

Site 1

Darlington East Employment Area

Spec Builder Modest Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	174,005	174,005	174,005	174,005	174,005	5.36%
2011	296,357	445,482	221,794	292,450	183,332	5.36%
2012	441,159	763,390	286,039	388,431	193,158	5.36%
2013	580,336	1,102,649	338,288	527,080	203,512	5.36%
2014	648,238	1,400,957	312,497	592,853	214,420	5.36%
2015	707,383	1,724,555	270,763	649,505	225,913	5.36%
2016	770,770	2,090,593	225,643	710,287	238,022	5.36%
2017	838,673	2,503,971	176,943	775,470	250,780	5.36%
2018	911,387	2,970,128	124,461	845,339	264,221	5.36%
2019	989,222	3,495,101	67,985	920,202	278,384	5.36%
End User Modest Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	430,138	430,138	430,138	430,138	430,138	5.36%
2011	558,632	711,989	481,953	554,694	453,193	5.36%
2012	708,891	1,040,264	549,369	660,085	477,485	5.36%
2013	854,725	1,391,860	605,810	805,432	503,078	5.36%
2014	935,500	1,709,578	590,233	884,235	530,043	5.36%
2015	1,009,129	2,055,164	560,120	955,557	558,453	5.36%
2016	1,087,697	2,444,971	527,102	1,031,714	588,386	5.36%
2017	1,171,512	2,884,064	491,005	1,113,010	619,924	5.36%
2018	1,260,903	3,378,061	451,648	1,199,769	653,151	5.36%
2019	1,356,218	3,933,203	408,840	1,292,332	688,160	5.36%
Spec Builder High Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	516,166	516,166	516,166	516,166	516,166	5.36%
2011	670,358	854,386	578,344	665,633	543,832	5.36%
2012	850,669	1,248,317	659,243	792,101	572,982	5.36%
2013	1,025,670	1,670,232	726,972	966,518	603,694	5.36%
2014	1,122,601	2,051,493	708,279	1,061,082	636,052	5.36%
2015	1,210,955	2,466,197	672,145	1,146,669	670,144	5.36%
2016	1,305,236	2,933,966	632,522	1,238,057	706,064	5.36%
2017	1,405,815	3,460,876	589,206	1,335,612	743,909	5.36%
2018	1,513,084	4,053,674	541,977	1,439,722	783,782	5.36%
2019	1,627,462	4,719,844	490,608	1,550,799	825,793	5.36%
End User High Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	208,806	208,806	208,806	208,806	208,806	5.36%
2011	355,628	534,579	266,153	261,464	219,998	5.36%
2012	529,391	916,068	343,247	279,973	231,790	5.36%
2013	696,403	1,323,179	405,946	342,039	244,214	5.36%
2014	777,886	1,681,148	374,997	308,534	257,304	5.36%
2015	848,860	2,069,466	324,916	255,463	271,095	5.36%
2016	924,923	2,508,712	270,771	198,193	285,626	5.36%
2017	1,006,408	3,004,765	212,332	136,487	300,935	5.36%
2018	1,093,665	3,564,153	149,353	70,096	317,066	5.36%
2019	1,187,066	4,194,122	81,583	-1,242	334,060	5.36%

