

Site 1

Darlington East Employment Area

Spec Builder Modest Density							auv
BASE		£25/M2		£50/M2			
Middle	Downside	Middle	Downside	Middle	Downside		
2010	174,005	174,005	126,429	126,429	78,852	78,852	150,000
2011	296,357	221,794	243,244	169,381	189,014	115,954	152,250
2012	441,159	286,039	386,645	232,980	330,805	178,811	154,534
2013	580,336	338,288	524,467	284,691	467,073	229,904	156,852
2014	648,238	312,497	591,539	258,947	533,190	204,216	159,205
2015	707,383	270,763	649,901	217,377	590,654	162,835	161,593
2016	770,770	225,643	712,455	172,442	652,253	118,113	164,016
2017	838,673	176,943	779,473	123,951	718,255	69,862	166,477
2018	911,387	124,461	851,245	71,701	788,946	17,881	168,974
2019	989,222	67,985	928,078	15,483	864,629	-38,039	171,508
End User Modest Density							
BASE		£25/M2		£50/M2			
Middle	Downside	Middle	Downside	Middle	Downside		
2010	430,138	430,138	382,562	382,562	334,986	334,986	
2011	558,632	481,953	506,052	429,991	452,524	377,165	
2012	708,891	549,369	655,072	496,835	600,137	443,359	
2013	854,725	605,810	799,707	552,796	743,411	498,777	
2014	935,500	590,233	879,733	537,247	822,588	483,259	
2015	1,009,129	560,120	952,654	507,262	894,705	453,420	
2016	1,087,697	527,102	1,030,468	474,389	971,665	420,713	
2017	1,171,512	491,005	1,113,483	438,457	1,053,771	384,970	
2018	1,260,903	451,648	1,202,023	399,286	1,141,345	346,010	
2019	1,356,218	408,840	1,296,432	356,686	1,234,728	303,647	
Spec Builder High Density							
BASE		£25/M2		£50/M2			
Middle	Downside	Middle	Downside	Middle	Downside		
2010	208,806	208,806	151,714	151,714	94,623	94,623	
2011	355,628	266,153	291,893	203,257	226,817	139,145	
2012	529,391	343,247	463,974	279,576	396,966	214,573	
2013	696,403	405,946	629,361	341,629	560,487	275,885	
2014	777,886	374,997	709,846	310,737	639,828	245,059	
2015	848,860	324,916	779,881	260,853	708,785	195,402	
2016	924,923	270,771	854,946	206,931	782,703	141,736	
2017	1,006,408	212,332	935,368	148,741	861,906	83,834	
2018	1,093,665	149,353	1,021,494	86,042	946,735	21,457	
2019	1,187,066	81,583	1,113,693	18,580	1,037,555	-45,647	
End User High Density							
BASE		£25/M2		£50/M2			
Middle	Downside	Middle	Downside	Middle	Downside		
2010	516,166	516,166	459,075	459,075	401,984	401,984	
2011	670,358	578,344	607,262	515,989	543,029	452,598	
2012	850,669	659,243	786,086	596,202	720,165	532,031	
2013	1,025,670	726,972	959,649	663,356	892,094	598,533	
2014	1,122,601	708,279	1,055,680	644,696	987,105	579,911	
2015	1,210,955	672,145	1,143,185	608,714	1,073,646	544,104	
2016	1,305,236	632,522	1,236,562	569,267	1,165,998	504,856	
2017	1,405,815	589,206	1,336,179	526,149	1,264,525	461,963	
2018	1,513,084	541,977	1,442,427	479,143	1,369,614	415,212	
2019	1,627,462	490,608	1,555,718	428,023	1,481,674	364,376	

