

## **Sheffield City Council**

### **Whole Plan Viability Assessment – Further Note**

#### **1. Scope**

- 1.1 HDH Planning & Development Ltd (HDH) were the authors of the Whole Plan Viability Assessment (WPVA) that was completed in January 2023. HDH subsequently assisted the Council with the drafting of the Matter 8 responses, which were discussed at the Local Plan hearings in September 2024. The Local Plan hearings were paused in early 2025 to allow for, amongst other things, time for further sites to be assessed for inclusion in the Local Plan. This note has been produced to supplement to 2023 WPVA and addresses two key matters.

#### **Affordable Housing Tenure Mix**

- 1.2 When the 2023 WPVA was prepared the NPPF and PPG sought that 10% of new homes should be Affordable Home Ownership (AHO) and that 25% of affordable houses should be First Homes. Taking the Council's wider evidence into account, and the overriding need for affordable housing for rent, the draft plan includes a policy that seeks 25% First Homes / 25% Social Rent / 50% Affordable Rent / Intermediate housing (including shared ownership) AHO.
- 1.3 The Council's Local Housing Market Assessment (LHMA) has been updated (September 2024). It recommends the Council prioritise the delivery of both Social Rent and Affordable Rent tenures, and finds no evidence of a need for First Homes or discounted market housing. The updated NPPF, published in December 2024 has dropped the requirements that 10% of new homes should be Affordable Home Ownership (AHO) and that 25% of affordable houses should be First Homes.
- 1.4 The Council is considering reviewing the tenure mix, on the Green Belt release sites (see below) and has two preferred options:
- New option 1 being 50% Social Rent / 50% Affordable Rent/ AHO (including shared ownership). This is modelled as 50% Social Rent / 25% Affordable Rent / 25% AHO.
  - New option 2 option being 25% Social Rent / 75% Affordable Rent /AHO (including shared ownership). This is modelled as 25% Social Rent / 37.5% Affordable Rent / 37.5% AHO.

- 1.5 A further set of appraisals has also been run with 75% Social Rent / 25% AHO (including shared ownership). In this note, it is assumed that all the AHO is as Shared Ownership rather than including First Homes. This is an important distinction as a lower value is attributed to Shared Ownership units than to First Homes.
- 1.6 Changing the affordable housing mix will have an impact on viability, which the Council wishes to understand.

**The deliverability of new allocations.**

- 1.7 The Council is assessing 11 new greenfield, residential sites that vary from 69 to 869 units. It is understood all these sites are within the Green Belt so require special consideration under the 2024 NPPF.

*Golden Rules that relate to the release of Green Belt land for development*

- 1.8 The updated NPPF, and associated, updated PPG, includes several sections that relate to the release of land from the Green Belt. The proposed allocations are in the Green Belt so it is necessary to consider these. The updated NPPF says:

*As part of the ‘Golden Rules’ for Green Belt development set out in paragraphs 156- 157 of this Framework, a specific affordable housing requirement (or requirements) should be set for major development involving the provision of housing, either on land which is proposed to be released from the Green Belt or which may be permitted on land within the Green Belt. This requirement should:*

- a) be set at a higher level than that which would otherwise apply to land which is not within or proposed to be released from the Green Belt; and*
- b) require at least 50% of the housing to be affordable, unless this would make the development of these sites unviable (when tested in accordance with national planning practice guidance on viability).*

*NPPF Paragraph 67*

*Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. Where Green Belt land is released for development through plan preparation or review, the ‘Golden Rules’ in paragraph 156 below should apply.*

*NPPF Paragraph 151*

*Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review<sup>58</sup>, or on sites in the Green Belt subject to a planning application<sup>59</sup>, the following contributions (‘Golden Rules’) should be made:*

- a. *affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;*
- b. *necessary improvements to local or national infrastructure; and*
- c. *the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.*

*NPPF Paragraph 156*

*157. Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%60. In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution should apply by default. The use of site-specific viability assessment for land within or released from the Green Belt should be subject to the approach set out in national planning practice guidance on viability.*

*NPPF Paragraph 157*

1.9 The application of the Golden Rules is conditioned by footnotes 58, 59 and 60 of the NPPF:

*58 The Golden Rules do not apply to: (i) developments brought forward on land released from the Green Belt through plans that were adopted prior to the publication of this Framework; and (ii) developments that were granted planning permission on Green Belt land prior to the publication of this Framework.*

*59 Including where there are variations made to existing permissions (where the existing permission involved development that was subject to the Golden Rules).*

*60 The 50% cap does not apply to rural exception sites or community-led development exception sites, or if the local planning authority has a relevant existing policy which would apply to the development which is above 50%.*

1.10 As set out in the 2023 WPVA, the NPPF does not include technical guidance on undertaking viability work. This is included within the PPG. PPG was updated when the new NPPF was published in December 2024. A new section has been added to the PPG in this regard:

*Golden Rules for Green Belt development*

*Where development takes place on land situated in, or released from, the Green Belt and is subject to the ‘Golden Rules’ set out in paragraph 156 of the National Planning Policy Framework, site specific viability assessment should not be undertaken or taken into account for the purpose of reducing developer contributions, including affordable housing. The government intends to review this Viability Guidance and will be considering whether there are circumstances in which site-specific viability assessment may be taken into account, for example, on large sites and Previously Developed Land.*

*Prior to development plan policies for affordable housing being updated in accordance with paragraph 67 in the National Planning Policy Framework, the amount of affordable housing contributions required are subject to an overall cap of 50% (see paragraph 157 of the NPPF). This 50% cap does not prevent a developer from agreeing to provide affordable housing contributions which exceed the 50% cap, in any particular case.*

*In paragraph 157, the highest existing affordable housing requirement that would otherwise apply means the highest requirement that the local planning authority could seek in line with its existing policy. For example, (a) if a policy is framed as “up to 30%” then the uplift is applied to 30%; and (b) if a policy is framed as “30% subject to viability” then the uplift should be applied to 30% regardless of viability. The percentage uplift should be applied to the proportion of affordable housing that would otherwise be delivered on site.*

PPG 10-029-20241212

- 1.11 Beyond this, the updated PPG does not impact directly on viability.
- 1.12 The PPG says that the ‘government intends to review this Viability Guidance ...’. It will be necessary to keep this under review, although the fundamental inputs of a viability assessment (costs, values and the nature of the sites available for development) are unlikely to change.
- 1.13 The Golden Rules are not subject to transitional arrangements, and whilst the Local Plan is being examined under the September 2023 NPPF, it is necessary to consider the release / delivery of these sites in this context.
- 1.14 Before finalising a decision as to whether or not to include the additional sites in the new Local Plan, the Council wishes to understand whether or not the sites are deliverable.