Site 2

Town Centre Inner Ring Road

Spec Builder Modest Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	-122,580	-122,580	-122,580	-122,580	-122,580	5.36%
2011	134,575	466,973	-31,624	125,135	-116,010	5.36%
2012	454,487	1,172,732	108,726	325,895	-109,792	5.36%
2013	759,177	1,923,404	219,657	629,299	-103,907	5.36%
2014	888,185	2,565,982	139,825	753,113	-98,338	5.36%
2015	993,873	3,261,131	20,656	852,722	-93,067	5.36%
2016	1,107,840	4,049,703	-107,238	960,337	-88,078	5.36%
2017	1,230,646	4,942,565	-244,339	1,076,506	-83,357	5.36%
2018	1,362,889	5,951,784	-391,155	1,201,813	-78,889	5.36%
2019	1,505,203	7,090,763	-548,218	1,336,878	-74,661	5.36%
End User Modest Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	473,351	473,351	473,351	473,351	473,351	5.36%
2011	735,415	1,053,439	576,403	726,564	498,723	5.36%
2012	1,044,719	1,731,904	713,910	934,478	525,454	5.36%
2013	1,342,628	2,456,509	826,439	1,231,284	553,619	5.36%
2014	1,491,893	3,097,135	775,894	1,376,096	583,293	5.36%
2015	1,623,238	3,792,451	692,106	1,502,230	614,557	5.36%
2016	1,763,864	4,578,510	601,331	1,637,411	647,497	5.36%
2017	1,914,369	5,465,770	503,168	1,782,225	682,203	5.36%
2018	2,075,388	6,465,842	397,195	1,937,298	718,769	5.36%
2019	2,247,595	7,591,614	282,972	2,103,291	757,295	5.36%
Spec Builder High Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	-147,090	-147,090	-147,090	-147,090	-147,090	5.36%
2011	161,484	560,346	-37,947	150,156	-139,206	5.36%
2012	545,362	1,407,223	130,466	391,059	-131,745	5.36%
2013	910,976	2,307,993	263,578	755,129	-124,683	5.36%
2014	1,065,780	3,079,055	167,783	903,700	-118,000	5.36%
2015	1,192,601	3,913,201	24,786	1,023,226	-111,676	5.36%
2016	1,329,355	4,859,450	-128,680	1,152,359	-105,690	5.36%
2017	1,476,717	5,930,841	-293,195	1,291,756	-100,025	5.36%
2018	1,635,402	7,141,856	-469,367	1,442,118	-94,663	5.36%
2019	1,806,172	8,508,577	-657,835	1,604,190	-89,590	5.36%
End User High Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	567,999	567,999	567,999	567,999	567,999	5.36%
2011	882,463	1,264,076	691,656	871,841	598,443	5.36%
2012	1,253,612	2,078,202	856,658	1,121,328	630,520	5.36%
2013	1,611,089	2,947,694	991,687	1,477,482	664,316	5.36%
2014	1,790,200	3,716,414	931,036	1,651,249	699,923	5.36%
2015	1,947,808	4,550,759	830,495	1,802,604	737,439	5.36%
2016	2,116,553	5,493,993	721,569	1,964,815	776,966	5.36%
2017	2,297,151	6,558,663	603,777	2,138,585	818,611	5.36%
2018	2,490,367	7,758,701	476,616	2,324,665	862,489	5.36%
2019	2,697,006	9,109,574	339,553	2,523,848	908,718	5.36%

Site 3  
Heighington Lane Business Park

Spec Builder Modest Density						
	Middle	Upside	Downside	BREEAM	B2 USE	B1 Light Ind
2010	-351,833	-351,833	-351,833	-351,833	-351,833	4.60%
2011	-256,942	-162,392	-304,217	-404,804	-335,649	4.60%
2012	-167,082	37,222	-265,434	-434,160	-320,209	4.60%
2013	-83,377	247,787	-236,843	-464,108	-305,479	4.60%
2014	-58,654	418,594	-271,524	-491,088	-291,427	4.60%
2015	-42,599	602,321	-319,430	-518,793	-278,022	4.60%
2016	-24,820	811,991	-370,448	-548,046	-265,233	4.60%
2017	-5,185	1,050,668	-424,744	-578,932	-253,032	4.60%
2018	16,445	1,321,754	-482,492	-611,542	-241,392	4.60%
2019	40,221	1,629,030	-543,873	-645,970	-230,288	4.60%
End User Modest Density						
	Middle	Upside	Downside	BREEAM	B2 USE	B1 Light Ind
2010	-174,450	-174,450	-174,450	-174,450	-174,450	4.60%
2011	-165,003	-134,178	-180,415	-166,029	-166,425	4.60%
2012	-137,185	-70,578	-169,249	-152,696	-158,770	4.60%
2013	-110,722	-2,757	-160,755	-126,389	-151,466	4.60%
2014	-106,004	49,587	-175,403	-122,297	-144,499	4.60%
2015	-104,679	105,576	-194,931	-121,706	-137,852	4.60%
2016	-102,969	169,846	-215,649	-120,761	-131,511	4.60%
2017	-100,837	243,389	-237,620	-119,430	-125,461	4.60%
2018	-98,246	327,307	-260,908	-117,677	-119,690	4.60%
2019	-95,157	422,822	-285,582	-115,462	-114,184	4.60%
Spec Builder High Density						
	Middle	Upside	Downside	BREEAM	B2 USE	B1 Light Ind
2010	-404,545	-404,545	-404,545	-404,545	-404,545	4.60%
2011	-295,437	-186,721	-349,795	-465,451	-385,936	4.60%
2012	-192,115	42,799	-305,201	-499,205	-368,183	4.60%
2013	-95,869	284,910	-272,327	-533,640	-351,246	4.60%
2014	-67,441	481,309	-312,204	-564,662	-335,089	4.60%
2015	-48,981	692,561	-367,287	-596,519	-319,675	4.60%
2016	-28,539	933,644	-425,949	-630,154	-304,970	4.60%
2017	-5,962	1,208,079	-488,379	-665,668	-290,941	4.60%
2018	18,909	1,519,780	-554,779	-703,163	-277,558	4.60%
2019	46,247	1,873,093	-625,356	-742,749	-264,790	4.60%
End User High Density						
	Middle	Upside	Downside	BREEAM	B2 USE	B1 Light Ind
2010	-200,586	-200,586	-200,586	-200,586	-200,586	4.60%
2011	-189,723	-154,280	-207,445	-208,626	-191,359	4.60%
2012	-157,738	-81,152	-194,606	-212,441	-182,557	4.60%
2013	-127,311	-3,170	-184,839	-202,853	-174,159	4.60%
2014	-121,885	57,017	-201,682	-220,417	-166,148	4.60%
2015	-120,362	121,393	-224,135	-243,713	-158,505	4.60%
2016	-118,395	195,293	-247,958	-268,416	-151,214	4.60%
2017	-115,944	279,854	-273,220	-294,599	-144,258	4.60%
2018	-112,965	376,344	-299,998	-322,339	-137,622	4.60%
2019	-109,414	486,170	-328,368	-351,715	-131,291	4.60%