Site 2
Town Centre Inner Ring Road

Spec Builder Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	-122,580	-122,580	-223,286	-223,286	-323,992	-323,992
2011	134,575	-31,624	-2,913	-166,322	-135,426	-295,510
2012	454,487	108,726	193,849	-146,107	56,573	-276,467
2013	759,177	219,657	491,940	-38,523	348,332	-171,339
2014	888,185	139,825	612,785	-123,014	465,639	-255,189
2015	993,873	20,656	709,680	-247,201	559,302	-378,110
2016	1,107,840	-107,238	814,399	-380,283	660,573	-509,801
2017	1,230,646	-244,339	927,480	-522,747	769,975	-650,744
2018	1,362,889	-391,155	1,049,494	-675,108	888,067	-801,444
2019	1,505,203	-548,218	1,181,049	-837,904	1,015,442	-962,432
End User Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	473,351	473,351	382,524	382,524	286,757	286,757
2011	735,415	576,403	620,478	463,615	506,198	351,847
2012	1,044,719	713,910	825,283	498,945	707,370	386,258
2013	1,342,628	826,439	1,117,984	608,770	995,270	494,211
2014	1,491,893	775,894	1,260,452	554,129	1,135,001	439,988
2015	1,623,238	692,106	1,384,430	465,881	1,256,460	352,620
2016	1,763,864	601,331	1,517,312	370,488	1,386,656	258,197
2017	1,914,369	503,168	1,659,676	267,544	1,526,157	156,319
2018	2,075,388	397,195	1,812,138	156,622	1,675,568	46,564
2019	2,247,595	282,972	1,975,348	37,272	1,835,529	-71,510
Spec Builder High Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	-147,090	-147,090	-267,933	-267,933	-388,775	-388,775
2011	161,484	-37,947	-3,495	-199,579	-162,504	-354,598
2012	545,362	130,466	232,610	-175,322	67,885	-331,747
2013	910,976	263,578	590,305	-46,226	417,981	-205,598
2014	1,065,780	167,783	735,313	-147,611	558,745	-306,214
2015	1,192,601	24,786	851,582	-296,630	671,136	-453,713
2016	1,329,355	-128,680	977,241	-456,321	792,656	-611,737
2017	1,476,717	-293,195	1,112,932	-627,271	923,934	-780,862
2018	1,635,402	-469,367	1,259,343	-810,097	1,065,639	-961,694
2019	1,806,172	-657,835	1,417,203	-1,005,444	1,218,482	-1,154,872
End User High Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	567,999	567,999	459,010	459,010	344,095	344,095
2011	882,463	691,656	744,544	556,316	607,414	422,200
2012	1,253,612	856,658	990,301	598,710	848,810	463,491
2013	1,611,089	991,687	1,341,527	730,495	1,194,276	593,029
2014	1,790,200	931,036	1,512,483	664,928	1,361,947	527,965
2015	1,947,808	830,495	1,661,250	559,034	1,507,692	423,127
2016	2,116,553	721,569	1,820,702	444,568	1,663,921	309,824
2017	2,297,151	603,777	1,991,532	321,040	1,831,316	187,575
2018	2,490,367	476,616	2,174,479	187,939	2,010,602	55,875
2019	2,697,006	339,553	2,370,324	44,725	2,202,547	-85,809

