



Report for the Peak District National Park Authority

**Economic Viability Assessment
Technical Appendices – Regulation 19**

Three Dragons May 2026



Document Control Sheet	
Project name	Peak District National Park Authority Economic Viability Assessment
Project reference	1262
Report title	Technical Appendices - Economic Viability Assessment – Regulation 19
Doc ref	Final
Date	May 2026
Prepared by	Laura Easton, Shane Vallance
Reviewed by	Lin Cousins
Quality statement	In preparing this report, the authors have followed national and professional standards, acted with objectivity, impartially, without interference and with reference to appropriate available sources of information. No performance-related or contingent fees have been agreed and there is no known conflict of interest in advising the client group.
Use of this report	<p>This report is not a formal land valuation or scheme appraisal. It has been prepared using the Three Dragons toolkit and is based on authority level data supplied by PDNPA, consultant team inputs and quoted published data sources. The toolkit provides a review of the development economics of illustrative schemes and the results depend on the data inputs provided. This analysis should not be used for individual scheme appraisal.</p> <p>No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report unless previously agreed.</p>
Cover Image	Image by Three Dragons

Contents

Appendix I	National policy on viability	4
Appendix II	Notes from the stakeholder workshop	9
Appendix III	Background slides from consultation with housing associations	24
Appendix IV	House price information	29
Appendix V	Build cost information	37
Appendix VI	Detailed results from the modelling	39

Appendix I National policy on viability

National policy context

- i. **The National Planning Policy Framework (NPPF)** (December 2024) recognises the importance of positive and aspirational planning but states that this should be done 'in a way that is aspirational but deliverable'. (Para 16)
- ii. The NPPF advises that cumulative effects of policy should not combine to render plans unviable:
'Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.'(Para 35)
- iii. The government has signalled its desire to simplify the planning process, including development contributions. The NPPF advises that:
'All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.' (Para 59)
- iv. In terms of affordable homes the government has reiterated previous policy on affordable homes thresholds and places an emphasis on social rent:
'Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.' (Para 65)
- v. *'Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.'* (Para 66)
- vi. With regard to non-residential development, the NPPF states that local planning authorities should:
'Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth...local policies for economic development and regeneration ...set criteria, or and identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period. Appropriate sites for commercial development which meet the needs of a modern economy should be identified, including suitable locations for uses such as laboratories, gigafactories, data centres, digital

infrastructure, freight and logistics. Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment...be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.' (Para 86)

- vii. *Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for: 'a) clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections); . . . b) storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods, especially where this is needed to support the supply chain, transport innovation and decarbonisation; c) the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.'* Para 87)
- viii. However, the NPPF does not state that all sites must be viable now in order to appear in the plan. Instead, the NPPF is concerned to ensure that the bulk of the development is not rendered unviable by unrealistic policy costs and that overall, Local Plan policies should not undermine the deliverability of the plan (Para 35). It is important to recognise that economic viability will be subject to economic and market variations over the local plan timescale. In a free market, where development is largely undertaken by the private sector, the local planning authority can seek to provide suitable sites to meet the needs of sustainable development. It is not within the local planning authority's control to ensure delivery actually takes place; this will depend on the willingness of a developer to invest and a landowner to release the land. So, in considering whether a site is deliverable now or developable in the future, we have taken account of the local context to help shape our viability assumptions.
- ix. In December 2025 the government published a **consultation draft NPPF 2025**. This is not yet adopted as national policy but if and when it is, we note the continued emphasis on the importance of viability. Policy PM12 (3) states that

“Policy requirements should: a. Include the levels and types of affordable housing provision required (with reference to policy HO5), along with other infrastructure required; b. Be set at a level that allows for the planned types of development and sites to be deliverable, maximising certainty and reducing the need for viability assessment at the decision-making stage; c. Be clear so that they can be accurately accounted for in the price paid for land ...”.
- x. **Written Ministerial Statement - Local Energy Efficiency Standards Update** (13 December 2023) recognises that for a number of years, the plans of some local authorities have sought to go further than national standards for energy efficiency. The WMS states that the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations unless they have a well-reasoned and robustly costed rationale that ensures development remains viable and that

any additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate calculated using a specified version of the Standard Assessment Procedure.

- xi. **Planning Practice Guidance** - Planning Practice Guidance (PPG) provides further detail about how the NPPF should be applied. PPG contains general principles for understanding viability (also relevant to CIL viability testing). The approach taken reflects the latest version of PPG. In order to understand viability, a realistic understanding of the costs and the value of development is required and direct engagement with development sector may be helpful (Paragraph: 011 Reference ID: 10-011-20180724). Evidence should be proportionate to ensure plans are underpinned by a broad understanding of viability, with further detail for strategic sites that provide a significant proportion of planned supply (Reference ID: 10-004-20190509 and 10-005-20180724).
- xii. All development costs should be taken into account, including within setting of benchmark land values, in particular paragraphs 013 and 014 within the PPG Viability section which state that:

'Costs include:

 - build costs based on appropriate data, for example that of the Building Cost Information Service
 - abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value
 - site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value
 - the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, biodiversity net gain (as required by Schedule 7A of the Town and Country Planning Act), and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value
 - general finance costs including those incurred through loans
 - professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value
 - explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return.'
- xiii. Land values should be defined using a benchmark land value that is established on the basis of Existing Use Value plus a premium for the landowner. The premium should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The benchmark should reflect the implications of abnormal costs, site specific

infrastructure and fees. It can be informed by market evidence including current costs and values but that this should be based on development that is compliant with policies, where evidence is not available adjustments should be made to reflect policy compliance.
(Paragraph: 013 Reference ID: 10-013-20190509 and 014 Reference ID: 10-014-20190509)

- xiv. PPG states that developer return should be 15 - 20% of gross development value and that a lower figure may be more appropriate for affordable homes delivery (Reference ID: 019 Reference ID: 10-019-20190509)
- xv. **Other guidance on viability testing for development** - Guidance has been published to assist practitioners in undertaking viability studies for policy making purposes - "*Viability Testing Local Plans - Advice for planning practitioners*". (The guide was published in June 2012 and is the work of the Local Housing Delivery Group, chaired by Sir John Harman, which is a cross-industry group, supported by the Local Government Association and the Home Builders Federation.) The foreword to the Advice for planning practitioners includes support from DHCLG, the LGA, the HBF, PINS and POS. Within the guidance, PINS and the POS state that:

'The Planning Inspectorate and Planning Officers Society welcome this advice on viability testing of Local Plans. The use of this approach will help enable local authorities to meet their obligations under NPPF when their plan is examined'
- xvi. The approach to viability testing adopted for this study follows the principles set out in the Advice. The Advice re-iterates that:

'The approach to assessing plan viability should recognise that it can only provide high level assurance'
- xvii. The Advice also comments on how viability testing should deal with potential future changes in market conditions and other costs and values and states that:

'The most straightforward way to assess plan policies for the first five years is to work on the basis of current costs and values'. (page 26)

But that:

'The one exception to the use of current costs and current values should be recognition of significant national regulatory changes to be implemented.....' (page 26)

Principles of viability testing

- xviii. The Advice for planning practitioners summarises viability as follows:

'An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to

persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.' (page 14)

- xix. Reflecting this definition of viability, and as specifically recommended by the Advice for planning practitioners, we have adopted a residual value approach to our analysis. Residual value is the value of the completed development (known as the Gross Development Value or GDV) less the costs of undertaking the development. The residual value is then available to pay for the land. The value of the scheme includes both the value of the market homes and affordable homes (and other non-residential values). Scheme costs include the costs of building the development, plus professional fees, scheme finance and a return to the developer. Scheme costs also include planning obligations (including affordable homes, direct s106 costs) and the greater the planning obligations, the less will be the residual value.
- xx. The residual value of a scheme is then compared with a benchmark land value. If the residual value is less than the benchmark value, then the scheme is less likely to be brought forward for development and is considered unviable for testing purposes. If the residual value exceeds the benchmark, then it can be considered viable in terms of policy testing.
- xxi. PPG paragraph 012 – 017 (09/05/19) sets out that benchmark land values should be based on the current use value of a site plus an appropriate site premium in most cases. The principle of this approach is that a landowner should receive at least the value of the land in its 'pre-permission' use, which would normally be lost when bringing forward land for development. The benchmark land values used in this study are based on the principle of 'Existing Use Value Plus' which is considered further in other parts of this report.
- xxii. Note the approach to Local Plan level viability (or CIL) assessment does not require all sites in the plan to be viable. The Harman Report says that a site typologies approach (i.e. assessing a range of example development sites likely to come forward) to understanding plan viability is sensible, a view echoed in CIL guidance.

