	2,078,037	2.023.132	1,940,817	1,858,502	1 803 680
Site 17	Small Green 3	Cant. Whit, Rural	50,000	400,000	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001
Site 18	Large Brown 100	Cant. Whit, Rural	1,000,000	1,200,000	46,741	21,564	-16,240	-54,045	-79,260	-104,475	-142,279	-180 08 4	-205,261
Site 19	Medium Brown 50	Cant. Whit. Rural	1000000	1.200.000	78,249	50,579	9,031	-32,516	-60 229	-87,941	-129,488	-171 036	-198,706
Site 20	Medium Brown 20	Cant. Whit, Rural	1000000	1,200,000	66,750	33,963	-15,268	-64,498	-97,335	-130,172	-179,403	-228,633	-261,421
Site 21	Small Brown 10	Cant. Whit, Rural	1,000,000	1,200,000	41,630	8,527	41,178	-90,882	-124,035	-157,187	-206,892	-256,596	-289,699
Site 22	Small Brown 6	Cant. Whit. Bural	1000000	1.200.000	529,109	529,109	529,109	529,109	529,109	529,109	529,109	529,109	529,109
Site 23	Large Brown HD 100	Cant. Whit. Rural	1000000	1.200.000	-311,960	-360.218	-432.677	-505,137	-554,449	-604 240	-678,889	-753 539	-803 255
Site 24	Medium Brown HD 50	Cant. Whit. Rural	1000000	1.200.000	-346,808	-395,245	-467,973	-540,956	-590,932	-640,908	-715,835	-790,762	-840.663
Site 25	Medium Brown HD 20	Cant. Whit, Rural	1000000	1,200,000	-399,090	-446,603	-517,944	-590,991	-640.014	-689 £37	-762.534	-836 D3 1	-884,981
Site 26	Small Brown 10 HD	Cant. Whit. Rural	1000000	1.200.000	-401.450	-456.040	-538,006	-622,128	-678,452	-734,776	-819.220	-903.663	-959,903
	0		EUV	BLV	Residual V	/alue			<u> </u>		<u> </u>		
		Overall Affordable			35%	35%	35%	35%	35%	35%	35%	35%	35%
		Affordable Rent			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
		Social Rent				10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
	A	ffordable Home Ownership			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Cant. Whit, Rural	25,000	375,000	827,839	802,631	777,423	752,214	739,610	727 006	701,798	676,590	651,381
Site 2	Large 200	Cant. Whit, Rural	25,000	375,000	338,355	312,460	286,564	260,669	247,722	234,774	208,879	182,984	157 088
Site 3	Large Green 100	Cant. Whit, Rural	25,000	375,000	339,582	312,924	286,267	259,609	246,280	232,951	206,294	179,636	152,978
Site 4	Medium Green 50	Cant. Whit, Rural	25,000	375,000	344,335	317,130	289,925	262,720	249,117	235,515	208,310	181,105	153,900
Site 5	Medium Green 30	Cant. Whit, Rural	25,000	375,000	373,665	344,135	314,604	285,074	270,309	255,544	226 013	196,483	166,928
Site 6	Medium Green 30 LD	Cant. Whit, Rural	25,000	375,000	303,613	280,061	256,509	232,957	221,180	209,404	185,852	162,300	138,748
Site 7	Medium Green 20	Cant. Whit. Rural	25,000	375,000	380,948	356,578	332,209	307,840	295,655	283,470	259,101	234,185	209,109
Site 8	Medium Green 20 LD	Cant. Whit, Rural	25000	375.000	295.252	275,847	256,441	237.036	227.334	217.631	198,118	178,150	158,183
Site 9	Medium Green 12	Cant. Whit, Rural	50,000	400.000	707,466	680.811	654,155	627,500	614.172	600.845	574,190	547.534	520.879
Site 10	Medium Green 12 LD	Cant. Whit, Rural	25000	375.000	551.057	530.003	508,949	487,895	477.368	466.841	445.787	424,733	403.678
Site 11	Small Green 9	Cant, Whit, Bural	50,000	400.000	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1 940 073
Site 12	Small Green 9 LD	Cant, Whit, Rural	50,000	400,000	1,385,767	1.385.767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767
Site 13	Small Green 9 LD - DRA/AO NB	Cant, Whit, Rural	50.000	400.000	878.571	845.239	811.907	778.575	761,909	745 243	711.911	678.119	643.821
Site 14	Small Green 6	Cant. Whit, Rural	50,000	400,000	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244