Site 3
Heighington Lane Business Park

Spec Builder Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	-351,833	-351,833	-432,379	-432,379	-512,924	-512,924
2011	-256,942	-304,217	-200,297	-305,552	-373,653	-441,903
2012	-167,082	-265,434	3,969	-215,005	-242,405	-384,394
2013	-83,377	-236,843	194,929	-146,754	-119,900	-341,458
2014	-58,654	-271,524	268,541	-205,403	-77,500	-384,820
2015	-42,599	-319,430	326,008	-290,339	-46,476	-446,134
2016	-24,820	-370,448	388,292	-381,227	-12,608	-511,588
2017	-5,185	-424,744	455,729	-478,392	24,307	-581,406
2018	16,445	-482,492	528,678	-582,174	64,490	-655,820
2019	40,221	-543,873	607,518	-692,932	108,173	-735,079
End User Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	-174,450	-174,450	-254,996	-254,996	-335,541	-335,541
2011	-165,003	-180,415	-145,046	-193,286	-228,791	-277,031
2012	-137,185	-169,249	-52,365	-152,724	-136,111	-236,469
2013	-110,722	-160,755	35,066	-121,532	-48,681	-205,279
2014	-106,004	-175,403	68,443	-148,772	-15,309	-232,524
2015	-104,679	-194,931	94,361	-188,120	10,601	-271,880
2016	-102,969	-215,649	122,467	-230,215	38,700	-313,982
2017	-100,837	-237,620	152,915	-275,206	69,141	-358,980
2018	-98,246	-260,908	185,868	-323,251	102,086	-407,033
2019	-95,157	-285,582	221,500	-425,026	137,710	-462,956
Spec Builder High Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	-404,545	-404,545	-497,158	-497,158	-589,770	-589,770
2011	-295,437	-349,795	-391,746	-446,104	-488,038	-542,396
2012	-192,115	-305,201	-288,424	-401,511	-384,717	-497,803
2013	-95,869	-272,327	-192,180	-368,639	-288,474	-464,932
2014	-67,441	-312,204	-163,760	-408,523	-260,061	-504,824
2015	-48,981	-367,287	-145,309	-463,615	-241,617	-559,924
2016	-28,539	-425,949	-124,875	-522,286	-221,192	-618,603
2017	-5,962	-488,379	-102,309	-584,726	-198,634	-681,051
2018	18,909	-554,779	-77,447	-669,396	-173,782	-754,076
2019	46,247	-625,356	-50,120	-796,747	-146,464	-845,209
End User High Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	-200,586	-200,586	-293,199	-293,199	-385,812	-385,812
2011	-189,723	-207,445	-166,777	-222,244	-263,069	-318,536
2012	-157,738	-194,606	-60,211	-175,605	-156,503	-271,897
2013	-127,311	-184,839	40,319	-139,740	-55,975	-236,034
2014	-121,885	-201,682	78,698	-171,061	-17,603	-267,361
2015	-120,362	-224,135	108,498	-216,304	12,190	-312,613
2016	-118,395	-247,958	140,815	-264,706	44,498	-361,022
2017	-115,944	-273,220	175,825	-316,437	79,500	-412,763
2018	-112,965	-299,998	213,715	-371,680	117,381	-468,015
2019	-109,414	-328,368	254,686	-488,703	158,342	-532,316

Site 4
South East Fringe

Spec Builder Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	94,003	94,003	-17,759	-17,759	-129,520	-129,520
2011	312,297	177,821	199,857	56,521	56,495	-83,978
2012	572,219	292,456	476,751	178,553	327,665	35,424
2013	820,797	384,258	741,535	276,232	586,948	130,939
2014	933,442	327,924	860,909	215,493	703,079	70,555
2015	1,028,622	241,168	961,550	122,208	800,705	-21,871
2016	1,130,936	147,786	1,069,757	21,825	905,701	-121,298
2017	1,240,857	47,409	1,186,034	-86,053	1,018,559	-228,118
2018	1,358,888	-60,354	1,310,916	-201,842	1,139,801	-342,740
2019	1,485,564	-175,911	1,444,971	-325,982	1,269,980	-465,598
End User Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	577,986	577,986	472,804	472,804	371,457	371,457
2011	808,398	669,633	688,977	552,069	569,711	435,027
2012	1,079,237	790,551	956,100	671,277	832,385	552,187
2013	1,340,991	890,530	1,214,274	769,841	1,086,274	649,058
2014	1,478,435	853,607	1,349,568	733,100	1,218,995	612,537
2015	1,601,463	788,895	1,470,585	668,890	1,337,606	548,930
2016	1,732,968	718,464	1,599,949	599,020	1,464,410	479,735
2017	1,873,490	641,981	1,738,192	523,162	1,599,928	404,628
2018	2,023,599	559,096	1,885,877	440,971	1,744,713	323,269
2019	2,183,904	469,443	2,043,602	352,082	1,899,352	235,299
Spec Builder High Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	110,593	110,593	-21,310	-21,310	-155,424	-155,424
2011	372,546	211,175	239,829	67,825	67,795	-100,774
2012	684,453	348,737	572,101	214,264	393,198	42,509
2013	982,745	458,899	889,843	331,479	704,338	157,127
2014	1,117,920	391,299	1,033,091	258,592	843,696	84,667
2015	1,232,136	287,190	1,153,860	146,650	960,846	-26,245
2016	1,354,913	175,133	1,283,708	26,190	1,086,842	-145,558
2017	1,486,817	54,680	1,423,241	-103,263	1,222,271	-273,741
2018	1,628,455	-74,635	1,573,099	-242,211	1,367,761	-411,288
2019	1,780,466	-213,303	1,733,965	-391,178	1,523,977	-558,717
End User High Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	693,584	693,584	567,365	567,365	445,749	445,749
2011	970,077	803,560	826,772	662,483	683,654	522,032
2012	1,295,084	948,661	1,147,320	805,533	998,862	662,625
2013	1,609,189	1,068,636	1,457,129	923,809	1,303,529	778,869
2014	1,774,122	1,024,328	1,619,481	879,720	1,462,793	735,045
2015	1,921,756	946,674	1,764,702	802,668	1,605,128	658,716
2016	2,079,562	862,157	1,919,939	718,824	1,757,292	575,682
2017	2,248,187	770,377	2,085,830	627,795	1,919,913	485,554
2018	2,428,319	670,915	2,263,052	529,165	2,093,655	387,923
2019	2,620,685	563,331	2,452,322	422,498	2,279,222	282,359