“A charging authority should use an area-based approach, involving a broad test of viability across their area, as the evidence base to underpin their charge. The authority will need to be able to show why they consider that the proposed levy rate or rates set an appropriate balance between the need to fund infrastructure and the potential implications for the viability of development across their area” (Paragraph: 020 Reference ID: 25-020-20190901)
- xxiii. PPG viability guidance takes the same pragmatic approach. “Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.” (Paragraph: 003 Reference ID: 10-003-20180724)

***Note that in this appendix references are made to PPG – there have been some changes to paragraph numbering in PPG and we have used the updated numbering in compiling this appendix**

Appendix II Notes from the stakeholder workshop

Peak District National Park Authority: LOCAL PLAN VIABILITY ASSESSMENT

Developer Workshop 3rd April 2025

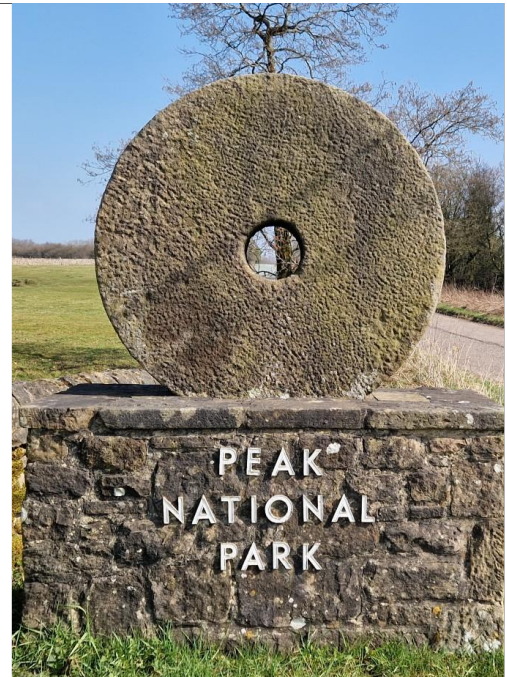
Peak District National Park Authority

LOCAL PLAN VIABILITY ASSESSMENT

Developer Workshop
3rd April 2025

Three Dragons: Lin Cousins and Laura Easton

PDNPA: Adele Metcalfe



Attendees

Devonshire Group

Oak Law Ltd

Independent Planning Consultant

Bagshaws (Land)

Smith and Roper Architects

PDNPA: Adele Metcalfe, Policy and Communities Team Manager; Ellie Faulder, Community Policy Planner; Rachel Doyle – student observer.

Three Dragons: Lin Cousins and Laura Easton

The chair, Lin Cousins of Three Dragons, welcomed everyone to the meeting and explained that this was an opportunity to input into key assumptions underlying the viability appraisal which would provide supporting evidence for the emerging PDNPA local plan.

Participants were encouraged to make comments at this meeting, by email or in writing or by telephone afterwards. They were informed that comments will not be directly attributed to individual

participants although they would be included in the meeting note which would be sent to everyone who had indicated an interest in attending the meeting.

The structure of the session is set out in the slide below.

Welcome to Today's Workshop

- **Introductions and housekeeping**
- **Local Plan update – Adele Metcalfe (PDNPA)**
- **Overview of methodology for the viability testing**
- **Presentation of initial testing assumptions**
- **Opportunity for views and questions**

Section one – Local Plan update



Why a plan review?

The new Local Plan will replace the existing Core Strategy (2011) and Development Management Policies Document (2019).

All current policies have been reviewed to identify whether there are any issues because of:

- new national legislation and policy, including the 2008 Climate Change Act, the 2021 Environment Act and the National Planning Policy Framework
- the Peak District National Park's response to the biodiversity and climate emergencies as set out in the National Park Management Plan
- challenges around thriving and sustainable communities
- performance and robustness of existing policy.



Steps taken so far

- [Topic Papers: Peak District National Park](#) (2021)
- Early stakeholder engagement (2022)
- Evidence (2023 - ongoing)
- Issues and Options (2024)
- Statutory (Regulation 18) consultation on Issues and Options from 7th October to 29th November (2024)



Next steps

- Evidence (viability, rural economy, SFRA, settlements, SA, HRA)
- Updated Topic Papers → Preferred Options
- Statutory (Regulation 18) consultation on Preferred Options (Autumn 2025)
- Draft Plan
- Statutory (Regulation 19) consultation on Draft Plan (Autumn 2026)
- Submission to Secretary of State (December 2026)



13 policy areas - 54 Issues and Questions

[Local Plan Review Issues and Options Consultation- Details - Keyplan](#)

Many existing and potential new policy areas are related to viability.

- maximising the potential for locally-needed homes by:
 - specifying the proportion (related to viability) of affordable housing to be delivered on brownfield sites
 - specifying types and tenures of affordable housing, and the size of market housing.
- a different settlement strategy, exploring site allocations and development boundaries in 'top tier' settlements.
- Maximising the potential for all development, even at the smallest scale, to contribute to nature's recovery, including greater than 10% BNG.
- Maximizing the potential for development to contribute to net zero and climate change adaptation.

????????????????????????????????????

QUESTIONS LOCAL PLAN PROCESS

There were no specific questions about the Local Plan process.

Section two - Overview of methodology for the viability testing

LC noted that the National Park Authority is the planning authority for the National Park but it is not the housing authority. Three Dragons will also be consulting with the district councils

that have part of their area in the National Park and that Three Dragons would also consult with housing associations active in the National Park.

The National Park Authority area



‘Overlapping’ planning/housing context

- National Park Authority is the planning authority – hence need to demonstrate viability of the local plan and therefore its deliverability
- But – the Park sits within 10 constituent authorities – who have own local plans and are the housing authorities for the National Park (also consulting the housing authorities)

LC set out the testing principles to be followed in the viability assessment undertaken by Three Dragons and that the process would follow national guidelines.

<h3 style="color: green;">Viability testing - principles</h3> <ul style="list-style-type: none"> Residual value approach NPPF and PPG compliant <p>Also</p> <ul style="list-style-type: none"> (Harman, Viability testing local plans) 	<p>Total development value</p> <p style="color: orange;">Minus</p> <p>Development costs (incl. build costs, planning obligations and return to developer, interest/cashflow where relevant, sales costs and legal fees)</p> <p>=</p> <p>residual value</p> <p style="color: orange;">Minus</p> <p>Benchmark land value</p> <p><i>If result positive, development is viable</i></p>
---	--

LC then presented a slide that summarised, relevant to the viability testing exercise, current local plan policies and the options identified in the Issues and Options consultation from 2024.

Draft policies being ‘tested’

Current plan – 2011 – HC1

- No open market housing
- No allocated sites
- By exception:
 - Housing that meets eligible local needs (i.e. homes for people on the housing waiting list or for people building their own home on land that they own)
 - Remains affordable with occupation restricted to local people in perpetuity
 - Is required in order to achieve conservation and/or enhancement of buildings - or settlements listed in core policy DS1
- Affordable housing has size limits (by no of persons)
- In effect – 100% affordable housing on greenfield sites and may be mixed tenure schemes (market and affordable) on brownfield sites
- National Park Management Plan says that the National Park should be ‘net zero by 2040’

Issues and Options – Consultation – Autumn 24

- (5) Considering whether to allocate sites in Tier One settlements (as well as allowing limited ‘exceptions sites’)
- (7) Specifying types and tenures of affordable housing, and the size of market housing (future consultation) specifying the proportion (related to viability) of affordable housing to be delivered on brownfield sites (future consultation)
- (11) Biodiversity net gain – 10% (govt minm) or 20%
- (20) whether to adopt specific sustainability measures– to help achieve Net Zero by 2040
- (29) imposing a permanent residence clause on new residential properties located within or on the edge of settlements.
- (30) and (31) Loosening the local connection definition and, if so, whether to apply the changes to RP (Registered Provider /housing association) development, and/or for self build
- (32) Retaining or loosening size restrictions on new (affordable) homes – RP only or RP and privately developed affordable

It was noted that the slide above about draft policies to be tested contained a lot of information and participants were asked to review the information again on receiving the meeting notes.

Draft policies leads to following testing approach

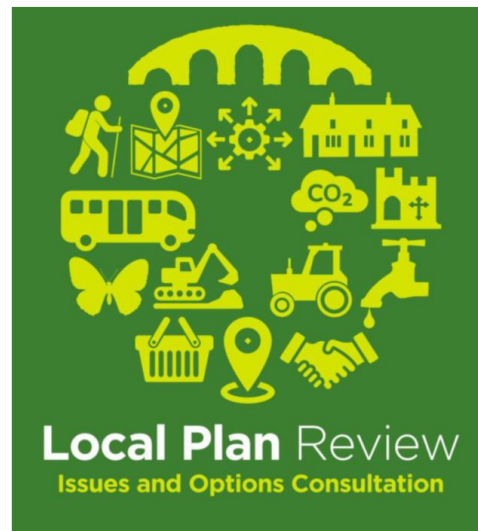
Compliant NPPF (Dec 2024) and PPG

Based on notional typologies – representative of development types potentially coming forward over the life of the plan

Testing different policy options – reflecting Local Plan Review

Brownfield and greenfield typologies

But... our work doesn’t dictate to National Park its policy choices



LC explained that Three Dragons would identify a set of development typologies that would be broadly representative of the types of development that potentially would be developed over the plan period.

