

Lewes District Council Residential Development Scenarios Viability Appraisal Analysis

Development Scenario	Greenfield / Brownfield	Development Value	Development Cost ¹	CIL Charge ²	CIL as % of Development Cost	Cost as % of Development Value	'Super Profit' as % of Development Value	'Super Profit'	Super Profit per dwelling
Coastal Belt Low Zone with CIL Charge proposed at £90 sqm									
Mixed 50 units	Greenfield	£9,796,765	£9,433,206	£261,360	2.77%	96.29%	3.71	£363,460	£7.3k
Mixed 50 units	Brownfield	£9,796,765	£9,733,121	£261,360	2.69%	99.35%	0.65%	£63,679	£1.3k
Mixed 30 units	Greenfield	£5,313,099	£5,114,260	£136,620	2.67%	96.26%	3.74%	£198,710	£6.6k
Mixed 30 units	Brownfield	£5,313,099	£5,268,771	£136,620	2.59%	99.17%	0.83%	£44,098	£1.5k
Urban 40 units	Greenfield	£6,494,732	£6,259,401	£160,920	2.57%	96.38%	3.62%	£235,109	£5.9k
Urban 40 units	Brownfield	£6,494,732	£6,438,538	£160,920	2.50%	99.13%	0.87%	£56,504	£1.4k
Apartments 20 units	Greenfield	£2,840,266	£2,743,634	£64,800	2.36%	96.60%	3.4%	£96,569	£4.8k
Apartments 20 units	Brownfield	£2,840,266	£2,791,927	£64,800	2.32%	98.30%	1.7%	£48,285	£2.4k
Small infill 3 units	Greenfield	(£507,460) ³	(£485,669)	(£12,870)	(2.65%)	(95.71%)	(4.29%)	(£21,770)	£7.3k
Small infill 3 units	Brownfield	(£507,460)	(£500,619)	(£12,870)	(2.57%)	(98.65%)	(1.35%)	(£6,851)	£2.3k
Sheltered 40 units	Greenfield	£7,466,400	£7,011,203	£129,600	1.85%	93.90%	6.10%	£455,450	£11.4k
Sheltered 40 units	Brownfield	£5,667,120	£5,591,168	£129,600	2.32%	98.66%	1.34%	£75,939	£1.9k
Harbour Heights SP6 600 units	Greenfield	£117,195,780	£116,365,486	£3,108,780	2.67%	99.29%	0.71%	£832,090	£1.4k

¹ Total development costs including CIL charge and planning obligations £1130 per dwelling

² Excludes charge on 40% for affordable housing. Uses 60sqm for apartments; 75sqm for 2 beds; 88sqm for 3 beds; 120sqm for 4 beds; 150sqm for 5 beds

³ Appraisal for small infill includes 1 affordable unit, whereas under revised policy none would be required (likely to result in improved viability)

Development Scenario	Greenfield / Brownfield	Development Value	Development Cost ¹	CIL Charge ²	CIL as % of Development Cost	Cost as % of Development Value	'Super Profit' as % of Development Value	'Super Profit'	Super Profit per dwelling
Rural North High Zone with CIL proposed at £150 sqm									
Mixed 50 units	Greenfield	£12,139,530	£11,009,504	£435,600	3.96%	90.69%	9.31%	£1,130,190	£22.6k
Mixed 50 units	Brownfield	£12,139,530	£11,317,243	£435,600	3.85%	93.23%	6.77%	£821,846	£16.4k
Mixed 30 units	Greenfield	£6,595,398	£5,949,685	£227,700	3.83%	90.21%	9.79%	£645,689	£21.5k
Mixed 30 units	Brownfield	£6,595,398	£6,108,490	£227,700	3.73%	92.62%	7.38%	£486,740	£16.2k
Urban 40 units	Greenfield	£8,075,064	£7,243,454	£268,200	3.70%	89.70%	10.30%	£831,732	£20.8k
Urban 40 units	Brownfield	£8,075,064	£7,425,792	£268,200	3.61%	91.96%	8.04%	£649,235	£16.2k
Apartments 20 units	Greenfield	£3,517,332	£3,067,279	£108,000	3.52%	87.2%	12.8%	£450,218	£22.5k
Apartments 20 units	Brownfield	£3,517,332	£3,116,211	£108,000	3.47%	88.60%	11.4%	£400,976	£20k
Small infill 3 units	Greenfield	(£631,640)	(£565,176)	(£21,450)	(3.80%)	(89.48%)	(10.52%)	(£66,449)	£22k
Small infill 3 units	Brownfield	(£631,640)	(£580,296)	(£21,450)	(3.70%)	(91.87%)	(8.13%)	(£51,352)	£17k
Sheltered 40 units	Greenfield	£7,466,400	£7,097,603	£216,000	3.04%	95.06%	4.94%	£368,840	£9.2k
Sheltered 40 units	Brownfield	£5,667,120	£5,677,568	£216,000	3.80%	100.18%	-0.18%	-£10,201	
Ringmer SP5 120 units	Greenfield	£23,439,156	£22,973,868	£1,036,200	4.51%	98.01%	1.99%	£466,439	£3.9k
Greenhill Way SP4 140 units	Greenfield	£27,345,682	£26,830,970	£1,209,000	4.51%	98.12%	1.88%	£514,099	£3.7k