Site 4  
South East Fringe

Spec Builder Modest Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	94,003	94,003	94,003	94,003	94,003	5.36%
2011	312,297	581,249	177,821	304,923	99,041	5.36%
2012	572,219	1,153,370	292,456	472,262	104,350	5.36%
2013	820,797	1,762,803	384,258	719,840	109,943	5.36%
2014	933,442	2,290,989	327,924	828,447	115,836	5.36%
2015	1,028,622	2,863,117	241,168	918,903	122,045	5.36%
2016	1,130,936	3,511,272	147,786	1,016,279	128,587	5.36%
2017	1,240,857	4,244,264	47,409	1,121,040	135,479	5.36%
2018	1,358,888	5,071,878	-60,354	1,233,679	142,741	5.36%
2019	1,485,564	6,004,982	-175,911	1,354,721	150,391	5.36%
End User Modest Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	577,986	577,986	577,986	577,986	577,986	5.36%
2011	808,398	1,085,926	669,633	800,940	608,966	5.36%
2012	1,079,237	1,678,921	790,551	986,590	641,607	5.36%
2013	1,340,991	2,313,038	890,530	1,247,418	675,997	5.36%
2014	1,478,435	2,879,277	853,607	1,381,119	712,230	5.36%
2015	1,601,463	3,494,463	788,895	1,499,768	750,406	5.36%
2016	1,732,968	4,189,216	718,464	1,626,697	790,628	5.36%
2017	1,873,490	4,972,679	641,981	1,762,436	833,005	5.36%
2018	2,023,599	5,855,003	559,096	1,907,549	877,655	5.36%
2019	2,183,904	6,847,453	469,443	2,062,631	924,697	5.36%
Spec Builder High Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	110,593	110,593	110,593	110,593	110,593	5.36%
2011	372,546	695,288	211,175	363,696	116,521	5.36%
2012	684,453	1,381,833	348,737	564,504	122,766	5.36%
2013	982,745	2,113,152	458,899	861,598	129,346	5.36%
2014	1,117,920	2,746,976	391,299	991,926	136,279	5.36%
2015	1,232,136	3,433,530	287,190	1,100,473	143,584	5.36%
2016	1,354,913	4,211,316	175,133	1,217,324	151,280	5.36%
2017	1,486,817	5,090,906	54,680	1,343,038	159,389	5.36%
2018	1,628,455	6,084,043	-74,635	1,478,205	167,932	5.36%
2019	1,780,466	7,203,767	-213,303	1,623,455	176,933	5.36%
End User High Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	693,584	693,584	693,584	693,584	693,584	5.36%
2011	970,077	1,303,112	803,560	961,128	730,760	5.36%
2012	1,295,084	2,014,705	948,661	1,183,908	769,928	5.36%
2013	1,609,189	2,775,646	1,068,636	1,496,902	811,196	5.36%
2014	1,774,122	3,455,132	1,024,328	1,657,343	854,677	5.36%
2015	1,921,756	4,193,355	946,674	1,799,722	900,487	5.36%
2016	2,079,562	5,027,060	862,157	1,952,036	948,753	5.36%
2017	2,248,187	5,967,215	770,377	2,114,923	999,607	5.36%
2018	2,428,319	7,026,003	670,915	2,289,058	1,053,185	5.36%
2019	2,620,685	8,216,943	563,331	2,475,157	1,109,636	5.36%