Residential Typologies

Dw nos	Scheme type	Site type	Densities – net per ha
1 unit	Local needs affordable – <u>comment on costs</u>	GF	
5 units	100% affordable housing – RP delivered	GF	25 dph
5 units	Open market and affordable	BF / Conversion	25 dph
8 units	100% affordable housing – RP delivered	GF	25 dph
8 units	Open market and affordable	BF / Conversion	25 dph
12 units	100% affordable housing – RP delivered	GF	25 dph
12 units	Open market and affordable	BF / Conversion	25 dph
25 units	100% affordable housing – RP delivered	GF	30 dph
25 units	Open market and affordable	BF / Conversion	30 dph
60 units	Open market and affordable	BF	30 dph

??

DISCUSSION / COMMENTS / QUESTIONS APPROACH TO VIABILITY TESTING AND TYPOLOGIES

Notes on Section two - Overview of methodology for the viability testing

There was no disagreement with the methodology and approach. Most of the comment on this overview section centred on the choice of typologies. It was suggested that the number could be reduced as testing of 5, 8 and 12 units was likely to give similar results – although testing either side of the 10 dwelling threshold for affordable housing may be prudent.

A question was raised about the reality of testing a 60 dwelling scheme. Three Dragons noted that a scheme of a similar size had come forward in the recent past and that it was prudent to include a scheme of this size to indicate the viability of this scale of development, were a similar scheme to be brought forward in the future.

There was also comment that development densities vary greatly between schemes but that a notional density of 20 dph may be more appropriate – reflecting the Park Authority’s design guide requirements.

There was some debate about how to test single unit local needs affordable housing on greenfield sites and how to attribute a land value. The proposed approach is to simply comment on the headroom for any additional policy costs that are directly attributable to the emerging local plan. These sites come forward from individual households in relation to their housing need and land availability. There was concern that consideration should be given to future sales values of these homes and profit for the householder, although this is a policy issue rather than a viability consideration. Three Dragons noted that future sales value of these dwellings would be included in the analysis of market values referred to later.

Section Three – testing assumptions: market values and housing mix

LE presented data about market sales values in the National Park. She set out that the market values are based on sales from Land Registry from the last 10 years and include second hand sales because there was not enough data to draw conclusions based on new build alone. The values were then indexed to the latest date and compared to EPC data to arrive at a £ per square metre figure. LE also commented that the notional market values derived in this way compared with the value of individual properties on the market.

Housing Market Value Areas

Limited new build in last few years
 Evidence based on Land Registry data for past 10 years – new build and existing (outliers removed)

Values below based on weighted averages

Higher value area – house prices

Detached - £4,620 per sqm

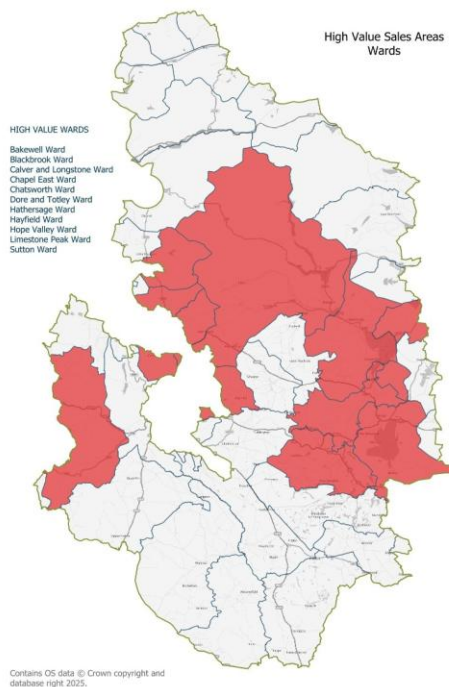
Semi / terrace - £3,990 per sqm

Rest of NP – house prices

Detached - £3,890 per sqm

Semi / terrace - £3,560 per sqm

Flats – £3,135 per sqm - all areas



Housing Market Values

House type	Size sqm	Higher value area	Rest of NP
Flat	74	£231,990	£231,990
2 bed house - terrace or semi	79	£315,210	£281,240
3 bed house - terrace or sm. semi	84	£335,160	£299,040
3 bed house - semi	115	£458,850	£409,400
4 bed house - detached	140	£646,800	£544,600
5 bed house - detached	190	£877,800	£739,100

Housing Mix

Based recent Housing Needs Assessment (2023) is this a realistic mix?

	1 bed	2 bed	3 bed	4+ bed
Market housing mix	4%	21%	45%	30%
	25%		75%	
Social housing mix	32%	28%	32%	8%
	60%		40%	

????????????????????????????????????

DISCUSSION / COMMENTS / QUESTIONS MARKET VALUES, SIZES AND HOUSING MIX

Notes on Section Three – testing assumptions: market values and housing mix

Participants commented that sales values in the NP were expected to be higher than all the surrounding authority areas but they did not necessarily recognise the sales value areas and thought that the area in red on the map, where values were highest, bore most relation to areas with a higher number of sales rather than higher values.

The values themselves, on a per unit basis, looked about right.

The housing mix presented on the slide was taken as a starting point from the most recent Housing Needs Assessment for the NPA, undertaken by Lichfields in 2023. Participants commented that there was a lot of variation between different types of site making it harder to specify a particular mix. Nevertheless, the mixes put forward were seen to be ‘OK’ for this sort of testing.

They also noted that a market mix based on need did not necessarily reflect demand and that there may be a higher number of larger market properties than shown. It will also depend upon density. On some sites 1-bed homes will be appropriate and there is demand for these properties but it is appropriate to include only a small percentage – as Three Dragons has shown.

Comment was made about the need to be consistent about storey height in the testing and using two storey as the basis for the testing (for houses) was considered appropriate.

Participants were less able to comment about affordable housing mix. Three Dragons confirmed that they will be consulting with local housing associations.

Section four – testing assumptions: costs

LE presented a series of slides setting out the assumptions about costs Three Dragons proposed to use in the testing. These covered build costs and other development costs.

Build Cost (BCIS mean 5 yr)

Type	Cost per sqm – new build	Cost per sqm – conversion
Flats (1-2 storey)	£1,927	
One-off houses - detached	£3,188	£2,675
2-5 houses (general)	£1,793	£1,647
6-9 houses (general)	£1,708	£1,569
10+ houses (general)	£1,623	
Plot costs/ site infrastructure	15%	
Part L – per unit	3.9% of build costs	
Accessibility – Part M4 (2)	£1,400 per unit	
EV charging	£865 per unit	
Delivery Rates – any comments?		

Other costs		
Professional fees	6-10%	Of build costs
Finance	6.5%	Of development costs
Marketing fees	3%	Of Market GDV (But not for local needs affordable)
Developer return	17.5%	Of GDV
Contractor return (for local needs affordable and AH provided by RP)	6%	
Agents & Legal	1.75%	
SDLT	Per HMRC figures	
S106	??????????	
Future Homes Standard (sensitivity)	4,000 - £6,000	Per house (lower for flats)
Biodiversity net gain 10%	£1,062 / £301	Per unit – 10% (Brownfield/greenfield)
Biodiversity net gain 20%	£1,263 / £358	Per unit – 20% (Brownfield/greenfield Central scenario - Govt impact assess
Nutrient neutrality – Upper Wye catchment	Tbc	Only relevant locations

Notes Section four – testing assumptions: costs

Workshop delegates all commented on the high build costs found in the National Park – reflecting requirements of the National Park Authority (as set out in the Design Guide), the limited range of suppliers of local stone that is required to be used and the small number of skilled workers who have experience of working with local stone. These concerns applied to new build and conversions. Three Dragons requested workshop participants to provide any evidence (in confidence if necessary) to demonstrate build costs found in the National Park. Three Dragons noted that they would review the build cost evidence available to them and consider testing using BCIS upper quartile figures.

Of the other development costs, workshop participants noted the following points:

- Professional fees – for conversions are higher than the percentage shown in the slide – 15% suggested as a more realistic figure. However, for newbuild schemes, fees would be lower. It was proposed that Three Dragons should use 10-12% for new build and c18% for conversions.
- Finance costs are low – should be a couple of percentage points higher
- Costs of providing for BNG are higher than shown which reflects that landowners are required to find an improvement on existing high quality biodiversity! Three Dragons to review assumptions used by other authorities in a similar situation
- Delivery rates – Three Dragons to review rates found at the Lady Manners scheme in Bakewell.

Section Five – testing assumptions: benchmark Land values

Benchmark Land Values	
	BMLV per gross hectare
Greenfield sites	£350,000
Brownfield sites	£400,000

Notes on Section Five – testing assumptions: benchmark Land values

The benchmark land values (BMLVs) presented are based on published land values plus inflation plus a premium. Participants found it hard to comment because of the variety and scarcity of sites across the NP, although the values looked a little 'light' when compared to other local authorities in the region. Recent sales of agricultural land were closer to £27k hectare, potentially pushing up the BMLV for greenfield sites, which was based on £25k hectare. It was felt that land value for smaller greenfield sites should take account of value for paddock land. A figure of £20,000 for a recent sale of a 0.5 acre site was quoted.