Site 5
Central Park

Spec Builder Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	-405,382	-405,382	-485,928	-485,928	-566,473	-566,473
2011	9,089	-166,003	-353,216	-416,496	-461,322	-514,819
2012	344,620	-17,646	-234,140	-365,065	-361,183	-471,869
2013	648,472	86,303	-126,722	-329,893	-270,951	-442,715
2014	728,908	-46,574	-107,331	-387,596	-256,906	-493,846
2015	773,323	-229,596	-102,604	-465,066	-255,657	-562,088
2016	820,156	-425,073	-97,513	-547,548	-254,224	-634,690
2017	869,535	-633,662	-92,035	-635,301	-252,592	-711,878
2018	921,595	-856,053	-86,144	-728,598	-250,747	-793,889
2019	976,477	-1,092,968	-79,815	-827,727	-248,673	-880,969
End User Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	-227,999	-227,999	-308,545	-308,545	-389,090	-389,090
2011	-130,654	-172,054	-92,828	-170,508	-243,135	-300,950
2012	-53,016	-138,672	55,158	-105,563	-133,671	-253,289
2013	17,909	-115,015	190,131	-59,278	-33,771	-219,396
2014	33,208	-150,152	226,495	-117,551	-8,950	-265,009
2015	39,358	-197,779	246,994	-197,956	3,682	-327,476
2016	45,885	-248,546	268,601	-283,851	17,020	-394,147
2017	52,808	-302,618	291,374	-375,526	31,103	-465,243
2018	60,152	-360,168	315,376	-473,286	45,972	-540,997
2019	67,939	-421,375	340,671	-577,448	61,668	-621,650
Spec Builder High Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	-475,665	-475,665	-572,300	-572,300	-668,935	-668,935
2011	-380,042	-428,719	-480,524	-529,201	-580,989	-629,666
2012	-289,919	-390,631	-390,401	-491,113	-490,867	-591,579
2013	-208,902	-365,188	-309,386	-465,673	-409,853	-566,140
2014	-200,502	-416,091	-300,994	-516,583	-401,468	-617,057
2015	-204,490	-483,308	-304,991	-583,808	-405,472	-684,290
2016	-208,541	-554,723	-309,050	-655,232	-409,540	-755,722
2017	-212,653	-636,689	-313,171	-753,018	-413,669	-843,506
2018	-216,821	-730,768	-317,350	-867,993	-417,857	-942,757
2019	-221,044	-838,748	-321,583	-990,168	-422,100	-1,048,149
End User High Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	-262,847	-262,847	-359,483	-359,483	-456,118	-456,118
2011	-145,630	-195,300	-246,112	-295,782	-346,577	-396,247
2012	-52,482	-155,250	-152,965	-255,732	-253,430	-356,197
2013	32,610	-126,866	-67,874	-227,350	-168,341	-327,817
2014	50,967	-169,022	-49,525	-269,513	-149,998	-369,987
2015	58,347	-226,161	-42,153	-326,661	-142,635	-427,143
2016	66,178	-287,069	-34,331	-387,578	-134,821	-488,068
2017	74,485	-351,941	-26,033	-452,460	-126,532	-552,958
2018	83,297	-420,986	-17,231	-562,478	-117,739	-638,925
2019	92,641	-494,419	-7,898	-695,903	-108,414	-737,130