Site 5  
Central Park

Spec Builder Modest Density						
	Middle	Upside	Downside	BREEAM		B1 Light Ind
2010	-405,382	-405,382	-405,382	-405,382	-405,382	4.60%
2011	9,089	359,273	-166,003	-4,733	-386,735	4.60%
2012	344,620	1,093,314	-17,646	186,040	-368,945	4.60%
2013	648,472	1,849,189	86,303	488,307	-351,973	4.60%
2014	728,908	2,440,858	-46,574	562,336	-335,783	4.60%
2015	773,323	3,061,975	-229,596	599,256	-320,337	4.60%
2016	820,156	3,757,849	-425,073	638,256	-305,601	4.60%
2017	869,535	4,536,151	-633,662	679,449	-291,544	4.60%
2018	921,595	5,405,294	-856,053	722,955	-278,133	4.60%
2019	976,477	6,374,499	-1,092,968	768,898	-265,338	4.60%
End User Modest Density						
	Middle	Upside	Downside	BREEAM	B2 USE	B1 Light Ind
2010	-227,999	-227,999	-227,999	-227,999	-227,999	4.60%
2011	-130,654	-47,854	-172,054	-494,563	-217,511	4.60%
2012	-53,016	124,011	-138,672	-582,050	-207,506	4.60%
2013	17,909	301,814	-115,015	-705,107	-197,961	4.60%
2014	33,208	437,993	-150,152	-751,624	-188,854	4.60%
2015	39,358	580,503	-197,779	-786,526	-180,167	4.60%
2016	45,885	740,493	-248,546	-823,163	-171,879	4.60%
2017	52,808	919,768	-302,618	-861,621	-163,973	4.60%
2018	60,152	1,120,308	-360,168	-901,990	-156,430	4.60%
2019	67,939	1,344,284	-421,375	-944,364	-149,234	4.60%
Spec Builder High Density						
	Middle	Upside	Downside	BREEAM	B2 USE	B1 Light Ind
2010	-475,665	-475,665	-475,665	-475,665	-475,665	4.60%
2011	565,980	1,422,805	137,568	532,165	-453,784	4.60%
2012	1,391,220	3,223,110	504,836	1,012,563	-432,910	4.60%
2013	2,139,357	5,077,246	763,853	1,756,913	-412,996	4.60%
2014	2,355,057	6,543,820	457,622	1,957,315	-393,998	4.60%
2015	2,485,834	8,085,658	31,910	2,070,193	-375,874	4.60%
2016	2,623,521	9,811,407	-423,282	2,189,177	-358,584	4.60%
2017	2,768,476	11,739,878	-909,517	2,314,587	-342,089	4.60%
2018	2,921,078	13,891,700	-1,428,436	2,446,763	-326,353	4.60%
2019	3,081,720	16,289,489	-1,981,758	2,586,061	-311,341	4.60%
End User High Density						
	Middle	Upside	Downside	BREEAM	B2 USE	B1 Light Ind
2010	-262,847	-262,847	-262,847	-262,847	-262,847	4.60%
2011	-145,630	-46,290	-195,300	-443,588	-250,756	4.60%
2012	-52,482	159,907	-155,250	-498,968	-239,222	4.60%
2013	32,610	373,229	-126,866	-572,197	-228,217	4.60%
2014	50,967	536,612	-169,022	-604,855	-217,719	4.60%
2015	58,347	707,590	-226,161	-631,663	-207,704	4.60%
2016	66,178	899,541	-287,069	-659,774	-198,150	4.60%
2017	74,485	1,114,630	-351,941	-689,250	-189,035	4.60%
2018	83,297	1,355,231	-420,986	-720,158	-180,339	4.60%
2019	92,641	1,623,950	-494,419	-752,567	-172,044	4.60%

Site 6a

Darlington East Employment Area (Car showroom)