Brownfield land should be based on existing use value + a premium, as in this case.

An issue was highlighted where local housing associations were said to be offering £1-2K per plot for affordable housing sites on greenfield land. This was not enough for landowners to release the site.

Section six – non-residential uses

Non-residential development

- What types of non-residential should be modelled?
- Relevance of location?



Notes on Section six – non-residential uses

Three Dragons noted that they will test the viability of non residential development if considered to be affected by potential policy choices.

Workshop attendees commented that there was a 'dire need' for more employment space and a scarcity of brownfield land for non-residential uses. Three Dragons explained that the viability assessment will include an overview of how costs in the emerging plan will impact on non-residential development – participants were asked to suggest whether any specific uses should be fully tested. There was a discussion about quarries and where local stone could be used as the current policy impacts on the viability of the local quarries. PDNPA commented that this could be picked up in a separate mineral study and also that there would be a separate economic assessment commissioned by the NP once the viability assessment was complete. There will also be a review of all SPDs and the Design Guide.

NEXT STEPS

- Workshop notes/slides to be circulated – another opportunity for input to the study
- Follow up interviews with stakeholders if appropriate, or if need for confidential discussion
- Interviews with RPs
- Initial testing undertaken
- Presentation of findings to PDNPA
- Sensitivity testing
- Reporting

Contacts: Three Dragons

Lin.cousins@three-dragons.co.uk

Laura.easton@three-dragons.co.uk



Participants were requested to please contact the Three Dragons team on these email addresses if you have any information you would like to feed into the viability process, evidenced where possible. Any identifying information will remain confidential.

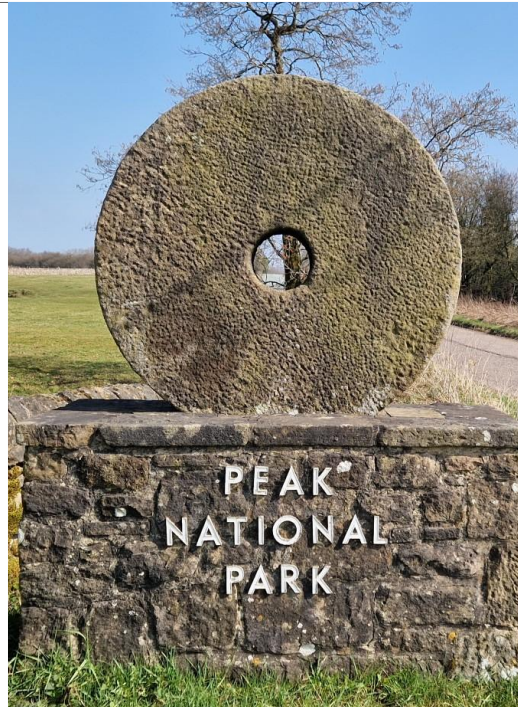
Comments and information also most welcome from those who were unable to attend the meeting. Thank you to everyone for your participation

Appendix III Background slides from consultation with housing associations

Peak District National Park Authority

LOCAL PLAN VIABILITY ASSESSMENT

Affordable Housing Consultation



Residential Typologies

Dw nos	Scheme type	Site type	Densities – net per ha
1 unit	Local needs affordable – <u>comment on costs</u>	GF	
5 units	100% affordable housing – RP delivered	GF	25 dph
5 units	Open market and affordable	BF / Conversion	25 dph
8 units	100% affordable housing – RP delivered	GF	25 dph
8 units	Open market and affordable	BF / Conversion	25 dph
12 units	100% affordable housing – RP delivered	GF	25 dph
12 units	Open market and affordable	BF / Conversion	25 dph
25 units	100% affordable housing – RP delivered	GF	30 dph
25 units	Open market and affordable	BF / Conversion	30 dph
60 units	Open market and affordable	BF	30 dph

Housing Market Value Areas

Limited new build in last few years

Evidence based on Land Registry data for past 10 years – new build and existing (outliers removed)

Values below based on weighted averages

Higher value area – house prices

Detached - £4,620 per sqm

Semi / terrace - £3,990 per sqm

Semi of 93sqm = £371,000

Rest of NP – house prices

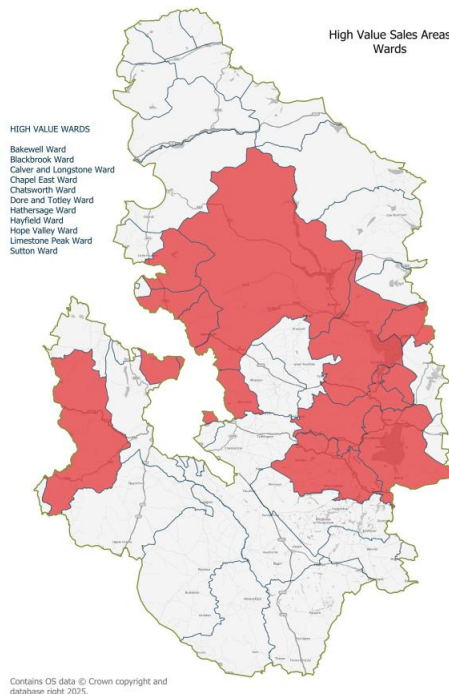
Detached - £3,890 per sqm

Semi / terrace - £3,560 per sqm

Semi of 93sqm = £331,000

Flats – £3,135 per sqm - all areas

Flat of 74sqm = £231, 990



Housing Mix - Based recent Housing Needs Assessment (2023)

	1 bed	2 bed	3 bed	4+ bed
Sqm (NDSS)	50 sqm	70 sqm	84 sqm	97 sqm
Social housing mix	32%	28%	32%	8%
	60%		40%	

- Current policy is to maximise affordable on brownfield sites and 100% affordable on greenfield sites
- Is this a realistic notional mix?
- Comment on unit sizes
- Role of 1-beds and flats generally?
- Tenure split for affordable housing?
- Will it differ by site type – considering that delivery on greenfield sites should be 100% affordable and delivery on brownfield sites will include sites that are conversions?
- Role of intermediate tenures
- Thoughts on threshold for affordable homes on BF sites

Assumptions for net rent calculation

Item	Assumption	
Affordable Rent	LHA rate	
Social Rent	C75% of AR	
Management & maintenance	£1,250	p/a
Voids/bad debts	2.5%	
Repairs reserve	£600	p/a
Capitalisation	5%	
Share size – shared ownership (average)	35%	
Rental share for shared ownership	2.75%	
Service charges – flats	£5	p/w
Service charges - houses	£5	p/w
Repairs shared ownership	£4,000	Max – in total

Affordable housing values – without grant

- What level of grant would you expect at these values?

Summary	Capital value for social rent	Capital value for affordable rent	Shared ownership – Higher value area	Shared ownership – Rest of NP
1 bedroom flat	£46,000	£69,000	£107,000	£107,000
2 bedroom terrace	£67,000	£97,000	£194,000	£172,000
3 bedroom terrace	£85,000	£120,000	£233,000	£208,000
4 bedroom terrace	£121,000	£168,000	£270,000	£240,000

Build Cost (BCIS mean 5 yr)

Type	Cost per sqm – new build	Cost per sqm – conversion
Flats (1-2 storey)	£1,927	
One-off houses - detached	£3,188	£2,675
2-5 houses (general)	£1,793	£1,647
6-9 houses (general)	£1,708	£1,569
10+ houses (general)	£1,623	
Plot costs/ site infrastructure	15%	
Part L – per unit	3.9% of build costs	
Accessibility – Part M4 (2)	£1,400 per unit	
EV charging	£865 per unit	
Delivery Rates – any comments?		