<u>Sturry</u>

			EUV	BLV	Residual V	alue							
		Overall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%
		Affordable Rent			66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%	
		Social Rent				6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%
	A	ffordable Home Ownership			8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Sturry	25,000	375,000	200, 468	185,778	163,722	1 41, 665	126,953	112,241	90,184	68,128	53, 438
Site 2	Large 200	Sturry	25,000	375,000	-325,585	-341,328	-364,967	-388,605	-404,372	-420,157	-443,874	-467,908	-483,915
Site 3	Large Green 100	Sturry	25,000	375,000	-341,945	-358,152	-382,487	-406,822	-423,053	-439,384	-464,084	-488,784	-505,234
Site 4	Medium Green 50	Sturry	25,000	375,000	-365,124	-381,664	-406,498	-431,332	-448,030	-464,843	-490,050	-515,257	-532,045
Site 5	Medium Green 30	Sturry	25,000	375,000	-332,631	-350,585	-377,542	-404,499	-422,479	-440,581	-467,942	-495,303	-513,526
Site 6	Medium Green 30 LD	Sturry	25,000	375,000	-322,428	-336,746	-358,246	-379,746	-394,274	-408,829	-430,651	-452,474	-467,007
Site 7	Medium Green 20	Sturry	25,000	375,000	-332,793	-347,609	-369,855	-392,100	-406,938	-421,776	-444,175	-466,755	-481,793
Site 8	Medium Green 20 LD	Sturry	25,000	375,000	-343,638	-355,436	-373,150	-390,926	-402,919	-414,911	-432,891	-450,871	-462,846
Site 9	Medium Green 12	Sturry	50,000	400,000	780,796	765,580	742,733	719,885	704,646	689,407	666,560	643,712	628,496
Site 10	Medium Green 12 LD	Sturry	25,000	375,000	610,378	598,359	580,313	562,267	550,230	538,193	520,147	502,100	490,081
Site 11	Small Green 9	Sturry	50,000	400,000	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073
Site 12	Small Green 9 LD	Stury	50,000	400,000	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767
Site 14	Small Green 6	Sturv	50,000	400,000	1,959,244	1.959.244	1.959.244	1,959,244	1,959,244	1.959.244	1.959.244	1.959.244	1.959.244
Site 15	Small Green 6 LD	Sturry	50,000	400.000	1,474,594	1,474,594	1.474.594	1,474,594	1,474,594	1,474,594	1.474.594	1.474.594	1.474.594
Site 17	Small Green 3	Sturry	50,000	400.000	1.936.001	1.936.001	1.936.001	1.936.001	1.936.001	1.936.001	1.936.001	1.936.001	1.936.001
		,											
			EUV	BLV	Residual V	alue							
		Overall Affordable			35%	35%	35%	35%	35%	35%	35%	35%	35%
		Affordable Rent			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
		Social Rent				10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
	А	ffordable Home Ownership			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Sturry	25,000	375,000	179,132	153,399	127,667	101,934	89,067	76,201	50,468	24,735	-1,738
Site 2	Large 200	Sturry	25,000	375,000	-339,963	-367,542	-395,120	-422,743	-436,739	-450,735	-478,727	-506,719	-534,711
Site 3	Large Green 100	Sturry	25,000	375,000	-359.014	-387,404	-415.855	-444,671	-459,079	-473,488	-502,304	-531,120	-559,936
Site 4	Medium Green 50	Sturry	25,000	375,000	-382,252	-411,225	-440,539	-469,947	-484,651	-499,355	-528,763	-558,171	-587,579
Site 5	Medium Green 30	Sturry	25,000	375,000	-348,966	-380,416	-411,866	-443,787	-459,748	-475,709	-507,630	-539,552	-571,473
Site 6	Medium Green 30 LD	Sturry	25,000	375,000	-335,012	-360,095	-385,514	-410,973	-423,703	-436,432	-461,892	-487,351	-512,810
Site 7	Medium Green 20	Sturry	25,000	375,000	-350,542	-376,495	-402,449	-428,647	-441,818	-454,989	-481,332	-507,674	-534,017
Site 8	Medium Green 20 LD	Sturry	25,000	375,000	-356,648	-377.474	-398.451	-419,427	-429,916	-440,404	-461.380	-482.357	-503,334
Site 9	Medium Green 12	Sturry	50,000	400,000	707,466	680,811	654,155	627,500	614,172	600,845	574,190	547,534	520,879
Site 10	Medium Green 12 LD	Stury	25,000	375,000	551,057	530,003	508,949	487,895	477,368	466,841	445,787	424,733	403,678
Site 11	Small Green 9	Sturry	50,000	400,000	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073
Site 12	Small Green 9 LD	Sturry	50,000	400,000	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767
Site 14	Small Green 6	Stury	50,000	400,000	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244
Site 15	Small Green 6 LD	Sturry	50,000	400,000	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594
Site 17	Small Green 3	Stury	50,000	400,000	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001
		í		I									
			EUV	BLV	Residual V	alue							
		Overall Affordable			40%	40%	40%	40%	40%	40 %	40%	40%	40%
		Affordable Rent			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
		Social Rent				10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
	A	ffordable Home Ownership			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Sturry	25,000	375,000	155,630	126,221	96,812	67,403	52,698	37,994	8,317	-22,652	-54,490
Site 2	Large 200	Sturry	25,000	375,000	-357,013	-388,531	-420,378	-452,369	-468,364	-484,359	-516,350	-548,341	-580,332
Site 3	Large Green 100	Stury	25.000	375,000	-377,823	-410.560	-443,493	-476,426	-492,893	-509.359	-542,292	-575.225	-608,158