## **2. Approach**

- 2.1 The 2023 WPVA was carried out at a point in time and, as set out in the Council’s Matter 8 statement, remains up to date and is an appropriate document for the continued plan-making process. It does not however consider either the alternative affordable housing tenure mixes nor does it consider the ability of Green Belt sites to bear 50% affordable housing (as per the Golden Rules), and if that is not possible what is the maximum level of affordable housing. Further only limited consideration was given to the viability of greenfield sites, as such sites were unlikely to be included in the Local Plan.
- 2.2 This note is prepared on the following basis:
  - a. The 11 potential Green Belt sites are modelled individually based on information provided by SCC to form a new set of appraisals.

- b. A set of appraisals is run for each of the four affordable housing mixes, at varied levels of affordable housing (0% to 50%).
- 2.3 The appraisals are carried out based on the same cost and value assumptions as set out in the 2023 WPVA – to allow direct comparison with the 2023 WPVA (and it is not considered proportionate to undertake a full update at this late stage of the plan-making process). Having said this the following changes are made:

*Benchmark Land Value*

- 2.4 Following the 2024 General Election, the new administration published a draft update to the NPPF<sup>1</sup> for consultation. The changes were subject to period of consultation, and a new NPPF was published in December 2024. The consultation included suggestions around the reform of assessing viability, saying, in the Annex to the Draft 2024 NPPF:

***Annex 4: Viability in relation to Green Belt release***

- 1) To determine land value for a viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a reasonable and proportionate premium for the landowner. For the purposes of plan-making and decision-taking, it is considered that a benchmark land value of [xxxx] allows an appropriate premium for landowners. Local planning authorities should set benchmark land values informed by this, and by local material considerations.*
- 2) When determining planning applications, if land released from Green Belt is transacted above the benchmark land value and cannot deliver policy-compliant development, then planning permission should not be granted, subject to other material considerations.*
- 3) Where policy compliant development can be delivered, viability assessment should not be undertaken, irrespective of the price at which land is transacted, and higher levels of affordable housing should not be sought on the grounds of viability.*
- 4) Where land is transacted below the benchmark land value but still cannot deliver policy-compliant development, it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. Where a viability negotiation to reduce policy delivery has been undertaken, a late-stage review should be conducted to assess whether further contributions are required.*

- 2.5 In relation to releasing land from the Green Belt, the consultation says:

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<sup>1</sup> [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system)

*30. Benchmark land values are generally set as a multiple of agricultural use values, which are typically in the region of £20,000 - £25,000 per hectare, and as a percentage uplift on non-agricultural brownfield use values. We also note that views of appropriate premia above existing use values vary: for agricultural land, a recent academic paper suggested BLVs of three times existing use value; the Letwin Review of Build Out suggested ten times existing use value; Lichfields found that local planning authorities set BLVs of between 10- and 40-times existing use value. These BLVs do not necessarily relate to Green Belt land, which is subject to severe restrictions on development, and **Government is particularly interested in the impact of setting BLV at the lower end of this spectrum.***

- 2.6 At this stage, the BLV assumptions have been carried forward from the 2023 WPVA. This may turn out to overstate the BLV and understate the new administration's aspirations with regard to Land Value Capture. This report is prepared in accordance with the September 2023 NPPF, but is also consistent, in terms of viability, the December 2024 NPPF and supporting documents.
- 2.7 As set out above the updated PPG says that the '*... government intends to review this Viability Guidance ...*' and this is a live topic in Parliament with the Housing, Communities and Local Government Committee taking evidence on land Value Capture on 23<sup>rd</sup> April 2025. It will be necessary to keep this under review.

#### *Residential Values*

- 2.8 The value assumptions used in the 2023 WPVA as applied to the greenfield sites were very high level and applied on an area wide basis. This note is considering the delivery of 11 specific sites so further consideration is given to the residential values (albeit at 2022 values – as per the 2023 WPVA).
- 2.9 In the 2023 WPVA the residential values (Table 4.17) were derived on a high level basis, drawing on average values for 4 broad areas. These were applied to the greenfield typologies, however, the draft Local Plan did not include greenfield Green Belt releases, greenfield Green Belt sites, most likely to be small blocks of amenity land, playing fields and the like within the urban area. The sites that are now being considered for release from the Green Belt are quite different, being on the urban edge, rather than being infill sites within the existing development area, so it would not be appropriate to simply apply the cost assumptions used in the 2023 WPVA.
- 2.10 The value assumptions have been updated as follows.
- a. The assumption of £4,000 per sqm used in South (SS19), South West (SWS18, SWS19), North West is unchanged (NWS30 and NSW31).
  - b. An assumption of £3,500 is applied to the sites in the North East and South East of the council area (NES37, NES38, NES39 and CH05, SES29, SES30).

### 3. Green Belt Appraisals

#### *Site Modelling*

- 3.1 The Green Belt release sites are modelled as follows:
- a. The Council have advised that none of the sites are subject to abnormal flood risks.
  - b. All the sites are well related to the transport network so are unlikely to require significant contributions to highways and transport mitigation measures.
  - c. That the requirements for BNG and open space can be accommodated on site.
  - d. The sites are modelled based on the trajectories provided by the Council. Some of these extend beyond the plan-period.
- 3.2 The modelling is summarised as follows:

**Table 3.1 Potential Green Belt Sites - Modelling**

			Current Use	Units	Area Ha				Density Units / ha		Density
					Total	Gross	Net	%	Gross	Net	m2/ha
1	East of Chapeltown Rd	Chapeltown /High Green	Arable	549	19.620	19.620	13.725	70.0%	27.98	40.00	3,914
2	West of Grenoside Grange	Chapeltown /High Green	Grazing	188	6.720	6.720	5.371	79.9%	27.98	35.00	3,428
3	Wheel Lane and Middleton Lane	Chapeltown /High Green	Grazing	148	5.300	5.300	4.229	79.8%	27.92	35.00	3,424
4	South of Wheel Ln / between Creswick Av and Yew Ln	Chapeltown /High Green	Arable & Grazing	609	32.000	32.000	17.400	54.4%	19.03	35.00	3,426
5	Forge Ln	Rural Upper Don Valley	Pasture	69	2.560	2.560	2.300	89.8%	26.95	30.00	2,937
6	Storth Ln and School Ln	Rural Upper Don Valley	Pasture	103	3.800	3.800	3.433	90.4%	27.11	30.00	2,931
7	Lodge Moor Rd and Redmires Conduit	South West	Arable	258	9.200	9.200	7.371	80.1%	28.04	35.00	3,424
8	Handsworth Hall Fm	South East	Arable	869	35.100	35.100	24.829	70.7%	24.76	35.00	3,427
9	Bramley Ln and Beaver Hill Rd	South East	Arable	868	36.550	36.550	24.800	67.9%	23.75	35.00	3,429
10	South of White Ln	South East	Arable	304	10.840	10.840	7.600	70.1%	28.04	40.00	3,918
11	North of Parkers Ln	South West	Grazing	82	2.610	2.610	2.343	89.8%	31.42	35.00	3,409

Source: SCC / HDH (April 2025)



## 4. Analysis

4.1 The appraisals are run for the four affordable housing mixes set out above.

**Table 4.1 Appraisal Results – Varied Affordable Housing Mixes. 30% Affordable Housing**

Affordable Housing			EUV	BLV	Residual Value			
		Total Affordable			30.0%	30.0%	30.0%	30.0%
		Affordable rent			50.0%	25.0%	37.5%	
		Social Rent			25.0%	50.0%	25.0%	75.0%
		Affordable Home Ownership			25.0%	25.0%	75.0%	25.0%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750	1,060,239	976,270	1,070,846	892,300
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750	910,641	825,692	920,477	740,743
Site 3	Wheel Lane and Middl	Chapeltown /High G	22,750	322,750	925,885	839,433	935,632	752,981
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750	741,060	682,961	748,412	624,863
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750	1,632,188	1,535,816	1,644,310	1,439,445
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750	1,620,023	1,523,058	1,632,123	1,426,094
Site 7	Lodge Moor Rd and R	South West	22,750	327,300	1,341,026	1,246,378	1,352,995	1,151,730
Site 8	Handsworth Hall Fm	South East	22,750	327,300	781,902	709,356	791,109	636,811
Site 9	Bramley Ln and Beave	South East	22,750	327,300	785,817	713,160	794,991	640,502
Site 10	South of White Ln	South East	22,750	327,300	1,427,210	1,333,383	1,438,904	1,239,557
Site 11	North of Parkers Ln	South West	22,750	327,300	1,339,085	1,228,695	1,352,034	1,118,305

Source: HDH (April 2025)

4.2 For each scenario a further set of appraisals has been run with affordable housing from 0% to 50%.

**Table 4.2 Appraisal Results – Varied Affordable Housing. 50% Affordable Rent, 25% Social Rent, 25% AHO**

Affordable Housing			EUV		BLV		Residual Value											
		Total Affordable			0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%	45.0%	50.0%			
		Affordable rent			50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%			
		Social Rent			25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%			
	Affordable Home Ownership				25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%			
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750	1,887,638	1,749,738	1,611,839	1,473,939	1,336,039	1,198,139	1,060,239	922,339	784,440	646,540	508,640			
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750	1,747,788	1,608,263	1,468,739	1,329,214	1,189,690	1,050,166	910,641	771,117	631,592	492,068	352,544			
Site 3	Wheel Lane and Middle	Chapeltown /High G	22,750	322,750	1,782,429	1,639,672	1,496,914	1,354,157	1,211,400	1,068,642	925,885	783,127	640,370	497,613	354,855			
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750	1,312,778	1,217,492	1,122,206	1,026,919	931,633	836,347	741,060	645,774	550,488	455,201	357,875			
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750	2,603,146	2,441,320	2,279,493	2,117,667	1,955,841	1,794,014	1,632,188	1,470,362	1,308,535	1,146,709	984,883			
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750	2,579,538	2,419,618	2,259,699	2,099,780	1,939,861	1,779,942	1,620,023	1,460,103	1,300,184	1,140,265	980,346			
Site 7	Lodge Moor Rd and Rd	South West	22,750	327,300	2,240,340	2,090,454	1,940,568	1,790,683	1,640,797	1,490,912	1,341,026	1,191,140	1,041,255	891,369	741,484			
Site 8	Handsworth Hall Fm	South East	22,750	327,300	1,491,940	1,373,601	1,255,261	1,136,921	1,018,581	900,242	781,902	663,562	543,154	421,941	300,727			
Site 9	Bramley Ln and Beave	South East	22,750	327,300	1,497,947	1,379,258	1,260,570	1,141,882	1,023,193	904,505	785,817	667,128	547,794	426,026	304,258			
Site 10	South of White Ln	South East	22,750	327,300	2,357,765	2,202,673	2,047,580	1,892,488	1,737,395	1,582,302	1,427,210	1,272,117	1,117,024	961,932	806,839			
Site 11	North of Parkers Ln	South West	22,750	327,300	2,391,287	2,215,920	2,040,553	1,865,186	1,689,819	1,514,452	1,339,085	1,163,718	988,351	812,983	637,616			

Source: HDH (April 2025)

4.3 This analysis suggests that all of the potential Green Belt releases are able to bear at least 30% affordable when the affordable housing mix is as per the draft Local Plan (50% Affordable Rent, 25% Social Rent, 25% AHO – where the AHO is as First Homes). Some can bear more than 30%.

4.4 This is to be expected and is consistent with what was said at the Local Plan hearings on the 26<sup>th</sup> June 2024<sup>2</sup>. For example Roland Bolton said with regard to sites in the south west and north east:

*2hr:10mins ..There are reasonable alternatives to this strategy....that would deliver significantly more affordable housing...the Council own vast stretches of land (as set out in my earlier submissions) as well as land in other ownership that could come forward and bring forward much, much higher levels of affordable housing and if one takes into account what's said in the emerging NPPF, up to 50% affordable housing and that that could be delivered, if one of the reasonable alternatives had been chosen.*

4.5 Similarly, on 5<sup>th</sup> November 2024, suggested that the Council is not making the most of what is available as SCC ‘are not using Green Belt land and that in viable areas this could provide up to 50% affordable in accordance with the upcoming NPPF’ (approx. 03:08:30). Mr Stevens went on to suggest that there is evidence that if SCC rebalance housing to other areas of the City, especially the south, the Council will be able to

<sup>2</sup> Matter 8 Viability and Matter 3 Housing Need (continued from Wed 26 June - Other Housing Needs)

deliver more affordable, at least 30%, especially on Green Belt (approx. 3:11:30). Mr Edgley said a more positive approach could be taken and consider the emerging NPPF with Golden Rules around Green Belt release (approx. 03:31:20).