Spec Builder Modest Density						
	Middle	Upside	Downside	BREEAM		Sui Generis
2010	236,781	236,781	236,781	236,781	236,781	5.36%
2011	374,044	547,706	287,213	368,733	249,472	5.36%
2012	538,948	910,238	359,294	467,259	262,844	5.36%
2013	693,110	1,288,565	414,321	620,704	276,932	5.36%
2014	747,045	1,596,029	362,470	671,743	291,776	5.36%
2015	785,504	1,920,485	288,139	706,813	307,415	5.36%
2016	825,902	2,282,753	208,372	743,670	323,893	5.36%
2017	868,335	2,686,672	122,874	782,403	341,253	5.36%
2018	912,905	3,136,447	31,340	823,106	359,544	5.36%
2019	959,719	3,636,689	-66,554	865,879	378,816	5.36%
End User Modest Density						
	Middle	Upside	Downside	BREEAM		
2010	577,906	577,906	577,906	577,906	577,906	5.36%
2011	722,710	901,319	633,406	717,357	608,882	5.36%
2012	894,145	1,276,010	709,374	827,786	641,518	5.36%
2013	1,056,384	1,668,800	769,654	989,362	675,903	5.36%
2014	1,126,747	1,999,914	731,219	1,057,044	712,132	5.36%
2015	1,183,726	2,351,034	672,195	1,110,886	750,302	5.36%
2016	1,243,482	2,741,829	608,363	1,167,364	790,518	5.36%
2017	1,306,151	3,176,279	539,457	1,226,608	832,890	5.36%
2018	1,371,874	3,658,748	465,198	1,288,751	877,533	5.36%
2019	1,440,799	4,194,017	385,295	1,353,936	924,568	5.36%

Site 6b  
 Darlington East Employment Area (Trade Park)

Spec Builder Modest Density						
	Middle	Upside	Downside	BREEAM		Sui Generis
2010	185,109	185,109	185,109	185,109	185,109	5.36%
2011	258,190	349,866	212,352	255,473	195,031	5.36%
2012	345,554	541,556	250,716	308,967	205,485	5.36%
2013	427,564	741,902	280,393	390,611	216,499	5.36%
2014	458,576	906,751	255,561	420,145	228,103	5.36%
2015	481,850	1,081,001	219,294	441,690	240,330	5.36%
2016	506,281	1,275,346	180,290	464,314	253,211	5.36%
2017	531,927	1,491,818	138,402	488,071	266,784	5.36%
2018	558,846	1,732,643	93,472	513,017	281,083	5.36%
2019	587,103	2,000,262	45,338	539,211	296,149	5.36%
End User Modest Density						
	Middle	Upside	Downside	BREEAM		
2010	360,578	360,578	360,578	360,578	360,578	5.36%
2011	437,459	531,599	390,389	434,725	379,905	5.36%
2012	528,095	729,366	430,707	494,246	400,268	5.36%
2013	614,170	936,958	463,043	579,983	421,722	5.36%
2014	653,534	1,113,756	445,061	617,979	444,326	5.36%
2015	686,229	1,301,487	416,615	649,075	468,142	5.36%
2016	720,509	1,510,248	385,755	681,683	493,235	5.36%
2017	756,450	1,742,144	352,345	715,876	519,672	5.36%
2018	794,130	1,999,481	316,246	751,731	547,526	5.36%
2019	833,636	2,284,784	277,308	789,328	576,874	5.36%

Site 7

Town Centre (south) inner ring road

Spec Builder Modest Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	-326,303	-326,303	-326,303	-326,303	-326,303	5.36%
2011	-2,333	498,514	-252,757	-18,695	-308,813	5.36%
2012	468,783	1,539,595	-49,344	245,368	-292,261	5.36%
2013	905,061	2,622,373	101,025	679,412	-276,595	5.36%
2014	1,026,956	3,475,452	-82,170	792,281	-261,770	5.36%
2015	1,098,497	4,371,814	-335,918	853,261	-247,739	5.36%
2016	1,173,856	5,375,459	-607,119	917,586	-234,460	5.36%
2017	1,253,235	6,497,372	-896,697	985,432	-221,893	5.36%
2018	1,336,841	7,749,601	-1,205,621	1,056,987	-210,000	5.36%
2019	1,424,895	9,145,356	-1,534,906	1,132,448	-198,744	5.36%
End User Modest Density						
	Middle	Upside	Downside	BREEAM	B1 USE	
2010	728,819	728,819	728,819	728,819	728,819	5.36%
2011	1,081,835	1,562,175	841,665	1,066,457	767,884	5.36%
2012	1,539,363	2,566,331	1,042,451	1,347,607	809,042	5.36%
2013	1,969,033	3,616,029	1,197,918	1,775,359	852,407	5.36%
2014	2,131,408	4,479,651	1,067,696	1,929,987	898,096	5.36%
2015	2,253,222	5,392,513	877,539	2,042,737	946,234	5.36%
2016	2,381,092	6,410,659	673,038	2,161,135	996,952	5.36%
2017	2,515,317	7,544,733	453,414	2,285,463	1,050,389	5.36%
2018	2,656,212	8,806,402	217,851	2,416,014	1,106,689	5.36%
2019	2,804,105	10,208,452	-34,507	2,553,098	1,166,008	5.36%