Herne Bay and Adjacent

			EUV	BLV	Residual \	/alue							
		Overall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%
		Affordable Rent			66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%	
		Social Rent				6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%
	A	ffordable Horne Ownership			8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%
		First Hornes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	∨Large Green 300	Heme Bay	25,000	375,000	677,924	663,234	641,178	619,121	604,409	589,697	567,641	545,584	530,894
Site 2	Large 200	Heme Bav	25,000	375,000	168,434	153,651	131.456	109.260	94,448	79.618	57.384	35,150	20,187
Site 3	Large Green 100	Heme Bay	25,000	375,000	158,322	143,104	120,255	97,405	82,165	66,924	43,901	20,199	4,231
Site 4	Medium Green 50	Heme Bay	25,000	375,000	153,039	137,508	114,190	90,593	74 589	58 551	34.083	9.616	-6.679
Site 5	Medium Green 30	Heme Bay	25.000	375,000	179,922	162,927	136,881	110,836	93,322	75.607	49.048	22,490	4 80 2
Site 6	Medium Green 30 LD	Heme Bav	25,000	375,000	131,896	118,062	97.289	76,442	62,313	48,185	27.003	5.821	-8.287
Site 7	Medium Green 20	Heme Bav	25,000	375,000	188,836	174,521	153,027	131,128	116,509	101,890	79,973	58 D56	43,460
Site 8	Medium Green 20 LD	Herne Bay	25.000	375.000	122.031	110.425	92,973	75.520	63,879	52,239	34,786	17.334	5,710
Site 9	Medium Green 12	Heme Bay	50,000	400.000	833,153	817,936	795.089	772.241	757.002	741,763	718.916	696.068	680 852
Site 10	Medium Green 12 LD	Heme Bay	25.000	375.000	652,823	640,804	622,758	604,712	592.675	580.638	562 592	544 545	532,528
Site 11	Small Green 9	Herne Bay	50,000	400.000	2 120 242	2 120 242	2 120 242	2 120 242	2 120 242	2 120 242	2 120 242	2 120 242	2 120 242
Site 12	Small Green 9 LD	Heme Bay	50,000	400,000	1 514 459	1 514 459	1 514 459	1 514 459	1 514 459	1 514 459	1 514 459	1 514 459	1 514 459
Site 13	Small Green 9 LD - DRA/AO NB	Heme Bay	50,000	400,000	1.031.429	1 012 402	983 831	955 261	936 205	917 148	888 578	860.008	840.980
Site 14	Small Green 6	Heme Bay	50,000	400.000	2 139 413	2 139 413	2 139 413	2 139 413	2 139 413	2 139 413	2 139 413	2 139 413	2 139 413
Cito 15	Small Green 6 LD	Heme Bay	50,000	400,000	1.620.611	1.620.611	1.620.611	1.620.611	1.620.611	1.620.611	1.620.611	1 620 611	1.620.611
Site 10 Site 18	Small Green 6 LD - DRA	Hemo Bay	50,000	400,000	2 540 101	2 404 260	2 412 054	2 220 720	2 274 924	2 210 020	2 127 614	2 055 200	2 000 477
Site 10	Small Green 3	Heme Bay	50,000	400,000	2,046,161	2,484,508	2,412,004	2,328,738	2,214,034	2,218,830	2,151,517	2 151 517	2 151 517
Site 19	Large Brown 100	Heme Bay	1000000	1 200 000	-369 354	.303 000	-432 281	.470 800	.406 796	-522 784	561 710	.600.657	.826 596
011E 10	Madium Preus 50	Herne Day	1000000	1,200,000	250,000	-383,808	420.042	470,008	500 897	-522 (r04 - 620 227	572.040	814 042	842.250
Site 19 Site 20	Medium Brown SD	Heme Day	1000000	1,200,000	-308,080	-307,772	-428,842	-972,137 508,842	-000 (007	-028 237	-072 µ40 - 825 020	675 720	-043,350