Benchmark Land Values

	BMLV per gross hectare
Greenfield sites	£350,000
Brownfield sites	£400,000
RES	£10k Per plot

NEXT STEPS

- Developer consultation (ongoing)
- Interviews with RPs (ongoing)
- Interview note for you to approve / amend
- Initial testing undertaken
- Presentation of findings to PDNPA
- Sensitivity testing
- Reporting

Appendix IV House price information

Extract from Land Registry with EPC sqm areas added – over 4,100 records in total, this is a sample – from 2025 EVA with a base date of Q4 2024. The data was uprated by the House Price Index (HPI) at the time of 2026 study to the latest base date, which was December 2025 –copy of relevant HPI table appears after this Land Registry table

Post sector	PRICE PAID (land reg)	PP date	Index at the month of the transaction	Index at latest month	HPI Adjusted Sale Price	type	new	Square Metres	£ per sqm	ward	council
DE4 2	£249,950	2014-06-18	94.08	151.4	£402,248	S	N	83	£4,846	Bonsall and Winstar Ward	Derbyshire Dales Staffordshire
DE6 2	£460,000	2020-12-15	134.94	150.7	£513,719	D	N	106	£4,846	Hamps Valley Ward	Moorlands
SK17 8	£235,000	2023-09-29	147.10	148.7	£237,556	T	N	49	£4,848	Tideswell Ward	Derbyshire Dales
DE45 1	£355,000	2022-08-01	145.10	148.7	£363,808	T	N	75	£4,851	Bakewell Ward	Derbyshire Dales
DE45 1	£360,000	2018-01-12	107.00	151.4	£509,401	S	N	105	£4,851	Bakewell Ward	Derbyshire Dales
SK23 0	£302,500	2016-08-19	111.15	167.6	£456,151	D	N	94	£4,853	Chapel East Ward	High Peak
DE45 1	£757,000	2023-03-28	146.70	148.6	£766,804	D	N	158	£4,853	Chatsworth Ward	Derbyshire Dales
S32 5	£640,000	2014-11-14	101.00	148.6	£941,587	D	N	194	£4,854	Hathersage Ward Calver and Longstone Ward	Derbyshire Dales
S32 3	£525,000	2017-11-17	113.98	148.6	£684,433	D	N	141	£4,854	Ward	Derbyshire Dales
DE4 2	£900,000	2015-06-30	99.40	148.6	£1,345,503	D	N	<u>277</u>	£4,857	Youlgrave Ward	Derbyshire Dales
S33 6	£215,000	2015-09-25	103.26	170.3	£354,592	S	N	73	£4,857	Hope Valley Ward	High Peak
SK23 9	£795,000	2020-02-26	125.83	167.6	£1,058,944	D	N	218	£4,858	Blackbrook Ward	High Peak
DE45 1	£275,000	2019-02-14	117.37	151.4	£354,724	S	N	73	£4,859	Chatsworth Ward Calver and Longstone Ward	Derbyshire Dales
DE45 1	£705,000	2014-10-29	101.69	151.4	£1,049,678	S	N	216	£4,860	Ward	Derbyshire Dales
SK17 8	£450,000	2021-11-29	134.90	148.6	£495,701	D	N	102	£4,860	Bradwell Ward	Derbyshire Dales
S32 1	£525,000	2017-07-28	109.20	148.6	£714,415	D	N	147	£4,860	Hathersage Ward	Derbyshire Dales
DE45 1	£221,000	2018-11-30	118.53	148.6	£277,066	D	N	57	£4,861	Youlgrave Ward	Derbyshire Dales Staffordshire
DE6 2	£432,000	2018-01-31	116.45	150.7	£559,075	D	N	115	£4,862	Hamps Valley Ward	Moorlands

PDNPA Economic Viability Assessment – Technical Appendices Regulation 19 Local Plan May 2026

Post sector	PRICE PAID (land reg)	PP date	Index at the month of the transaction	Index at latest month	HPI Adjusted Sale Price	type	new	Square Metres	£ per sqm	ward	council
DE45 1	£360,000	2014-10-30	101.86	148.6	£525,217	D	N	108	£4,863	Chatsworth Ward	Derbyshire Dales
S32 1	£395,000	2020-02-28	116.05	148.7	£506,129	T	N	104	£4,867	Hathersage Ward	Derbyshire Dales
DE45 1	£355,000	2016-08-03	107.37	148.7	£491,641	T	N	101	£4,868	Bakewell Ward	Derbyshire Dales
S33 7	£310,000	2020-12-18	134.38	166.7	£384,569	T	N	79	£4,868	Hope Valley Ward	High Peak
DE45 1	£530,000	2023-05-05	148.50	151.4	£540,350	S	N	111	£4,868	Youlgrave Ward	Derbyshire Dales
SK17 8	£350,000	2018-03-09	112.46	148.6	£462,475	D	N	95	£4,868	Tideswell Ward	Derbyshire Dales
DE45 1	£349,950	2014-02-21	95.43	148.7	£545,268	T	N	112	£4,868	Bakewell Ward	Derbyshire Dales
DE45 1	£355,000	2015-05-08	96.82	151.4	£555,101	S	N	114	£4,869	Bakewell Ward	Derbyshire Dales
SK17 8	£395,000	2016-08-01	107.63	148.6	£545,380	D	N	112	£4,869	Bradwell Ward	Derbyshire Dales
DE45 1	£530,000	2016-10-28	106.35	148.6	£740,522	D	N	152	£4,872	Chatsworth Ward Calver and Longstone	Derbyshire Dales
DE45 1	£355,000	2021-06-11	128.90	148.6	£409,255	D	N	84	£4,872	Ward	Derbyshire Dales
DE45 1	£281,000	2021-01-22	130.30	151.4	£326,503	S	N	67	£4,873	Bakewell Ward	Derbyshire Dales
S33 0	£850,000	2021-05-28	134.70	167.6	£1,057,610	D	N	217	£4,874	Hope Valley Ward	High Peak
DE45 1	£265,000	2018-10-09	117.59	151.4	£341,194	S	N	70	£4,874	Chatsworth Ward	Derbyshire Dales
DE45 1	£378,500	2018-07-24	117.74	148.6	£477,698	D	N	98	£4,874	Chatsworth Ward	Derbyshire Dales
DE45 1	£467,500	2016-10-31	106.35	148.6	£653,196	D	N	134	£4,875	Youlgrave Ward	Derbyshire Dales
DE45 1	£195,000	2014-11-18	100.91	151.4	£292,567	S	N	60	£4,876	Youlgrave Ward Calver and Longstone	Derbyshire Dales
DE45 1	£366,000	2015-07-10	101.40	148.6	£536,380	D	N	110	£4,876	Ward	Derbyshire Dales
DE4 2	£520,000	2021-08-23	131.00	148.7	£590,260	T	N	121	£4,878	Youlgrave Ward	Derbyshire Dales
DE45 1	£485,000	2020-12-16	129.58	148.6	£556,203	D	N	114	£4,879	Bakewell Ward	Derbyshire Dales
DE45 1	£660,000	2020-04-08	118.22	148.6	£829,587	D	N	170	£4,880	Youlgrave Ward	Derbyshire Dales
SK17 8	£212,500	2017-07-24	114.03	167.6	£312,329	D	N	64	£4,880	Chapel East Ward Bonsall and Winster	High Peak
DE4 2	£248,000	2015-09-23	105.38	151.4	£356,290	S	N	73	£4,881	Ward	Derbyshire Dales
DE45 1	£350,000	2019-09-06	115.47	151.4	£458,892	S	N	94	£4,882	Bakewell Ward	Derbyshire Dales
SK22 2	£420,000	2024-05-22	160.20	167.6	£439,401	D	N	90	£4,882	Hayfield Ward	High Peak
DE45 1	£405,000	2015-06-05	99.40	148.6	£605,476	D	N	124	£4,883	Chatsworth Ward	Derbyshire Dales
DE45 1	£900,000	2021-08-25	129.80	148.6	£1,030,354	D	N	211	£4,883	Bakewell Ward	Derbyshire Dales

PDNPA Economic Viability Assessment – Technical Appendices Regulation 19 Local Plan May 2026

Post sector	PRICE PAID (land reg)	PP date	Index at the month of the transaction	Index at latest month	HPI Adjusted Sale Price	type	new	Square Metres	£ per sqm	ward	council
SK17 0	£302,500	2017-10-12	117.77	152.1	£390,684	S	N	80	£4,884	Manifold Ward	Staffordshire Moorlands
S32 3	£375,000	2015-09-18	105.65	148.6	£527,449	D	N	108	£4,884	Calver and Longstone Ward	Derbyshire Dales
SK17 0	£435,000	2014-05-08	96.56	150.7	£678,926	D	N	139	£4,884	Manifold Ward	Staffordshire Moorlands
SK17 8	£178,000	2016-09-16	106.22	148.7	£249,187	T	N	51	£4,886	Tideswell Ward	Derbyshire Dales
DE4 2	£625,000	2022-11-04	151.30	151.4	£625,413	S	N	128	£4,886	Bonsall and Winstar Ward	Derbyshire Dales
SK23 0	£530,000	2020-07-17	127.12	167.6	£698,763	D	N	143	£4,886	Blackbrook Ward	High Peak
S32 1	£280,000	2023-02-10	146.90	148.7	£283,431	T	N	58	£4,887	Hathersage Ward	Derbyshire Dales
DE45 1	£416,000	2021-01-27	130.30	148.6	£474,425	D	N	97	£4,891	Calver and Longstone Ward	Derbyshire Dales
DE45 1	£185,000	2015-05-21	96.96	148.7	£283,730	T	N	58	£4,892	Bakewell Ward	Derbyshire Dales
SK17 0	£260,000	2015-12-04	103.15	151.4	£381,630	S	N	78	£4,893	Hartington and Taddington Ward	Derbyshire Dales
SK17 8	£440,000	2022-05-24	139.20	148.6	£469,713	D	N	96	£4,893	Tideswell Ward	Derbyshire Dales
S33 9	£232,500	2015-06-22	99.40	148.6	£347,588	D	N	71	£4,896	Bradwell Ward	Derbyshire Dales
S32 3	£695,000	2023-11-17	149.60	148.6	£690,354	D	N	141	£4,896	Calver and Longstone Ward	Derbyshire Dales
S32 5	£260,000	2016-03-18	107.16	151.4	£367,326	S	N	75	£4,898	Hathersage Ward	Derbyshire Dales
S32 1	£780,000	2021-09-30	129.30	148.6	£896,427	D	N	183	£4,899	Hathersage Ward	Derbyshire Dales
DE45 1	£365,000	2015-07-06	101.63	151.4	£543,738	S	N	111	£4,899	Chatsworth Ward	Derbyshire Dales
DE45 1	£210,000	2019-09-27	115.78	148.6	£269,523	D	N	55	£4,900	Calver and Longstone Ward	Derbyshire Dales
DE45 1	£185,000	2015-03-18	98.48	148.7	£279,347	T	N	57	£4,901	Bakewell Ward	Derbyshire Dales
DE45 1	£655,000	2022-07-08	143.90	148.6	£676,393	D	N	138	£4,901	Chatsworth Ward	Derbyshire Dales
DE45 1	£765,000	2023-10-10	149.60	148.6	£759,886	D	N	155	£4,902	Chatsworth Ward	Derbyshire Dales
SK17 0	£244,000	2019-11-08	126.16	152.1	£294,168	S	N	60	£4,903	Manifold Ward	Staffordshire Moorlands
DE45 1	£370,000	2020-10-16	120.66	148.7	£455,970	T	N	93	£4,903	Chatsworth Ward	Derbyshire Dales
S33 9	£295,000	2019-11-22	116.06	148.6	£377,723	D	N	77	£4,905	Bradwell Ward	Derbyshire Dales
S32 1	£430,000	2022-08-26	145.80	151.4	£446,516	S	N	91	£4,907	Hathersage Ward	Derbyshire Dales

