

Site Type	Value Area	GF/BF	Total Dwellings	Extrapolated Gross area (HA)	Extrapolated Net Area (HA)	AH%	Total Policy per dwelling	Residual	BMLV	Surplus	Viable?	Residual £/net HA	Revised Net Ha (60%)	Revised Residual (£/net Ha applied to 60% net area)	Retained BMLV	Surplus	Viable	
GREENFIELD																		
2	Highest	GF	20	0.74	0.67	25	£12,937	£761,171	£670,000	£91,171	YES	£1,136,076.12	0.44	£504,418	£670,000	£-165,582	NO	
3	Highest	GF	50	1.81	1.63	26	£12,969	£2,425,206	£1,630,588	£794,618	YES	£1,487,856.44	1.09	£1,615,812	£1,630,588	£-14,776	NO	
4	Highest	GF	80	2.90	2.61	25	£12,885	£3,946,744	£2,604,706	£1,342,038	YES	£1,512,162.45	1.74	£2,631,163	£2,604,706	£26,457	YES	
5	Highest	GF	125	4.46	4.02	24.8	£12,985	£6,070,341	£4,331,250	£1,739,091	YES	£1,510,035.07	2.68	£4,040,854	£4,331,250	£-290,396	NO	
6	Highest	GF	200	7.14	6.43	25	£12,860	£9,279,264	£6,423,750	£2,855,514	YES	£1,443,120.37	4.28	£6,182,328	£6,423,750	£-241,422	NO	
7	Highest	GF	350	12.50	11.25	25.14	£12,873	£15,319,136	£11,250,000	£4,069,136	YES	£1,361,700.98	7.50	£10,212,757	£11,250,000	£-1,037,243	NO	
2	High	GF	20	0.74	0.67	20	£12,527	£455,135	£372,222	£82,913	YES	£679,305.97	0.44	£301,612	£372,222	£-70,610	NO	
3	High	GF	50	1.81	1.63	20	£12,477	£1,764,793	£905,882	£858,911	YES	£1,082,695.09	1.09	£1,175,807	£905,882	£269,925	YES	
4	High	GF	80	2.90	2.61	20	£12,474	£2,784,722	£1,447,059	£1,337,663	YES	£1,066,943.30	1.74	£1,856,481	£1,447,059	£409,422	YES	
5	High	GF	125	4.46	4.02	20	£12,591	£4,288,147	£2,406,250	£1,881,897	YES	£1,066,703.23	2.68	£2,854,498	£2,406,250	£448,248	YES	
6	High	GF	200	7.14	6.43	20	£12,450	£6,620,235	£3,568,750	£3,051,485	YES	£1,029,585.54	4.28	£4,410,744	£3,568,750	£841,994	YES	
7	High	GF	350	12.50	11.25	20	£12,451	£11,333,971	£6,250,000	£5,083,971	YES	£1,007,464.09	7.50	£7,555,981	£6,250,000	£1,305,981	YES	
2	Medium	GF	20	0.74	0.67	15	£12,110	£231,017	£241,944	£-10,927	NO	£344,801.49	0.44	£153,092	£241,944	£-88,852	NO	
3	Medium	GF	50	1.81	1.63	16	£12,144	£1,176,269	£588,824	£587,445	YES	£721,637.42	1.09	£783,698	£588,824	£194,874	YES	
4	Medium	GF	80	2.90	2.61	15	£12,057	£1,965,806	£940,588	£1,025,218	YES	£753,182.38	1.74	£1,310,537	£940,588	£369,949	YES	
5	Medium	GF	125	4.46	4.02	15.2	£12,191	£3,078,805	£1,564,063	£1,514,742	YES	£765,871.89	2.68	£2,049,473	£1,564,063	£485,410	YES	
6	Medium	GF	200	7.14	6.43	15	£12,033	£4,749,893	£2,319,688	£2,430,205	YES	£738,708.09	4.28	£3,164,625	£2,319,688	£844,937	YES	
7	Medium	GF	350	12.50	11.25	15.14	£12,046	£8,239,996	£4,062,500	£4,177,496	YES	£732,444.09	7.50	£5,493,331	£4,062,500	£1,430,831	YES	
2	Low	GF	20	0.74	0.67	10	£11,686	£-251,001	£148,889	£-399,890	NO	£-374,628.36	0.44	£-166,335	£148,889	£-315,224	NO	
3	Low	GF	50	1.81	1.63	10	£11,636	£89,782	£362,353	£-272,571	NO	£55,080.93	1.09	£59,818	£362,353	£-302,535	NO	
4	Low	GF	80	2.90	2.61	10	£11,633	£188,452	£578,824	£-390,372	NO	£72,203.83	1.74	£125,635	£578,824	£-453,189	NO	
5	Low	GF	125	4.46	4.02	10.4	£11,785	£340,387	£962,500	£-622,113	NO	£84,673.38	2.68	£226,586	£962,500	£-735,914	NO	
6	Low	GF	200	7.14	6.43	10	£11,608	£433,575	£1,427,500	£-993,925	NO	£67,430.02	4.28	£288,870	£1,427,500	£-1,138,630	NO	
