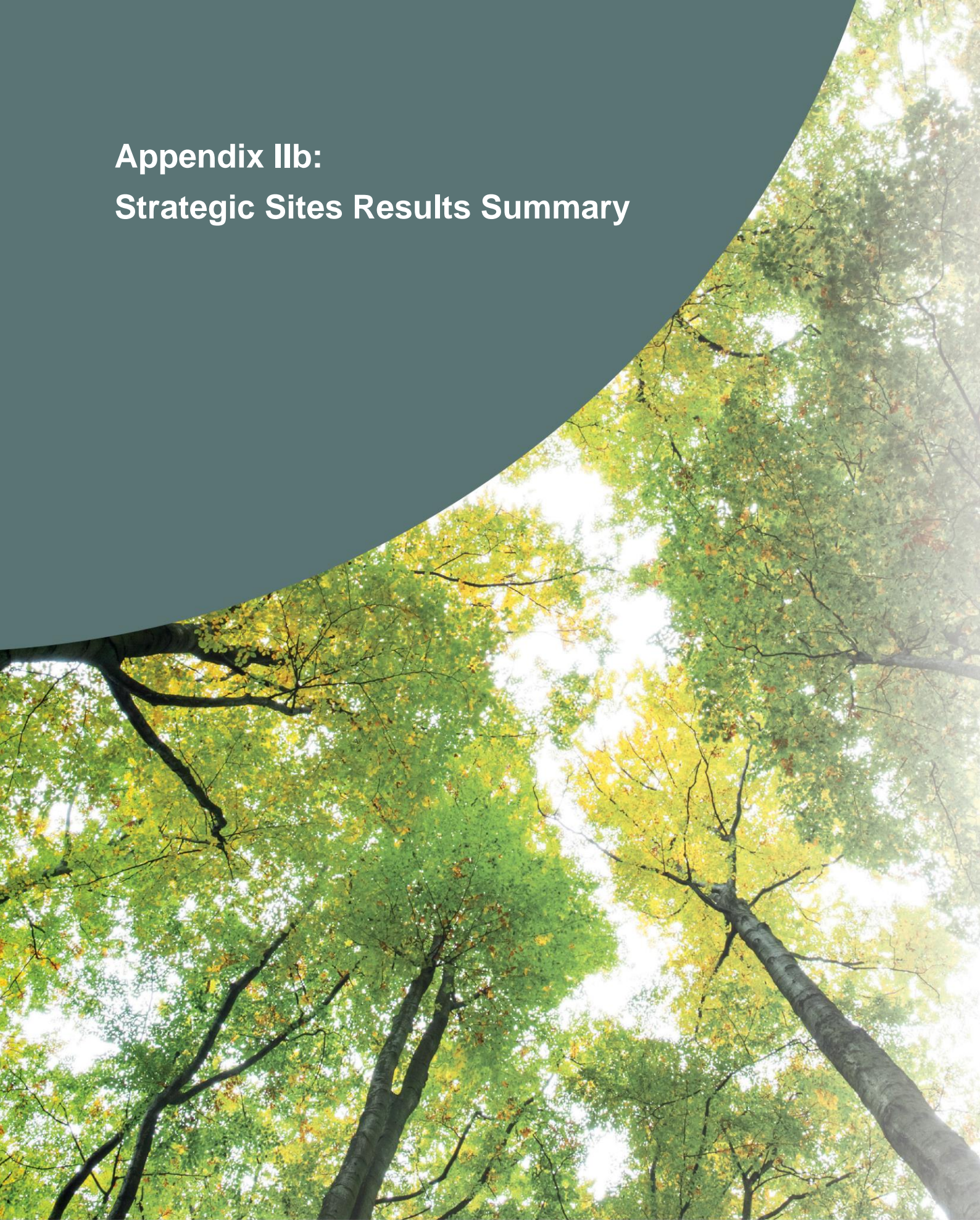


Appendix IIb: Strategic Sites Results Summary



East Cambridgeshire DC - Strategic Sites Testing - Summary

Site Typology / Reference	AH % assumed	Site	Assumed total (gross) site area (Ha)	Assumed (net) Developable Area - Resi. only (Ha)	Assumed (net) developable area - Employment - Assumed land serviced & sold (Ha)	Indicative ave. density (d.p.h. on net area)*	Indicative capacity (approx. no. of dwellings)	Indicative resi. MV (£/sq. m) - Base	Land Cost	Estimated Potential Surplus over BLV (£)	Estimated Potential Surplus over BLV (£/dwelling)
KEN.M1	30	CLT Land West of Station Road, Kennett - Assuming £250K/ha land buy-in cost	41.2	16.7	0	30.00	500	£3,000	£10,300,000	£5,012,216	£10,024
KEN.M1	30	CLT Land West of Station Road, Kennett - Assuming £25K/ha land buy-in cost	41.2	16.7	0	30.00	500	£3,000	£1,030,000	£14,815,286	£29,631
KEN.M1	30	CLT Land West of Station Road, Kennett - Assuming £250K/ha net developable area land buy-in cost / £25k/ha remainder	41.2	16.7	0	30.00	500	£3,000	£4,780,000	£10,865,523	£21,731
LIT.H5	20	Land West of Highfields, Littleport	28.9	20.0	0	30.00	600	£2,615	£7,225,000	£4,505,199	£7,509
LIT.M2	20	Land South of Grange Lane, Littleport	65.9	40.0	0	30.00	1200	£2,615	£16,475,000	£5,718,971	£4,766
SOH.M1	20	Eastern Gateway, Soham	33.4	18.3	0	30.00	550	£2,750	£8,350,000	£5,107,825	£9,287

DSP 2017