

HCA AREA WIDE VIABILITY MODEL

Version 1.0 November 2010

Local Authority	Breckland Council
Area(s)	SHLAA Locations
Author	PJM
Date	01 September 2011
Reference	SHLAA area viability working version

**Results Page**

Aggregate residual land value (RLV)	£0	Site typologies to aggregate in appraisal		Residual Land Value	RLV per hectare	Threshold land value options		Residual less threshold	Units	
Aggregate threshold land value (TLV)	£0	Attleborough Greenfield Urban Extension	<input type="checkbox"/> Include	£37,865,840	£64,573	EUV	▲	£0	£0	-
		Attleborough Brownfield	<input type="checkbox"/> Include	£2,260,448	£256,287	EUV plus premium	▼	£0	£0	-
Funding gap requirement (RLV-TLV)	£0	Thetford Greenfield Urban Extension	<input type="checkbox"/> Include	-£3,653,020	-£15,330	EUV	▲	£0	£0	-
		Thetford Brownfield	<input type="checkbox"/> Include	£77,508	£168,496	EUV plus premium	▼	£0	£0	-
Section 106 payments	£0	Market Town Extension	<input type="checkbox"/> Include	£28,093,481	£163,807	EUV	▲	£0	£0	-
CIL	£0	Market Town Brownfield	<input type="checkbox"/> Include	£2,621,690	£231,713	EUV plus premium	▼	£0	£0	-
Check to apply indicative HCA funding	<input type="checkbox"/>	Local Service Centre village	<input type="checkbox"/> Include	£17,421,446	£218,906	EUV	▲	£0	£0	-
Goal seek max affordable housing percentage		Local Service Centre village (2)	<input type="checkbox"/> Include	£3,328,799	£221,477	EUV plus premium	▼	£0	£0	-
HCA funding assumed	£0	9 <enter description>	<input type="checkbox"/> Include	£0	£0	EUV	▲	£0	£0	-
						EUV plus premium	▼	£0	£0	-

Affordable housing percentage	40%	Total units in appraisal	0
of which social rented	70%	Average floor area per unit:	
of which intermediate	30%		