

For: Tunbridge Wells Borough Council

**Addendum Update to Local Plan Viability
Assessment**

**Appendix II: Paddock Wood & East Capel
Results**

August 2024

DSP24896

Tunbridge Wells BC: Appendix II: Addendum Update to Local Plan Viability Assessment

Table 2 - Residential Results - Paddock Wood & East Capel Only

Paddock Wood - 2,532 Residential Units - 40% Affordable Housing								
Site Area (Gross Ha)	Average Market Value (£/m ²)	BLV (£/ha)	BLV (£)	Developer Return (%)	Surplus / Deficit over BLV (£)	Surplus / Deficit as % of GDV	Surplus / Deficit over BLV (£/ dwelling)	Appraisal No.
239.25	£5,100	£250,000	£59,812,500	17.5%	£52,957,857	5.12%	£20,915	1
				20.0%	£35,875,942	3.47%	£14,169	2
		£370,000	£88,522,500	17.5%	-£7,001,251	-0.68%	-£2,765	3
				20.0%	-£24,083,165	-2.33%	-£9,512	4
239.25	£4,900	£250,000	£59,812,500	17.5%	£15,513,450	1.56%	£6,127	5
				20.0%	-£898,586	-0.09%	-£355	6
		£370,000	£88,522,500	17.5%	-£47,356,645	-4.75%	-£18,703	7
				20.0%	-£63,768,681	-6.40%	-£25,185	8

Paddock Wood - 2,532 Residential Units - 30% Affordable Housing								
Site Area (Gross Ha)	Average Market Value (£/m ²)	BLV (£/ha)	BLV (£)	Developer Return (%)	Surplus / Deficit over BLV (£)	Surplus / Deficit as % of GDV	Surplus / Deficit over BLV (£/ dwelling)	Appraisal No.
239.25	£5,100	£250,000	£59,812,500	17.5%	£102,804,736	9.95%	£40,602	9
				20.0%	£82,877,710	8.02%	£32,732	10
		£370,000	£88,522,500	17.5%	£48,306,938	4.67%	£19,079	11
				20.0%	£28,379,912	2.75%	£11,208	12
239.25	£4,900	£250,000	£59,812,500	17.5%	£66,037,298	6.62%	£26,081	13
				20.0%	£46,891,724	4.70%	£18,520	14
		£370,000	£88,522,500	17.5%	£7,874,756	0.79%	£3,110	15
				20.0%	-£11,270,818	-1.13%	-£4,451	16