Site 8

Town Centre (south) inner ring road - extended site

Spec Builder Modest Density						
	Middle	Upside	Downside	BREEAM	C1 USE	
2010	-363,021	-363,021	-363,021	-363,021	-363,021	4.60%
2011	-230,224	56,070	-373,370	-239,551	-346,322	4.60%
2012	38,753	650,848	-257,417	-89,488	-330,391	4.60%
2013	287,871	1,269,517	-171,731	158,348	-315,193	4.60%
2014	356,471	1,756,076	-277,524	221,767	-300,694	4.60%
2015	396,106	2,267,192	-423,831	255,340	-286,862	4.60%
2016	437,866	2,839,577	-580,171	290,766	-273,667	4.60%
2017	481,864	3,479,507	-747,075	328,144	-261,078	4.60%
2018	528,218	4,193,866	-925,099	367,580	-249,068	4.60%
2019	577,049	4,990,202	-1,114,827	409,183	-237,611	4.60%
End User Modest Density						
	Middle	Upside	Downside	BREEAM	C1 USE	
2010	272,583	272,583	272,583	272,583	272,583	4.60%
2011	446,205	722,822	307,897	437,373	285,121	4.60%
2012	709,531	1,300,937	423,371	599,038	298,237	4.60%
2013	956,935	1,905,402	512,868	845,337	311,956	4.60%
2014	1,050,312	2,402,611	437,745	934,250	326,306	4.60%
2015	1,120,308	2,928,154	328,085	999,024	341,316	4.60%
2016	1,193,785	3,514,320	210,157	1,067,043	357,017	4.60%
2017	1,270,915	4,167,239	83,513	1,138,470	373,439	4.60%
2018	1,351,879	4,893,630	-52,317	1,213,473	390,618	4.60%
2019	1,436,864	5,700,855	-197,827	1,292,230	408,586	4.60%

Site 9

North West Darlington Fringe

Spec Builder Modest Density						
	Middle	Upside	Downside	BREEAM	B8 USE	
2010	-1,347,841	-1,347,841	-1,347,841	-1,347,841	-1,347,841	4.60%
2011	-1,412,394	-1,330,821	-1,453,181	-1,417,415	-1,285,840	4.60%
2012	-1,341,926	-1,167,522	-1,426,314	-1,407,569	-1,226,692	4.60%
2013	-1,285,497	-1,005,797	-1,416,451	-1,351,797	-1,170,264	4.60%
2014	-1,324,740	-925,951	-1,505,384	-1,393,691	-1,116,432	4.60%
2015	-1,382,230	-849,103	-1,615,855	-1,454,285	-1,065,076	4.60%
2016	-1,442,210	-757,892	-1,732,279	-1,517,507	-1,016,082	4.60%
2017	-1,504,787	-650,670	-1,854,948	-1,583,472	-969,343	4.60%
2018	-1,570,073	-525,622	-1,984,166	-1,652,299	-924,753	4.60%
2019	-1,638,185	-380,748	-2,120,250	-1,724,111	-882,214	4.60%
End User Modest Density						
	Middle	Upside	Downside	BREEAM	B8 USE	
2010	-1,109,331	-1,109,331	-1,109,331	-1,109,331	-1,109,331	4.60%
2011	-1,149,923	-1,066,415	-1,191,676	-1,196,714	-1,058,302	4.60%
2012	-1,076,326	-897,786	-1,162,715	-1,223,967	-1,009,620	4.60%
2013	-1,015,585	-729,252	-1,149,644	-1,211,508	-963,177	4.60%
2014	-1,043,742	-635,496	-1,228,671	-1,293,009	-918,871	4.60%
2015	-1,088,538	-542,766	-1,327,702	-1,394,936	-876,603	4.60%
2016	-1,135,249	-434,702	-1,432,197	-1,502,456	-836,279	4.60%
2017	-1,183,957	-309,585	-1,542,423	-1,615,844	-797,811	4.60%
2018	-1,234,748	-165,527	-1,658,661	-1,735,386	-761,111	4.60%
2019	-1,287,710	-452	-1,781,208	-1,861,386	-726,100	4.60%