PDNPA Economic Viability Assessment – Technical Appendices Regulation 19 Local Plan May 2026

Post sector	PRICE PAID (land reg)	PP date	Index at the month of the transaction	Index at latest month	HPI Adjusted Sale Price	ty pe	ne w	Squar e Metres	£ per sqm	ward	council
DE45 1	£460,000	2023-07-07	143.60	148.6	£476,017	D	N	97	£4,907	Bakewell Ward	Derbyshire Dales
S32 4	£190,000	2016-06-21	104.67	148.7	£269,935	T	N	55	£4,908	Hathersage Ward	Derbyshire Dales Staffordshire
SK17 0	£345,000	2021-11-19	143.10	150.7	£363,323	D	N	74	£4,910	Manifold Ward	Moorlands
S32 1	£289,000	2015-04-02	98.30	148.7	£437,186	T	N	89	£4,912	Hathersage Ward	Derbyshire Dales
DE45 1	£412,000	2016-03-30	107.41	148.6	£569,987	D	N	116	£4,914	Chatsworth Ward Hartington and	Derbyshire Dales
SK17 0	£355,000	2022-02-02	139.40	148.6	£378,429	D	N	77	£4,915	Taddington Ward	Derbyshire Dales
S32 1	£1,750,000	2019-09-02	115.78	148.6	£2,246,021	D	N	457	£4,915	Hathersage Ward	Derbyshire Dales Staffordshire
ST13 7	£700,000	2022-11-07	155.50	150.7	£678,392	D	N	138	£4,916	Manifold Ward	Moorlands
S33 0	£555,000	2017-01-04	112.63	167.6	£825,876	D	N	168	£4,916	Hope Valley Ward	High Peak
SK10 5	£220,000	2021-09-22	128.50	158.0	£270,506	T	N	55	£4,918	Sutton Ward	Cheshire East
DE4 2	£360,000	2021-06-30	131.10	148.7	£408,330	T	N	83	£4,920	Youlgrave Ward Calver and Longstone	Derbyshire Dales
DE45 1	£465,000	2014-07-23	96.17	148.6	£718,517	D	N	146	£4,921	Ward	Derbyshire Dales
DE45 1	£373,000	2019-11-28	116.06	148.6	£477,595	D	N	97	£4,924	Bakewell Ward	Derbyshire Dales Staffordshire
SK17 0	£385,000	2022-05-06	145.20	152.3	£403,826	T	N	82	£4,925	Manifold Ward	Moorlands
SK17 8	£440,000	2018-11-29	118.53	148.6	£551,624	D	N	112	£4,925	Bradwell Ward	Derbyshire Dales
DE45 1	£290,000	2014-12-02	99.40	148.6	£433,524	D	N	88	£4,926	Bakewell Ward	Derbyshire Dales Staffordshire
ST13 7	£495,000	2017-04-28	112.14	150.7	£665,190	D	N	135	£4,927	Manifold Ward	Moorlands
DE45 1	£375,000	2015-09-18	105.65	148.6	£527,449	D	N	107	£4,929	Youlgrave Ward	Derbyshire Dales
DE45 1	£455,000	2019-09-20	115.47	151.4	£596,559	S	N	121	£4,930	Chatsworth Ward Dovedale Parwich and	Derbyshire Dales
DE6 1	£495,000	2019-07-10	114.73	148.6	£641,126	D	N	130	£4,932	Brassington Ward	Derbyshire Dales
DE45 1	£375,000	2021-09-24	130.80	151.4	£434,060	S	N	88	£4,932	Chatsworth Ward Calver and Longstone	Derbyshire Dales
S32 3	£295,000	2017-09-29	110.39	151.4	£404,587	S	N	82	£4,934	Ward	Derbyshire Dales
DE45 1	£395,000	2022-10-31	148.80	148.7	£394,735	T	N	80	£4,934	Bakewell Ward	Derbyshire Dales
S32 5	£225,000	2015-06-15	99.69	148.7	£335,611	T	N	68	£4,935	Hathersage Ward	Derbyshire Dales
DE45 1	£355,000	2017-10-24	112.26	151.4	£478,759	S	N	97	£4,936	Bakewell Ward	Derbyshire Dales

PDNPA Economic Viability Assessment – Technical Appendices Regulation 19 Local Plan May 2026

Post sector	PRICE PAID (land reg)	PP date	Index at the month of the transaction	Index at latest month	HPI Adjusted Sale Price	ty pe	ne w	Squar e Metres	£ per sqm	ward	council
S32 2	£310,000	2019-12-19	112.52	148.7	£409,667	T	N	83	£4,936	Hathersage Ward	Derbyshire Dales
S33 9	£212,000	2015-08-04	104.70	148.7	£301,103	T	N	61	£4,936	Bradwell Ward	Derbyshire Dales
S11 7	£730,000	2019-12-18	122.66	156.8	£933,178	D	N	189	£4,937	Sheffield	
DE45 1	£425,000	2016-01-08	105.67	148.6	£597,679	D	N	121	£4,939	Bakewell Ward	Derbyshire Dales
S32 2	£175,000	2016-12-23	105.31	148.7	£247,106	T	N	50	£4,942	Hathersage Ward	Derbyshire Dales
SK10 5	£375,000	2020-10-14	126.19	158.0	£469,519	T	N	95	£4,942	Poynton East and Pott Shrigley Ward	Cheshire East
DE45 1	£493,000	2015-08-18	104.38	148.6	£701,829	D	N	142	£4,942	Bakewell Ward	Derbyshire Dales
DE45 1	£382,500	2018-09-14	117.17	151.4	£494,260	S	N	100	£4,943	Bakewell Ward	Derbyshire Dales
S33 7	£476,000	2017-03-16	111.31	167.6	£716,742	D	N	145	£4,943	Hope Valley Ward	High Peak
DE45 1	£325,000	2014-08-08	99.69	148.6	£484,457	D	N	98	£4,943	Chatsworth Ward	Derbyshire Dales
DE45 1	£475,000	2024-04-26	141.30	148.6	£499,540	D	N	101	£4,946	Bakewell Ward	Derbyshire Dales
S32 2	£450,000	2014-12-12	99.40	148.6	£672,710	D	N	136	£4,946	Hathersage Ward	Derbyshire Dales
S32 3	£340,000	2019-11-20	116.06	148.6	£435,342	D	N	88	£4,947	Calver and Longstone Ward	Derbyshire Dales
SK23 9	£257,000	2018-06-01	120.22	166.7	£356,371	T	N	72	£4,950	Blackbrook Ward	High Peak
DE45 1	£375,000	2016-08-24	107.17	151.4	£529,760	S	N	107	£4,951	Bakewell Ward	Derbyshire Dales
S33 9	£320,000	2016-09-01	106.34	151.4	£455,581	S	N	92	£4,952	Bradwell Ward	Derbyshire Dales
SK10 5	£385,000	2021-02-26	129.30	158.0	£470,456	T	N	95	£4,952	Poynton East and Pott Shrigley Ward	Cheshire East
DE45 1	£417,500	2020-12-11	128.91	151.4	£490,324	S	N	99	£4,953	Bakewell Ward	Derbyshire Dales
SK17 8	£195,000	2018-04-20	110.44	148.7	£262,553	T	N	53	£4,954	Tideswell Ward	Derbyshire Dales
SK17 8	£285,000	2020-07-17	118.78	148.7	£356,777	T	N	72	£4,955	Tideswell Ward	Derbyshire Dales
S33 9	£222,500	2019-06-03	117.10	148.7	£282,546	T	N	57	£4,957	Bradwell Ward	Derbyshire Dales
DE45 1	£510,000	2017-07-21	109.20	148.6	£694,003	D	N	140	£4,957	Chatsworth Ward	Derbyshire Dales
DE45 1	£201,500	2022-04-14	137.30	148.7	£218,231	T	N	44	£4,960	Youlgrave Ward	Derbyshire Dales
SK23 7	£360,000	2022-12-22	163.50	166.7	£367,046	T	N	74	£4,960	Whaley Bridge Ward	High Peak
DE45 1	£410,260	2016-04-28	105.04	148.6	£580,387	D	N	117	£4,961	Bakewell Ward	Derbyshire Dales
SK10 5	£240,000	2022-01-28	136.50	158.0	£277,802	T	N	56	£4,961	Sutton Ward	Cheshire East
DE45 1	£420,000	2019-01-24	116.49	148.6	£535,790	D	N	108	£4,961	Bakewell Ward	Derbyshire Dales
S32 1	£416,000	2023-04-03	143.30	148.7	£431,676	T	N	87	£4,962	Hathersage Ward	Derbyshire Dales