- 4.6 Further, it is important to note that, relative to other council areas across England, the requirements for site specific strategic infrastructure and mitigation (i.e. s106 contributions in addition to CIL) is low at £1,500 per unit, and that the Council is seeking a modest set of wider policy requirements in order that the impact on deliverability is minimised.
- 4.7 As mentioned above, there is scope to increase the affordable housing requirements when subject to 50% Affordable Rent, 25% Social Rent, 25% Affordable Home Ownership. The further sets of appraisals have been run, the results of which are presented below:

**Table 4.3 Appraisal Results – Varied Affordable Housing. 25% Affordable Rent, 50% Social Rent, 25% AHO**

Affordable Housing			EUV	BLV	Residual Value											
		Total Affordable			0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%	45.0%	50.0%	
		Affordable rent			50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	
		Social Rent			25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	
		Affordable Home Ownership			25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750	1,887,638	1,735,743	1,583,849	1,431,954	1,280,059	1,128,164	976,270	824,375	672,480	520,585	366,331	
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750	1,747,788	1,594,105	1,440,422	1,286,740	1,133,057	979,375	825,692	672,010	518,327	364,644	210,962	
Site 3	Wheel Lane and Middl	Chapeltown /High G	22,750	322,750	1,782,429	1,625,263	1,468,097	1,310,931	1,153,765	996,599	839,433	682,267	525,101	367,935	210,769	
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750	1,312,778	1,207,809	1,102,839	997,870	892,900	787,931	682,961	577,992	473,022	366,259	258,563	
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750	2,603,146	2,425,258	2,247,369	2,069,481	1,891,593	1,713,705	1,535,816	1,357,928	1,180,040	1,002,152	824,263	
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750	2,579,538	2,403,458	2,227,378	2,051,298	1,875,218	1,699,138	1,523,058	1,346,979	1,170,899	994,819	818,739	
Site 7	Lodge Moor Rd and R	South West	22,750	327,300	2,240,340	2,074,679	1,909,019	1,743,359	1,577,698	1,412,038	1,246,378	1,080,717	915,057	749,397	583,737	
Site 8	Handsworth Hall Fm	South East	22,750	327,300	1,491,940	1,361,510	1,231,079	1,100,648	970,218	839,787	709,356	577,707	444,113	310,519	176,474	
Site 9	Bramley Ln and Beave	South East	22,750	327,300	1,497,947	1,367,149	1,236,351	1,105,553	974,755	843,957	713,160	582,362	448,442	314,254	180,067	
Site 10	South of White Ln	South East	22,750	327,300	2,357,765	2,187,035	2,016,305	1,845,574	1,674,844	1,504,114	1,333,383	1,162,653	991,923	821,192	650,462	
Site 11	North of Parkers Ln	South West	22,750	327,300	2,391,287	2,197,522	2,003,756	1,809,991	1,616,226	1,422,460	1,228,695	1,034,929	841,164	647,399	453,633	

Source: HDH (April 2025)

**Table 4.4 Appraisal Results – Varied Affordable Housing. 37.5% Affordable rent, 25% Social Rent, 37.5% AHO**

Affordable Housing			EUV	BLV	Residual Value															
		Total Affordable			0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%	45.0%	50.0%					
		Affordable rent			37.5%	37.5%	37.5%	37.5%	37.5%	37.5%	37.5%	37.5%	37.5%	37.5%	37.5%					
		Social Rent			25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%					
	Affordable Home Ownership				37.5%	37.5%	37.5%	37.5%	37.5%	37.5%	37.5%	37.5%	37.5%	37.5%	37.5%					
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750	1,887,638	1,751,506	1,615,374	1,479,242	1,343,110	1,206,978	1,070,846	934,713	798,581	662,449	526,317					
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750	1,747,788	1,609,902	1,472,017	1,334,132	1,196,247	1,058,362	920,477	782,592	644,706	506,821	368,936					
Site 3	Wheel Lane and Middle	Chapeltown /High G	22,750	322,750	1,782,429	1,641,296	1,500,163	1,359,030	1,217,897	1,076,764	935,632	794,499	653,366	512,233	371,100					
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750	1,312,778	1,218,717	1,124,656	1,030,595	936,534	842,473	748,412	654,352	560,291	466,230	370,452					
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750	2,603,146	2,443,340	2,283,534	2,123,728	1,963,922	1,804,116	1,644,310	1,484,504	1,324,698	1,164,892	1,005,086					
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750	2,579,538	2,421,635	2,263,733	2,105,830	1,947,928	1,790,025	1,632,123	1,474,221	1,316,318	1,158,416	1,000,513					
Site 7	Lodge Moor Rd and R	South West	22,750	327,300	2,240,340	2,092,449	1,944,558	1,796,667	1,648,777	1,500,886	1,352,995	1,205,105	1,057,214	909,323	761,433					
Site 8	Handsworth Hall Fm	South East	22,750	327,300	1,491,940	1,375,135	1,258,330	1,141,525	1,024,720	907,915	791,109	674,304	555,732	436,091	316,449					
Site 9	Bramley Ln and Beave	South East	22,750	327,300	1,497,947	1,380,787	1,263,628	1,146,469	1,029,309	912,150	794,991	677,831	560,344	440,144	319,945					
Site 10	South of White Ln	South East	22,750	327,300	2,357,765	2,204,622	2,051,478	1,898,335	1,745,191	1,592,048	1,438,904	1,285,761	1,132,617	979,474	826,330					
Site 11	North of Parkers Ln	South West	22,750	327,300	2,391,287	2,218,078	2,044,869	1,871,661	1,698,452	1,525,243	1,352,034	1,178,825	1,005,616	832,407	659,199					

Source: HDH (April 2025)