0 He 20	Small Brown 10	Heme Bay	1000000	1,200,000	-372,822	450,202	-400,171	-500,045	-040 /472 508 742	-074,001 820,007	625 p2b 872 102	722.210	767 414
one 21		Hene Day	1000000	1,200,000	400,000	400,018	-001,301	-002,007	-000,742	-020 /097	402,103	-723,510	402,000
5πe 22 0%- 00	Small Brown o	Heme Bay	1000000	1,200,000	-133,320	-133,320 705,974	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320
оле <u>23</u> Сйт 24	Large Brown HD IDD	нете вау	1000000	1,200,000	-000,900	-705,071	-780,321	-804,970	-904,701	-904,002	-1 µ29 202	-1,103,801	1,153,008
SITE 24	Medium Brown HD SD	Heme Bay	1000000	1,200,000	-092,709	-742,070	-817,997	-892,923	-94Z (499	-992,475	-1 µ07 /402	-1,142,329	-1,192,230
Site 20	Medium Brown HD 20	Heme Bay	1000000	1,200,000	-749,790	-798,740	-672,237	-940,734	-994,707	-1,043,780	-1,117,277	-1,190,775	-1,239,724
Sifte 26	Small Brown 10 HD	Heme Bay	1000000	1,200,000	-764,011	-820,250	-904,694	-989,138	-1,040,462	-1,101,786	-1,186,230	-1 270 B7 3	-1,326,913
			ELN/	DLV	De statue LA	(a.)							
		Our II Afferdable	EUV	BLV	Kesidual V	aiue osivi	0502	0502	0504	0502	0504	0502	0.502
		Uverall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%6
		Affordable Rent			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
		Social Rent			F 0.0.00	10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
	A	nordable Home Uwnership			5.00%	5.UU%	5.00%	5.00%	5.UU%	5.UU%	5.00%	5.00%	5.UU%
		First Hornes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Heme Bay	25,000	375,000	620,930	595,197	569,465	543,732	530,865	517,999	492,266	466,533	440,800
Site 2	Large 200	Heme Bay	25,000	375,000	118,481	92,586	66,690	40,795	27,848	14,571	-12,600	-39,770	-66,953
Site 3	Large Green 100	Heme Bay	25 D D D	375,000	105,813	79,156	52,498	25,041	11 Ø56	-2,930	-30,901	-68,872	-86,842
Site 4	Medium Green 50	Heme Bay	25,000	375,000	98,659	70,665	42,325	13,779	493	-14,766	43,311	-71,857	-100,402
Site 5	Medium Green 30	Heme Bay	25,000	375,000	125,680	95,187	64,202	33,217	17,725	2,232	-28,753	-59,738	-90,723
Site 6	Medium Green 30 LD	Herne Bay	25,000	375,000	85,574	60,966	36,254	11,541	-815	-13,171	-37,884	-62,596	-87,309
Site 7	Medium Green 20	Heme Bay	25,000	375,000	132,832	107,263	81,693	56,123	43,338	30,553	4,984	-20,586	-46,156
Site 8	Medium Green 20 LD	Heme Bay	25,000	375,000	74,398	54,036	33,675	13,314	3,133	-7 Ø47	-27 ,408	- 47,769	-68,131
Site 9	Medium Green 12	Heme Bay	50 D D D	400,000	750,687	724,031	697,376	670,721	657,393	644 <u>0</u> 66	617,411	590,755	564,100
Site 10	Medium Green 12 LD	Heme Bay	25,000	375,000	586,162	565,108	544,054	523,000	512,473	501,946	480 ,892	459,838	438,784
Site 11	Small Green 9	Heme Bay	50,000	400,000	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242
Site 12	Small Green 9 LD	Heme Bay	50 D D D	400,000	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459
Site 13	Small Green 9 LD - DRA/AO NB	Heme Bay	50 D D D	400,000	930,764	897,432	864,100	830,768	814,102	797,436	764,104	730,772	697,441
Site 14	Small Green 6	Heme Bav	50,000	400.000	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413