PDNPA Economic Viability Assessment – Technical Appendices Regulation 19 Local Plan May 2026

Post sector	PRICE PAID (land reg)	PP date	Index at the month of the transaction	Index at latest month	HPI Adjusted Sale Price	type	new	Square Metres	£ per sqm	ward	council
DE45 1	£360,000	2022-04-20	138.20	148.6	£387,091	D	N	78	£4,963	Bakewell Ward	Derbyshire Dales
DE45 1	£455,000	2019-06-13	118.47	148.6	£570,717	D	N	115	£4,963	Bakewell Ward Calver and Longstone	Derbyshire Dales
S32 3	£557,500	2021-02-16	128.40	148.6	£645,206	D	N	130	£4,963	Ward Calver and Longstone	Derbyshire Dales
S32 3	£1,350,000	2024-11-28	148.60	148.6	£1,350,000	D	N	272	£4,963	Ward	Derbyshire Dales
S32 5	£166,550	2014-06-06	94.08	151.4	£268,031	S	N	54	£4,964	Hathersage Ward	Derbyshire Dales
DE4 2	£250,000	2022-07-27	143.90	148.6	£258,165	D	N	52	£4,965	Youlgrave Ward	Derbyshire Dales
S32 1	£430,000	2022-09-16	147.90	148.7	£432,326	T	N	87	£4,969	Hathersage Ward Holme Valley North	Derbyshire Dales
HD9 4	£285,000	2015-08-21	104.21	159.9	£437,318	D	N	88	£4,970	Ward	Kirklees
DE45 1	£425,000	2022-08-30	144.40	148.6	£437,361	D	N	88	£4,970	Bakewell Ward	Derbyshire Dales
DE45 1	£633,600	2015-02-26	100.19	148.6	£939,790	D	N	189	£4,972	Bakewell Ward	Derbyshire Dales
DE45 1	£266,000	2015-02-20	99.99	151.4	£402,779	S	N	81	£4,973	Bakewell Ward	Derbyshire Dales
S33 7	£490,050	2024-02-21	157.30	167.6	£522,138	D	N	105	£4,973	Hope Valley Ward	High Peak
SK22 2	£300,000	2018-08-24	121.76	167.6	£412,943	D	N	83	£4,975	Hayfield Ward	High Peak
DE45 1	£422,500	2016-07-13	104.52	151.4	£612,000	S	N	123	£4,976	Bakewell Ward	Derbyshire Dales
S33 0	£650,000	2015-10-27	105.26	167.6	£1,034,965	D	N	208	£4,976	Hope Valley Ward	High Peak Staffordshire
SK17 0	£500,000	2022-08-12	152.90	150.7	£492,806	D	N	99	£4,978	Dane Ward	Moorlands
DE4 2	£285,000	2021-06-07	128.90	148.6	£328,557	D	N	66	£4,978	Matlock West Ward	Derbyshire Dales
DE45 1	£347,500	2016-06-23	104.77	148.6	£492,876	D	N	99	£4,979	Bakewell Ward	Derbyshire Dales
S33 7	£385,000	2020-02-06	125.83	167.6	£512,822	D	N	103	£4,979	Hope Valley Ward Bonsall and Winster	High Peak
DE4 2	£165,000	2015-04-16	98.49	148.6	£248,951	D	N	50	£4,979	Ward Bonsall and Winster	Derbyshire Dales
DE4 2	£230,000	2021-09-28	129.60	148.7	£263,897	T	N	53	£4,979	Ward	Derbyshire Dales
DE45 1	£203,500	2018-02-02	108.47	148.7	£278,985	T	N	56	£4,982	Youlgrave Ward Calver and Longstone	Derbyshire Dales
S32 3	£795,000	2020-12-18	129.58	148.6	£911,715	D	N	183	£4,982	Ward	Derbyshire Dales
DE45 1	£318,000	2019-12-10	114.27	148.6	£413,528	D	N	83	£4,982	Bakewell Ward	Derbyshire Dales
SK13 1	£323,500	2018-11-15	121.51	170.3	£453,390	S	N	91	£4,982	Tintwistle Ward	High Peak

PDNPA Economic Viability Assessment – Technical Appendices Regulation 19 Local Plan May 2026

Post sector	PRICE PAID (land reg)	PP date	Index at the month of the transaction	Index at latest month	HPI Adjusted Sale Price	ty pe	ne w	Squar e Metres	£ per sqm	ward	council
DE45 1	£357,000	2015-07-20	101.40	148.6	£523,190	D	N	105	£4,983	Chatsworth Ward	Derbyshire Dales
S33 8	£290,000	2018-01-19	114.72	167.6	£423,663	D	N	85	£4,984	Hope Valley Ward	High Peak
S33 0	£915,000	2019-01-29	125.03	167.6	£1,226,508	D	N	246	£4,986	Hope Valley Ward	High Peak
DE45 1	£290,000	2022-03-18	139.50	148.7	£309,125	T	N	62	£4,986	Bakewell Ward	Derbyshire Dales
S33 0	£710,000	2018-01-05	114.72	167.6	£1,037,245	D	N	208	£4,987	Hope Valley Ward Dovedale Parwich and	High Peak
DE6 1	£445,000	2014-09-26	101.96	148.6	£648,527	D	N	130	£4,989	Brassington Ward	Derbyshire Dales
S32 5	£350,000	2019-06-28	118.47	148.6	£439,013	D	N	88	£4,989	Hathersage Ward	Derbyshire Dales
DE45 1	£210,000	2020-06-19	113.71	148.6	£274,442	D	N	55	£4,990	Bakewell Ward	Derbyshire Dales
DE45 1	£427,500	2018-10-10	117.85	148.6	£539,065	D	N	108	£4,991	Chatsworth Ward	Derbyshire Dales
DE45 1	£361,200	2021-09-17	129.60	148.7	£414,432	T	N	83	£4,993	Chatsworth Ward	Derbyshire Dales

Land Registry HPI Derbyshire

Name	Period	Sales volume	Reporting period	Average price All property types	House price index All property types	Average price New build	House price index New build
Derbyshire	2024-12	1153	monthly	229214	101.6	326336	104.5
Derbyshire	2025-01	853	monthly	229839	101.9	330381	105.7
Derbyshire	2025-02	967	monthly	230586	102.2	334700	107.1
Derbyshire	2025-03	1759	monthly	231935	102.8	338965	108.5
Derbyshire	2025-04	489	monthly	228604	101.3	336474	107.7
Derbyshire	2025-05	781	monthly	227535	100.9	336458	107.7
Derbyshire	2025-06	812	monthly	224781	99.6	333092	106.6
Derbyshire	2025-07	863	monthly	229170	101.6	340524	109
Derbyshire	2025-08	906	monthly	233437	103.5	347324	111.2
Derbyshire	2025-09	699	monthly	236759	104.9	356337	114.1
Derbyshire	2025-10	829	monthly	237613	105.3	359178	115
Derbyshire	2025-11		monthly	236974	105		
Derbyshire	2025-12		monthly	237458	105.2		

Appendix IV Build cost information



£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 07-Mar-2026 08:04

Rebased to 4Q 2025 (407)

MAXIMUM AGE OF RESULTS: 5 YEARS

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (5)	1,816	1,040	1,558	1,746	1,979	4,004	301
810.1 Estate housing							
Generally (5)	1,768	935	1,481	1,740	1,943	3,512	191
Single storey (5)	2,061	1,355	1,728	1,932	2,216	3,512	29
2-storey (5)	1,717	935	1,449	1,721	1,929	2,696	159
3-storey (5)	1,562	1,302	-	-	-	1,821	2