**Table 4.5 Appraisal Results – Varied Affordable Housing. 75% Social Rent, 25% AHO**

Affordable Housing			EUV	BLV	Residual Value													
		Total Affordable			0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%	45.0%	50.0%			
		Affordable rent			50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%			
		Social Rent			25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%			
	Affordable Home Ownership				25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%			
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750	1,887,638	1,721,748	1,555,859	1,389,969	1,224,079	1,058,190	892,300	726,410	560,520	393,102	222,307			
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750	1,747,788	1,579,947	1,412,106	1,244,265	1,076,425	908,584	740,743	572,902	405,062	237,221	69,380			
Site 3	Wheel Lane and Middl	Chapeltown /High G	22,750	322,750	1,782,429	1,610,854	1,439,280	1,267,705	1,096,131	924,556	752,981	581,407	409,832	238,257	66,683			
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750	1,312,778	1,198,126	1,083,473	968,820	854,168	739,515	624,863	510,210	394,505	276,878	159,251			
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750	2,603,146	2,409,196	2,215,245	2,021,295	1,827,345	1,633,395	1,439,445	1,245,494	1,051,544	857,594	663,644			
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750	2,579,538	2,387,297	2,195,057	2,002,816	1,810,575	1,618,335	1,426,094	1,233,854	1,041,613	849,373	657,132			
Site 7	Lodge Moor Rd and R	South West	22,750	327,300	2,240,340	2,058,905	1,877,470	1,696,035	1,514,600	1,333,165	1,151,730	970,295	788,860	607,425	425,990			
Site 8	Handsworth Hall Fm	South East	22,750	327,300	1,491,940	1,349,419	1,206,897	1,064,376	921,854	779,332	636,811	491,045	345,071	199,097	48,321			
Site 9	Bramley Ln and Beave	South East	22,750	327,300	1,497,947	1,355,039	1,212,132	1,069,225	926,317	783,410	640,502	495,695	349,089	202,483	54,544			
Site 10	South of White Ln	South East	22,750	327,300	2,357,765	2,171,397	1,985,029	1,798,661	1,612,293	1,425,925	1,239,557	1,053,189	866,821	680,453	494,085			
Site 11	North of Parkers Ln	South West	22,750	327,300	2,391,287	2,179,123	1,966,960	1,754,796	1,542,632	1,330,469	1,118,305	906,141	693,977	481,814	269,650			

Source: HDH (April 2025)

- 4.8 This further analysis suggests that there is scope to increase the level of affordable housing to 50%, other than in the 50% Social Rent, 25% AHO scenario.

### *Sensitivity testing*

- 4.9 When setting policy requirements, the PPG sets out the purpose is to ‘... *ensure policy compliance and optimal public benefits through economic cycles...*’ (PPG 10-009-20190509) and ‘...*and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*’ (PPG 10-010-20180724). It is however important that policy requirements are not set at the limits of viability. The 2023 WPVA included sensitivity testing. A further set of appraisals have been run at 30%, 50% and 50% affordable housing, with varied values from minus 20% to plus 20%. The results are set out at Appendix 1 of this note.
- 4.10 This analysis suggests that at 30% affordable housing either of the mixes would be viable, even if prices were to be reduced somewhat. At 50% affordable housing the two scenarios with the increased levels of Social Rent would not be viable with a modest fall in house prices.

## **5. Findings and conclusions**

- 5.1 The results are very much as expected, bearing in mind that the potential greenfield sites that are in the Green Belt and are being assessed for allocation, are in the better value areas and on the urban edge in rural and semi-rural locations. All of the potential allocations are likely to be viable with 30% affordable housing and an affordable tenure mix that puts a greater emphasis on the Councils updated housing evidence and includes a greater proportion of Social Rent housing. In addition, at 30% affordable housing, if there was a fall in house prices of more 5% then the 30% affordable housing would remain deliverable. The two potential sites, tested in the South West (SWS 18, SWS19) are able to bear 40% affordable housing and a 5% fall in house prices.
- 5.2 The analysis shows that not all the sites would be viable with 50% affordable housing, but they would be with 40% affordable housing. Having said this, with 40% affordable housing results are able to tolerate a 5% fall in values in the scenarios where there is 25% Social Rent, but not where the element of Social Rent ins increased to 50% or 75%.
- 5.3 It is understood that the Council puts a substantial emphasis on the delivery of Social Rent. This analysis shows that should the Council proceed with selection the 11 modelled sites for allocation, all of them are able to bear 30% affordable housing and the two potential sites, in the South West (SWS 18, SWS19) are able to bear 40% affordable as 75% Social Rent and 25% Affordable Home Ownership.