Potential Strategic Sites

		EUV				alue							
		Overall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%
		Affordable Rent			66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%	
		Social Rent				6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%
	A	ffordable Hom e Ownership			8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%
		First Horn es			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	Merton Park	South Canterbury	25,000	375,000	494,219	482,662	465,309	447,914	436,102	424,290	406,581	388,872	377,078
Site 2	W of Hollow Lane	South Canterbury	25,000	375,000	590,336	576,950	556,852	536,753	523,348	509,942	489,844	469,746	456,360
Site 4	Milton Manor House	South Canterbury	25,000	375,000	624,393	607,496	582,125	556,754	539,832	522,909	497,538	472,167	455,270
Site 5	S ofLittlebourne Rd	East Canterbury	25,000	375,000	524,561	512,274	493,826	475,377	463,072	450,767	432,318	413,869	401,583
Site 6	N ofRailway, S of Bekesbourne Ln	East Canterbury	25,000	375,000	624,740	611,210	590,897	570,583	557,033	543,484	523,170	502,856	489,327
Site 7	At Bekesbourne Ln at Hoath Fm	East Canterbury	25,000	375,000	828,425	807,037	774,924	742,810	721,390	699,971	667,857	635,743	614,356
Site 8	UniofKent B	North Canterbury	25,000	375,000	565,849	553,063	533,866	514,668	501,864	489,059	469,861	450,664	437,878
Site 9	Brooklands Fm	South Whitstable	25,000	375,000	565,049	552,260	533,057	513,854	501,045	488,237	469,034	449,831	437,042
Site 10	S of Thanet Way	South Whitstable	25,000	375,000	736,447	720,892	697,536	674,180	658,601	643,023	619,667	596,311	580,755
Site 11	At Golden Hill	South Whitstable	25,000	375,000	598,134	582,503	559,024	535,546	519,885	504,225	480,746	457,267	441,630
Site 12	W of Bogshole Ln	South Whitstable	25,000	375,000	564,072	549,055	526,506	503,958	488,918	473,878	451,330	428,782	413,764
Site 13	At Coating Fm	Aylesham - Adisham GV	25,000	375,000	495,905	484,429	467,197	449,965	438,472	426,978	409,747	392,515	381,038
Site 14	W & E Cooting Ln	Aylesham - Adisham GV	25,000	375,000	599,979	586,890	567,136	547,076	533,696	520,315	500,255	480,194	466,834
Site 15	SE of Cooting Ln	Aylesham - Adisham GV	25,000	375,000	736,635	721,073	697,707	674,341	658,756	643,171	619,805	596,439	580,877
Site 16	Avlesham South	Avlesharn - Adisharn GV	25,000	375,000	855,151	836,620	808,794	780,968	762,408	743,849	716.023	688,197	669,665
Site 17	Bekesbourne Fam	Bekesbourne GV	25.000	375,000	663,471	649,524	628,581	607,638	593,669	579,700	558,757	537,815	523,867
Site 18	Off The Hill, Littlebourne	Littlebourne	25,000	375,000	661.010	646,928	625,782	604,637	590,534	576,430	555,285	534,140	520.057
			EU V	BLV	Residual V	alue							
		Overall Affordable			35%	35%	35%	35%	35%	35%	35%	35%	35%
		Affordable Rent			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
		Social Rent				10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