£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 04-Apr-2026 08:05

Rebased to 4Q 2025 (407) and Derbyshire Dales (104; sample 11)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	

Rehabilitation/Conversion

810. Housing, mixed developments (20)	1,628	433	1,061	2,042	2,299	2,306	5
810.1 Estate housing (25)	1,280	383	770	1,005	1,434	4,849	30

Appendix V Detailed results from the modelling

Base testing – all typologies – GF @ 100% affordable / brownfield, new and conversions, @ 30% affordable

Scheme Name	Units	Cashflow Duration	Net area / ha	Gross area / ha	Market Sale	Social Rent	Shared Ownership	Benchmark Land Value per hectare	Total GDV	Scheme Residual Land Value	RV per unit
T2a GF: 100% AH	3	5 Quarters	0.1	0.1	0	2.4	0.6	£375,000	£324,936	-£447,828	-£149,276
T2b BF - mixed	3	5 Quarters	0.1	0.1	2.1	0.72	0.18	£500,000	£1,099,609	-£76,155	-£25,385
T2c Conversion BF - mixed	3	5 Quarters	0.1	0.1	2.1	0.72	0.18	£500,000	£1,099,609	£113,385	£37,795
T3a GF: 100% AH	6	5 Quarters	0.2	0.211	0	4.8	1.2	£375,000	£649,872	-£849,777	-£141,629
T3b BF - mixed	6	5 Quarters	0.2	0.211	4.2	1.44	0.36	£500,000	£2,206,917	-£7,038	-£1,173
T3c Conversion BF - mixed	6	5 Quarters	0.2	0.211	4.2	1.44	0.36	£500,000	£2,206,917	£336,203	£56,034
T4a: 100% AH	12	6 Quarters	0.4	0.421	0	9.6	2.4	£375,000	£1,299,744	-£1,592,958	-£132,746
T4b BF - mixed	12	6 Quarters	0.4	0.421	8.4	2.88	0.72	£500,000	£4,413,834	£146,139	£12,178
T4c Conversion BF - mixed	12	6 Quarters	0.4	0.421	8.4	2.88	0.72	£500,000	£4,413,834	£802,911	£66,909
T5a GF: 100% AH	25	8 Quarters	0.833	0.877	0	20	5	£375,000	£2,707,800	-£3,436,980	-£137,479
T5b BF - mixed	25	8 Quarters	0.833	0.877	17.5	6	1.5	£500,000	£9,195,488	£300,552	£12,022
T5c Conversion BF - mixed	25	8 Quarters	0.833	0.877	17.5	6	1.5	£500,000	£9,195,488	£1,675,183	£67,007
T6 A BF - mixed	60	3 Years	2	2.667	42	14.4	3.6	£500,000	£22,069,170	£850,471	£14,175

Greenfield typologies – 100% affordable, with grant

Scheme Name	Units	Cashflow Duration	Net area / ha	Gross area / ha	Market Sale	Social Rent	Shared Ownership	Benchmark Land Value per hectare	Total GDV	Scheme Residual Land Value	RV per unit
T2a GF: 100% AH - with grant	3	5 Quarters	0.1	0.1	0	2.4	0.6	£375,000	£600,936	-£166,467	-£55,489
T3a GF: 100% AH - with grant	6	5 Quarters	0.2	0.211	0	4.8	1.2	£375,000	£1,201,872	-£287,053	-£47,842
T4a GF: 100% AH - with grant	12	6 Quarters	0.4	0.421	0	9.6	2.4	£375,000	£2,403,744	-£466,373	-£38,864
T5a GF: 100% AH - with grant	25	8 Quarters	0.833	0.877	0	20	5	£375,000	£5,007,800	-£1,009,243	-£40,370

Brownfield conversion typologies with 40% affordable housing

Scheme reference	Units	Cashflow Duration	Net area / ha	Gross area / ha	Market Sale	Social Rent	Shared Ownership	Benchmark Land Value per hectare	Total GDV	Scheme Residual Land Value	RV per unit
T1c Conversion BF - mixed - 40% affordable housing	2	0.066	0.066	1.2	0.64	0.16	0	148.8	500,000	£700,486	£42,937
T2c Conversion BF - mixed - 40% affordable housing	3	0.1	0.1	1.8	0.96	0.24	0	223.2	500,000	£988,942	£46,488
T3c Conversion BF - mixed - 40% affordable housing	6	5 Quarters	0.2	0.211	3.6	1.92	0.48	£500,000	£1,984,482	£191,764	£31,961
T3c Conversion BF - mixed - 40% affordable housing - higher build costs	6	5 Quarters	0.2	0.211	3.6	1.92	0.48	£500,000	£1,984,482	£28,088	£4,681
T4c Conversion BF - mixed - 40% affordable housing	12	6 Quarters	0.4	0.421	7.2	3.84	0.96	500,000	£3,968,964	£505,068	£42,089
T5c Conversion BF - mixed - 40% affordable housing	25	8 Quarters	0.833	0.877	15	8	2	£500,000	£8,268,675	£1,050,131	£42,005
T5c Conversion BF - mixed - 40% affordable housing + 20% b/costs	25	8 Quarters	0.833	0.877	15	8	2	£500,000	£8,268,675	£388,773	£15,551
T5c Conversion BF - mixed - 40% AH + 20% b/costs- lower market values	25	8 Quarters	0.833	0.877	15	8	2	£500,000	£8,021,847	-£96,956	-£3,878
T5c Conversion BF - mixed - 40% AH - lower market values	25	8 Quarters	0.833	0.877	15	8	2	£500,000	£7,262,697	£234,352	£9,374

Smaller brownfield new build typologies – adjusted affordable housing

Scheme reference	Units	Cashflow Duration	Net area / ha	Gross area / ha	Market Sale	Social Rent	Shared Ownership	Benchmark Land Value per hectare	Total GDV	Scheme Residual Land Value	RV per unit
T1b BF - mixed - 30% affordable housing	2	5 Quarters	0.066	0.066	1.4	0.48	0.12	500,000	£775,901	-£62,594	-£31,297
T1b BF - mixed - 20% affordable housing	2	5 Quarters	0.066	0.066	1.6	0.32	0.08	500,000	£851,315	-£20,237	-£10,118
T1b BF - mixed - 10% affordable housing	2	5 Quarters	0.066	0.066	1.8	0.16	0.04	500,000	£926,730	£22,120	£11,060
T2b BF - mixed - 20% affordable housing	3	5 Quarters	0.1	0.1	2.4	0.48	0.12	£500,000	£1,210,277	-£23,201	-£7,734
T2b BF - mixed - 10% affordable housing	3	5 Quarters	0.1	0.1	2.7	0.24	0.06	£500,000	£1,325,651	£25,859	£8,620
T3b BF - mixed - 20% affordable housing	6	5 Quarters	0.2	0.211	4.8	0.9798	0.2203	£500,000	£2,426,354	£111,788	£18,631
T3b BF - mixed - 20% affordable housing - lower VA	6	5 Quarters	0.2	0.211	4.8	0.9798	0.2203	£500,000	£2,104,442	-£143,754	-£23,959

Sample typologies in 'lower value' area

Scheme reference	Units	Cashflow Duration	Net area / ha	Gross area / ha	Market Sale	Social Rent	Shared Ownship	Benchmark Land Value per hectare	Total GDV	Scheme Residual Land Value	RV per unit
T4b BF – mixed 30% AH	12	6 Quarters	0.4	0.421	8.4	2.88	0.72	£500,000	£3,850,486	-£307,686	-£25,640
T4c Conversion BF – mixed 30% AH	12	6 Quarters	0.4	0.421	8.4	2.88	0.72	£500,000	£3,850,486	£349,086	£29,090
T4c Conversion BF - mixed + 20% build costs	12	6 Quarters	0.4	0.421	8.4	2.88	0.72	£500,000	£3,850,486	-£42,919	-£3,577
T4c Conversion BF - mixed - 40% AH	12	6 Quarters	0.4	0.421	7.2	3.84	0.96	£500,000	£3,486,095	£116,075	£9,673
T4c Conversion BF - mixed - 40% AH + 20% b/costs	12	6 Quarters	0.4	0.421	7.2	3.84	0.96	£500,000	£3,486,095	-£199,937	-£16,661

Sample typologies for Primary Residence with sensitivity lower value

Scheme reference	Units	Cashflow Duration	Net area / ha	Gross area / ha	Market Sale	Social Rent	Shared Ownship	Benchmark Land Value per hectare	Total GDV	Scheme Residual Land Value	RV per unit
T4b BF – mixed 30% AH	12	6 Quarters	0.4	0.421	8.4	2.88	0.72	£500,000	£4,313,118	£64,420	£5,368
T4c Conversion BF – mixed 40% AH	12	6 Quarters	0.4	0.421	7.2	3.84	0.96	£500,000	£3,880,738	£433,215	£36,101