HDH Planning & Development Ltd  
21<sup>st</sup> May 2025

## Appendix 1

**Table A1 Appraisal Results – Sensitivity Testing. 50% Affordable Rent, 25% Social Rent, 25% AHO**

30% Affordable Housing				EUV	BLV	Residual Value								
		Value				-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750		50,067	307,129	560,659	810,449	1,060,239	1,310,029	1,559,820	1,809,610	2,057,020
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750		-109,970	150,156	403,651	657,146	910,641	1,164,136	1,417,632	1,671,127	1,924,622
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750		-119,763	147,261	406,802	666,344	925,885	1,185,426	1,444,967	1,704,509	1,964,050
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750		41,316	218,416	395,255	568,638	741,060	913,482	1,085,904	1,258,326	1,430,748
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750		469,078	759,855	1,050,633	1,341,410	1,632,188	1,922,966	2,213,743	2,504,521	2,795,298
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750		474,897	761,179	1,047,460	1,333,741	1,620,023	1,906,304	2,192,585	2,478,866	2,765,148
Site 7	Lodge Moor Rd and R	South West	22,750	327,300		216,950	497,969	778,988	1,060,007	1,341,026	1,622,045	1,903,064	2,184,083	2,465,102
Site 8	Handsworth Hall Fm	South East	22,750	327,300		-111,873	122,886	345,034	565,308	781,902	997,028	1,212,155	1,427,282	1,642,408
Site 9	Bramley Ln and Beave	South East	22,750	327,300		-104,603	128,324	349,326	570,323	785,817	1,001,311	1,216,805	1,432,299	1,645,689
Site 10	South of White Ln	South East	22,750	327,300		310,790	589,895	869,000	1,148,105	1,427,210	1,706,315	1,985,420	2,264,525	2,543,630
Site 11	North of Parkers Ln	South West	22,750	327,300		16,551	349,435	679,318	1,009,201	1,339,085	1,668,968	1,998,851	2,328,734	2,658,618
40% Affordable Housing				EUV	BLV	Residual Value								
		Value				-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750		-185,844	70,241	311,606	549,903	784,440	1,018,976	1,253,513	1,488,050	1,722,587
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750		-344,208	-88,953	154,991	393,292	631,592	869,893	1,108,193	1,346,494	1,584,795
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750		-359,608	-97,919	152,482	396,426	640,370	884,314	1,128,258	1,372,202	1,616,146
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750		-123,547	55,211	221,276	387,340	550,488	712,404	874,320	1,036,237	1,198,153
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750		215,784	488,972	762,160	1,035,348	1,308,535	1,581,723	1,854,911	2,128,099	2,401,286
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750		224,490	493,414	762,337	1,031,261	1,300,184	1,569,108	1,838,031	2,106,955	2,375,878
Site 7	Lodge Moor Rd and R	South West	22,750	327,300		-15,643	249,936	513,709	777,482	1,041,255	1,305,028	1,568,801	1,832,573	2,096,346
Site 8	Handsworth Hall Fm	South East	22,750	327,300		-331,454	-91,964	127,472	336,271	543,154	747,271	949,320	1,151,369	1,353,418
Site 9	Bramley Ln and Beave	South East	22,750	327,300		-318,469	-85,518	132,631	340,213	547,794	750,848	953,256	1,155,664	1,358,072
Site 10	South of White Ln	South East	22,750	327,300		68,293	330,476	592,659	854,842	1,117,024	1,379,207	1,641,390	1,903,573	2,165,756
Site 11	North of Parkers Ln	South West	22,750	327,300		-269,797	56,696	367,991	678,171	988,351	1,298,530	1,608,710	1,918,890	2,229,070
50% Affordable Housing				EUV	BLV	Residual Value								
		Value				-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750		-440,498	-181,312	59,020	284,687	508,640	727,923	947,207	1,166,490	1,385,773
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750		-583,284	-338,994	-99,822	129,438	352,544	575,650	798,755	1,021,861	1,244,967
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750		-604,582	-353,976	-108,806	126,509	354,855	583,202	811,548	1,039,895	1,268,241
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750		-301,243	-120,634	46,868	202,586	357,875	511,326	662,737	814,147	965,558
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750		-43,398	218,089	473,687	729,285	984,883	1,240,481	1,496,079	1,751,676	2,007,274
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750		-29,916	225,649	477,215	728,780	980,346	1,231,912	1,483,477	1,735,043	1,986,609
Site 7	Lodge Moor Rd and R	South West	22,750	327,300		-259,883	873	248,430	494,957	741,484	988,010	1,234,537	1,481,064	1,727,591
Site 8	Handsworth Hall Fm	South East	22,750	327,300		-575,151	-326,990	-102,505	104,334	300,727	494,220	686,485	875,456	1,064,427
Site 9	Bramley Ln and Beave	South East	22,750	327,300		-552,358	-314,212	-95,715	110,097	304,258	498,419	689,707	879,029	1,068,351
Site 10	South of White Ln	South East	22,750	327,300		-183,740	71,057	316,318	561,579	806,839	1,052,100	1,297,361	1,542,622	1,787,882
Site 11	North of Parkers Ln	South West	22,750	327,300		-565,251	-249,705	55,492	347,140	637,616	928,093	1,218,569	1,509,045	1,799,521

Source: HDH (April 2025)



**Table A2 Appraisal Results – Sensitivity Testing. 25% Affordable Rent, 50% Social Rent, 25% AHO**

30% Affordable Housing				EUV	BLV	Residual Value								
		Value				-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750	-20,531	233,677	485,086	730,678	976,270	1,221,861	1,467,453	1,713,045	1,957,630	
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750	-181,277	77,949	327,197	576,444	825,692	1,074,940	1,324,188	1,573,435	1,822,683	
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750	-192,332	73,777	328,996	584,214	839,433	1,094,652	1,349,870	1,605,089	1,860,308	
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750	-9,000	167,767	341,627	513,444	682,961	852,478	1,021,995	1,191,512	1,361,029	
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750	391,980	677,939	963,898	1,249,857	1,535,816	1,821,775	2,107,734	2,393,693	2,679,652	
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750	397,326	678,759	960,192	1,241,625	1,523,058	1,804,492	2,085,925	2,367,358	2,648,791	
Site 7	Lodge Moor Rd and R	South West	22,750	327,300	141,232	417,518	693,805	970,091	1,246,378	1,522,664	1,798,951	2,075,237	2,351,524	
Site 8	Handsworth Hall Fm	South East	22,750	327,300	-179,437	57,529	278,180	494,740	709,356	920,856	1,132,355	1,343,854	1,555,354	
Site 9	Bramley Ln and Beave	South East	22,750	327,300	-169,634	64,501	282,263	499,540	713,160	925,021	1,136,882	1,348,743	1,559,772	
Site 10	South of White Ln	South East	22,750	327,300	235,729	510,142	784,556	1,058,970	1,333,383	1,607,797	1,882,211	2,156,624	2,431,038	
Site 11	North of Parkers Ln	South West	22,750	327,300	-76,111	255,604	579,967	904,331	1,228,695	1,553,058	1,877,422	2,201,786	2,526,150	
40% Affordable Housing				EUV	BLV	Residual Value								
		Value				-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750	-286,948	-29,587	207,909	443,512	672,480	901,419	1,130,358	1,359,296	1,588,235	
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750	-442,641	-189,971	53,052	285,690	518,327	750,964	983,602	1,216,239	1,448,876	
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750	-459,798	-201,045	48,740	286,921	525,101	763,282	1,001,462	1,239,642	1,477,823	
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750	-195,104	-16,006	149,771	311,863	473,022	631,066	789,109	947,152	1,105,195	
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750	112,988	379,751	646,514	913,277	1,180,040	1,446,803	1,713,566	1,980,329	2,247,092	
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750	121,062	383,521	645,980	908,440	1,170,899	1,433,358	1,695,817	1,958,276	2,220,736	
Site 7	Lodge Moor Rd and R	South West	22,750	327,300	-121,574	142,668	400,131	657,594	915,057	1,172,520	1,429,983	1,687,446	1,944,909	
Site 8	Handsworth Hall Fm	South East	22,750	327,300	-432,625	-187,680	35,202	242,181	444,113	645,708	842,920	1,040,132	1,237,345	
Site 9	Bramley Ln and Beave	South East	22,750	327,300	-415,544	-177,645	41,621	245,828	448,442	649,128	846,692	1,044,256	1,241,820	
Site 10	South of White Ln	South East	22,750	327,300	-34,309	224,139	480,067	735,995	991,923	1,247,851	1,503,778	1,759,706	2,015,634	
Site 11	North of Parkers Ln	South West	22,750	327,300	-397,709	-74,576	235,523	538,344	841,164	1,143,984	1,446,805	1,749,625	2,052,446	
50% Affordable Housing				EUV	BLV	Residual Value								
		Value				-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750	-584,094	-315,643	-75,963	147,865	366,331	580,976	793,262	1,005,548	1,217,834	
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750	-708,992	-469,725	-235,053	-6,854	210,962	426,989	643,016	859,042	1,075,069	
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750	-732,089	-487,559	-246,791	-12,836	210,769	431,911	653,053	874,195	1,095,338	
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750	-399,147	-216,396	-48,699	108,239	258,563	408,888	556,222	702,791	849,361	
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750	-178,223	81,096	329,129	576,696	824,263	1,071,830	1,319,397	1,566,964	1,814,531	
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750	-165,570	88,283	331,768	575,254	818,739	1,062,224	1,305,710	1,549,195	1,792,680	
Site 7	Lodge Moor Rd and R	South West	22,750	327,300	-396,973	-139,818	106,458	345,097	583,737	822,376	1,061,015	1,299,655	1,538,294	
Site 8	Handsworth Hall Fm	South East	22,750	327,300	-702,694	-461,492	-229,187	-18,563	176,474	364,227	551,530	736,410	919,336	
Site 9	Bramley Ln and Beave	South East	22,750	327,300	-674,700	-443,258	-219,395	-12,610	180,067	368,019	555,970	739,769	923,037	
Site 10	South of White Ln	South East	22,750	327,300	-319,181	-65,865	175,578	413,020	650,462	887,904	1,125,346	1,362,788	1,600,230	
Site 11	North of Parkers Ln	South West	22,750	327,300	-727,323	-419,588	-118,250	172,356	453,633	734,910	1,016,187	1,297,464	1,578,742	