7	Low	GF	350	12.50	11.25	10	£11,610	£746,409	£2,500,000	£-1,753,591	NO	£66,347.47	7.50	£497,606	£2,500,000	£-2,002,394	NO	
BROWNFIELD																		
2	Highest	BF	20	0.74	0.67	25	£12,937	£638,220	£595,556	£42,664	YES	£952,567.16	0.44	£422,940	£595,556	£-172,616	NO	
3	Highest	BF	50	1.81	1.63	26	£12,969	£2,035,126	£1,449,412	£585,714	YES	£1,248,543.56	1.09	£1,355,918	£1,449,412	£-93,494	NO	
4	Highest	BF	80	2.90	2.61	25	£12,885	£3,319,083	£2,315,294	£1,003,789	YES	£1,271,679.31	1.74	£2,212,722	£2,315,294	£-102,572	NO	
5	Highest	BF	125	4.46	4.02	24.8	£12,985	£5,088,219	£3,850,000	£1,238,219	YES	£1,265,726.12	2.68	£3,387,083	£3,850,000	£-462,917	NO	
6	Highest	BF	200	7.14	6.43	25	£12,860	£8,396,587	£5,710,000	£2,686,587	YES	£1,305,845.57	4.28	£5,594,242	£5,710,000	£-115,758	NO	
7	Highest	BF	350	12.50	11.25	25.14	£12,873	£13,774,076	£10,000,000	£3,774,076	YES	£1,224,362.31	7.50	£9,182,717	£10,000,000	£-817,283	NO	
2	High	BF	20	0.74	0.67	20	£12,527	£332,901	£335,000	£-2,099	NO	£496,867.16	0.44	£220,609	£335,000	£-114,391	NO	
3	High	BF	50	1.81	1.63	20	£12,477	£1,379,893	£815,294	£564,599	YES	£846,560.12	1.09	£919,364	£815,294	£104,070	YES	
4	High	BF	80	2.90	2.61	20	£12,474	£2,169,182	£1,302,353	£866,829	YES	£831,104.21	1.74	£1,446,121	£1,302,353	£143,768	YES	
5	High	BF	125	4.46	4.02	20	£12,591	£3,326,122	£2,165,625	£1,160,497	YES	£827,393.53	2.68	£2,214,105	£2,165,625	£48,480	YES	
6	High	BF	200	7.14	6.43	20	£12,450	£5,733,811	£3,211,875	£2,521,936	YES	£891,727.99	4.28	£3,820,163	£3,211,875	£608,288	YES	
7	High	BF	350	12.50	11.25	20	£12,451	£9,782,167	£5,625,000	£4,157,167	YES	£869,525.96	7.50	£6,521,445	£5,625,000	£896,445	YES	
2	Medium	BF	20	0.74	0.67	15	£12,110	£109,039	£204,722	£-95,683	NO	£162,744.78	0.44	£72,259	£204,722	£-132,463	NO	
3	Medium	BF	50	1.81	1.63	16	£12,144	£797,463	£498,235	£299,228	YES	£489,241.10	1.09	£531,316	£498,235	£33,081	YES	
4	Medium	BF	80	2.90	2.61	15	£12,057	£1,356,868	£795,882	£560,986	YES	£519,872.80	1.74	£904,579	£795,882	£108,697	YES	
5	Medium	BF	125	4.46	4.02	15.2	£12,191	£2,128,052	£1,323,438	£804,614	YES	£529,366.17	2.68	£1,416,584	£1,323,438	£93,146	YES	
6	Medium	BF	200	7.14	6.43	15	£12,033	£3,859,723	£1,962,813	£1,896,910	YES	£600,267.96	4.28	£2,571,548	£1,962,813	£608,735	YES	
7	Medium	BF	350	12.50	11.25	15.14	£12,046	£6,681,822	£3,437,500	£3,244,322	YES	£593,939.73	7.50	£4,454,548	£3,437,500	£1,017,048	YES	
2	Low	BF	20	0.74	0.67	10	£11,686	£-367,481	£130,278	£-497,759	NO	£-548,479.10	0.44	£-243,525	£130,278	£-373,803	NO	
3	Low	BF	50	1.81	1.63	10	£11,636	£-275,635	£317,059	£-592,694	NO	£-169,101.23	1.09	£-183,644	£317,059	£-500,703	NO	
4	Low	BF	80	2.90	2.61	10	£11,633	£-395,915	£506,471	£-902,386	NO	£-151,691.57	1.74	£-263,943	£506,471	£-770,414	NO	
5	Low	BF	125	4.46	4.02	10.4	£11,785	£-571,320	£842,188	£-1,413,508	NO	£-142,119.40	2.68	£-380,312	£842,188	£-1,222,500	NO	
6	Low	BF	200	7.14	6.43	10	£11,608	£-460,342	£1,249,063	£-1,709,405	NO	£-71,592.85	4.28	£-306,704	£1,249,063	£-1,555,767	NO	
7	Low	BF	350	12.50	11.25	10	£11,610	£-818,509	£2,187,500	£-3,006,009	NO	£-72,756.36	7.50	£-545,673	£2,187,500	£-2,733,173	NO	