	А	fordable Hom e Ownership			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		First Horn es			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	Merton Park	South Canterbury	25.000	375.000	443.313	423.019	402.358	381,698	371.367	361.037	340.376	319,716	299.055
Site 2	W of Hollow Lane	South Canterbury	25.000	375.000	531.322	507.874	484,426	460,978	449.254	437,530	414.082	390.634	367,186
Site 4	Milton Manor House	South Canterbury	25.000	375.000	552,905	523,306	493,706	464,107	449,307	434,508	404,908	375,309	345,710
Site 5	S of Littlebourne Rd	East Canterbury	25.000	375.000	470.361	448.837	427.314	405,791	395.029	384.267	362,744	341.221	319,697
Site 6	N ofRailway, S of Bekesbourne Ln	East Canterbury	25,000	375,000	563,894	540,194	516,495	492,795	480,945	469,096	445,396	421,696	397,506
Site 7	At Bekesbourne Ln at Hoath Fm	East Canterbury	25.000	375.000	735,393	697.927	660,461	622,996	604.263	585,530	548.064	510,598	473,132
Site 8	UniofKent B	North Canterbury	25,000	375,000	509,227	486,830	464,432	442,035	430,837	419,638	397,241	374,844	352,447
Site 9	Brooklands Fm	South Whitstable	25.000	375.000	508,597	486,194	463,790	441,387	430,185	418,983	396,580	374,176	351.773
Site 10	S of Thanet Way	South Whitstable	25.000	375,000	665.291	638.042	610,793	583,544	569,920	556,296	529.047	501,798	474,549
Site 11	At Golden Hill	South Whitstable	25.000	375,000	528,114	500,766	473,417	446,068	432,393	418,719	391,370	363,983	336,591
Site 12	W of Bogshole Ln	South Whitstable	25.000	375.000	498,906	472.600	446,293	419,987	406.834	393,680	367.374	341.067	314,761
Site 13	At Coating Fm	Avlesharn - Adisharn GV	25.000	375.000	445,467	425.363	405.260	385,156	375.104	365.052	344,949	324,442	303,899
Site 14	W & E Cooting Ln	Avlesham - Adisham GV	25.000	375.000	541,474	518.070	494,666	471,262	459,560	447,858	424,455	401.051	377.647
Site 15	SE of Cooting Ln	Avlesharn - Adisharn GV	25.000	375.000	665.541	638,281	611.020	583,760	570,130	556,499	529,239	501.979	474,718
Site 16	Aylesham South	Aylesham - Adisham GV	25,000	375,000	771,365	738,902	706,439	673,975	657,744	641,512	609,049	576,585	544,122
Site 17	Bekesbourne Farm	Bekesbourne GV	25,000	375,000	598,565	574,132	549,699	525,265	513,049	500,832	476,399	451,965	427,532
Site 18	Off The Hill, Littlebourne	Littlebourne	25,000	375,000	597,362	572,692	548.023	523,354	511.019	498,685	474,015	449,346	424,677
			EUV	BLV	Residual V	alue							
		Overall Affordable			40%	40%	40%	40%	40%	40%	40%	40%	40%
		Affordable Rept			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10,00%	
		Social Rent				10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60,00%	70,00%
	А	ffordable Hom e Ownership			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%

27

Appendix 4 – Sensitivity Testing ZERO REGULATED CO₂

Canterbury and Adjacent Area, Whitstable and Adjacent, Rural CCC

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

<u>Sturry</u>

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

Herne Bay and Adjacent

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

Potential Strategic Sites

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