Source: HDH (April 2025)

**Table A3 Appraisal Results – Sensitivity Testing. 37.5% Affordable Rent, 25% Social Rent, 37.5% AHO**

30% Affordable Housing			EUV	BLV	Residual Value								
		Value			-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750	59,094	316,629	570,345	820,595	1,070,846	1,321,096	1,571,346	1,821,596	2,069,287
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750	-103,144	157,493	411,821	666,149	920,477	1,174,805	1,429,132	1,683,460	1,937,788
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750	-113,486	154,185	414,667	675,149	935,632	1,196,114	1,456,596	1,717,078	1,977,560
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750	47,854	225,015	402,170	575,683	748,412	921,142	1,093,872	1,266,602	1,439,331
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750	476,982	768,814	1,060,646	1,352,478	1,644,310	1,936,142	2,227,974	2,519,806	2,811,638
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750	485,096	771,853	1,058,609	1,345,366	1,632,123	1,918,880	2,205,636	2,492,393	2,779,150
Site 7	Lodge Moor Rd and R	South West	22,750	327,300	227,390	508,791	790,193	1,071,594	1,352,995	1,634,397	1,915,798	2,197,200	2,478,601
Site 8	Handsworth Hall Fm	South East	22,750	327,300	-103,012	131,379	353,646	574,330	791,109	1,006,637	1,222,164	1,437,692	1,653,219
Site 9	Bramley Ln and Beave	South East	22,750	327,300	-96,211	136,446	357,878	579,077	794,991	1,010,904	1,226,818	1,442,731	1,656,377
Site 10	South of White Ln	South East	22,750	327,300	319,920	599,666	879,412	1,159,158	1,438,904	1,718,650	1,998,396	2,278,142	2,557,888
Site 11	North of Parkers Ln	South West	22,750	327,300	25,118	358,795	689,875	1,020,954	1,352,034	1,683,114	2,014,193	2,345,273	2,676,352
40% Affordable Housing			EUV	BLV	Residual Value								
		Value			-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750	-172,643	82,908	324,904	563,431	798,581	1,033,731	1,268,882	1,504,032	1,739,182
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750	-334,772	-78,687	165,885	405,296	644,706	884,117	1,123,528	1,362,939	1,602,350
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750	-350,923	-88,232	162,969	408,167	653,366	898,564	1,143,763	1,388,961	1,634,160
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750	-114,400	64,010	230,495	396,981	560,291	722,617	884,944	1,047,271	1,209,597
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750	226,323	500,917	775,511	1,050,104	1,324,698	1,599,292	1,873,885	2,148,479	2,423,072
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750	238,088	507,646	777,203	1,046,761	1,316,318	1,585,876	1,855,433	2,124,990	2,394,548
Site 7	Lodge Moor Rd and R	South West	22,750	327,300	-1,037	264,366	528,649	792,931	1,057,214	1,321,497	1,585,780	1,850,062	2,114,345
Site 8	Handsworth Hall Fm	South East	22,750	327,300	-318,953	-79,527	139,362	348,301	555,732	760,082	962,666	1,165,249	1,367,832
Site 9	Bramley Ln and Beave	South East	22,750	327,300	-306,668	-73,704	144,033	352,188	560,344	763,639	966,606	1,169,574	1,372,541
Site 10	South of White Ln	South East	22,750	327,300	80,467	343,505	606,542	869,580	1,132,617	1,395,655	1,658,692	1,921,730	2,184,767
Site 11	North of Parkers Ln	South West	22,750	327,300	-257,949	69,553	382,067	693,841	1,005,616	1,317,391	1,629,166	1,940,941	2,252,716
50% Affordable Housing			EUV	BLV	Residual Value								
		Value			-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750	-421,774	-163,945	75,643	302,099	526,317	746,367	966,417	1,186,467	1,406,517
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750	-571,260	-325,691	-85,534	144,442	368,936	593,430	817,924	1,042,417	1,266,911
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750	-593,509	-341,417	-95,052	141,185	371,100	601,015	830,929	1,060,844	1,290,759
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750	-288,353	-108,627	58,821	214,636	370,452	524,092	676,016	827,940	979,864
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750	-29,575	233,020	490,375	747,731	1,005,086	1,262,441	1,519,796	1,777,152	2,034,507
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750	-12,081	243,439	495,797	748,155	1,000,513	1,252,871	1,505,229	1,757,588	2,009,946
Site 7	Lodge Moor Rd and R	South West	22,750	327,300	-240,994	19,731	267,105	514,269	761,433	1,008,597	1,255,761	1,502,925	1,750,089
Site 8	Handsworth Hall Fm	South East	22,750	327,300	-558,445	-310,541	-86,181	119,906	316,449	510,626	703,167	892,806	1,082,446
Site 9	Bramley Ln and Beave	South East	22,750	327,300	-536,582	-298,635	-80,164	125,066	319,945	514,823	706,395	896,417	1,086,438
Site 10	South of White Ln	South East	22,750	327,300	-167,772	87,343	333,672	580,001	826,330	1,072,659	1,318,988	1,565,317	1,811,646
Site 11	North of Parkers Ln	South West	22,750	327,300	-550,442	-232,925	73,634	366,728	659,199	951,669	1,244,139	1,536,609	1,829,079

