

**For: Tunbridge Wells Borough Council**

**Addendum to Local Plan Viability  
Assessment**

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

**December 2023**

**DSP 22816**

Tunbridge Wells BC: Appendix II: Addendum 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 (£/m2)	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%	£54,346,832	5.26%	£21,464	1
				20.0%	£37,264,918	3.61%	£14,718	2
		£370,000	£88,522,500	17.5%	-£5,368,933	-0.52%	-£2,120	3
				20.0%	-£22,450,848	-2.17%	-£8,867	4
239.25	£4,900	£250,000	£59,812,500	17.5%	£17,113,353	1.72%	£6,759	5
				20.0%	£701,317	0.07%	£277	6
		£370,000	£88,522,500	17.5%	-£45,647,810	-4.58%	-£18,028	7
				20.0%	-£62,059,846	-6.22%	-£24,510	8

Paddock Wood - 2,532 Residential Units - 30% Affordable Housing								
Site Area (Gross Ha)	Average Market Value (£/m2)	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%	£104,004,858	10.06%	£41,076	9
				20.0%	£84,077,832	8.14%	£33,206	10
		£370,000	£88,522,500	17.5%	£49,815,672	4.82%	£19,674	11
				20.0%	£29,888,646	2.89%	£11,804	12
239.25	£4,900	£250,000	£59,812,500	17.5%	£67,350,498	6.76%	£26,600	13
				20.0%	£48,204,924	4.84%	£19,038	14
		£370,000	£88,522,500	17.5%	£9,494,625	0.95%	£3,750	15
				20.0%	-£9,650,949	-0.97%	-£3,812	16

Dixon Searle Partnership (2023)