Source: HDH (April 2025)



**Table A4 Appraisal Results – Sensitivity Testing. 75% Social Rent, 25% AHO**

30% Affordable Housing				EUV	BLV	Residual Value								
		Value				-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750		-94,506	160,225	408,646	650,907	892,300	1,133,693	1,375,086	1,616,479	1,857,873
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750		-254,710	4,486	250,743	495,743	740,743	985,743	1,230,744	1,475,744	1,720,744
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750		-267,446	-1,644	251,189	502,085	752,981	1,003,877	1,254,774	1,505,670	1,756,566
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750		-61,028	117,118	287,998	458,251	624,863	791,475	958,087	1,124,699	1,291,311
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750		314,883	596,023	877,164	1,158,304	1,439,445	1,720,585	2,001,726	2,282,866	2,564,006
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750		319,755	596,340	872,925	1,149,510	1,426,094	1,702,679	1,979,264	2,255,849	2,532,434
Site 7	Lodge Moor Rd and R	South West	22,750	327,300		65,513	337,067	608,621	880,175	1,151,730	1,423,284	1,694,838	1,966,392	2,237,946
Site 8	Handsworth Hall Fm	South East	22,750	327,300		-247,001	-8,510	211,327	424,173	636,811	844,683	1,052,555	1,260,427	1,468,299
Site 9	Bramley Ln and Beave	South East	22,750	327,300		-236,486	-1,700	215,200	428,751	640,502	848,730	1,056,959	1,265,187	1,473,415
Site 10	South of White Ln	South East	22,750	327,300		160,668	430,390	700,112	969,835	1,239,557	1,509,279	1,779,002	2,048,724	2,318,446
Site 11	North of Parkers Ln	South West	22,750	327,300		-168,773	161,772	480,616	799,461	1,118,305	1,437,149	1,755,993	2,074,837	2,393,682
40% Affordable Housing				EUV	BLV	Residual Value								
		Value				-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750		-393,316	-135,945	104,212	334,054	560,520	783,861	1,007,202	1,230,543	1,453,884
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750		-542,252	-294,510	-52,834	178,088	405,062	632,036	859,010	1,085,984	1,312,958
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750		-561,725	-307,480	-59,663	177,415	409,832	642,249	874,666	1,107,083	1,339,500
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750		-269,323	-89,712	78,266	236,386	394,505	549,727	703,897	858,067	1,012,237
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750		6,653	270,530	530,868	791,206	1,051,544	1,311,882	1,572,221	1,832,559	2,092,897
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750		15,780	273,629	529,624	785,618	1,041,613	1,297,608	1,553,603	1,809,598	2,065,593
Site 7	Lodge Moor Rd and R	South West	22,750	327,300		-228,450	35,400	286,553	537,706	788,860	1,040,013	1,291,166	1,542,319	1,793,472
Site 8	Handsworth Hall Fm	South East	22,750	327,300		-534,659	-285,103	-60,174	146,833	345,071	542,050	736,520	928,896	1,121,272
Site 9	Bramley Ln and Beave	South East	22,750	327,300		-513,418	-273,953	-54,158	151,443	349,089	546,735	740,128	932,848	1,125,568
Site 10	South of White Ln	South East	22,750	327,300		-139,320	117,803	367,476	617,148	866,821	1,116,494	1,366,166	1,615,839	1,865,512
Site 11	North of Parkers Ln	South West	22,750	327,300		-525,620	-205,848	103,055	398,516	693,977	989,438	1,284,900	1,580,361	1,875,822
50% Affordable Housing				EUV	BLV	Residual Value								
		Value				-20%	-15%	-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	East of Chapeltown Rd	Chapeltown /High G	22,750	322,750		-727,690	-464,393	-218,140	10,993	222,307	433,572	639,318	844,606	1,049,895
Site 2	West of Grenoside Gr	Chapeltown /High G	22,750	322,750		-836,377	-602,719	-373,474	-147,982	69,380	278,328	487,276	696,223	905,171
Site 3	Wheel Lane and Midd	Chapeltown /High G	22,750	322,750		-861,727	-622,931	-387,661	-156,461	66,683	280,621	494,558	708,496	922,434
Site 4	South of Wheel Ln / b	Chapeltown /High G	22,750	322,750		-497,050	-317,929	-146,252	12,123	159,251	304,610	449,707	591,435	733,163
Site 5	Forge Ln	Rural Upper Don Va	22,750	322,750		-317,467	-61,713	184,572	424,108	663,644	903,180	1,142,716	1,382,252	1,621,788
Site 6	Storth Ln and School	Rural Upper Don Va	22,750	322,750		-305,346	-54,223	186,322	421,727	657,132	892,537	1,127,942	1,363,347	1,598,752
Site 7	Lodge Moor Rd and R	South West	22,750	327,300		-535,269	-283,395	-38,388	195,238	425,990	656,742	887,494	1,118,246	1,348,998
Site 8	Handsworth Hall Fm	South East	22,750	327,300		-830,237	-597,006	-363,775	-149,952	48,321	234,235	415,347	596,460	774,245
Site 9	Bramley Ln and Beave	South East	22,750	327,300		-797,042	-573,246	-349,450	-141,316	54,544	237,618	419,360	600,510	777,722
Site 10	South of White Ln	South East	22,750	327,300		-455,160	-205,639	34,839	264,462	494,085	723,708	953,331	1,182,954	1,412,577
Site 11	North of Parkers Ln	South West	22,750	327,300		-890,011	-589,471	-293,911	-6,511	269,650	541,728	813,806	1,085,884	1,357,962

Source: HDH (April 2025)