Site 6a
Darlington East Employment Area (Car showroom)

Spec Builder Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	236,781	236,781	136,887	136,887	38,113	38,113
2011	374,044	287,213	262,642	177,092	148,590	64,631
2012	538,948	359,294	425,020	248,017	307,832	134,120
2013	693,110	414,321	576,805	302,129	456,665	187,097
2014	747,045	362,470	629,529	250,627	507,886	136,031
2015	785,504	288,139	666,934	176,907	543,986	63,071
2016	825,902	208,372	706,228	97,807	581,911	-15,195
2017	868,335	122,874	747,504	13,040	621,753	-99,053
2018	912,905	31,340	790,861	-77,699	663,607	-188,801
2019	959,719	-66,554	836,404	-174,729	707,575	-284,754
End User Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	577,906	577,906	481,043	481,043	388,189	388,189
2011	722,710	633,406	615,472	527,294	509,077	422,273
2012	894,145	709,374	784,682	602,243	675,576	495,978
2013	1,056,384	769,654	944,823	661,710	833,159	554,457
2014	1,126,747	731,219	1,014,089	623,551	901,090	516,635
2015	1,183,726	672,195	1,070,104	565,026	955,933	458,723
2016	1,243,482	608,363	1,128,851	501,744	1,013,451	396,113
2017	1,306,151	539,457	1,190,462	433,440	1,073,775	328,547
2018	1,371,874	465,198	1,255,076	359,840	1,137,041	255,751
2019	1,440,799	385,295	1,322,840	280,652	1,203,392	177,439

Site 6b
Darlington East Employment Area (Trade Park)

Spec Builder Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	185,109	185,109	108,014	108,014	29,628	29,628
2011	258,190	212,352	172,821	127,852	81,995	38,212
2012	345,554	250,716	258,468	165,428	165,302	74,713
2013	427,564	280,393	338,856	194,475	243,479	102,903
2014	458,576	255,561	369,009	169,843	272,464	78,546
2015	481,850	219,294	391,525	133,947	293,949	43,158
2016	506,281	180,290	415,161	95,351	316,505	5,122
2017	531,927	138,402	439,974	53,910	340,187	-35,705
2018	558,846	93,472	466,022	9,471	365,048	-79,472
2019	587,103	45,338	493,364	-38,128	391,149	-126,339
End User Modest Density						
BASE		£25/M2		£50/M2		
Middle	Downside	Middle	Downside	Middle	Downside	
2010	360,578	360,578	283,983	283,983	211,669	211,669
2011	437,459	390,389	353,364	307,067	270,034	224,764
2012	528,095	430,707	442,471	346,682	357,109	263,446
2013	614,170	463,043	527,099	378,453	439,813	294,466
2014	653,534	445,061	565,677	360,628	477,351	276,852
2015	686,229	416,615	597,674	332,487	508,422	249,120
2016	720,509	385,755	631,222	301,964	541,000	219,048
2017	756,450	352,345	666,395	268,927	575,156	186,508
2018	794,130	316,246	703,272	233,235	610,969	151,362
2019	833,636	277,308	741,936	194,743	648,517	113,467

Site 7

Town Centre (south) inner ring road

Spec Builder Modest Density						
BASE		£25/M2		£50/M2		
	Middle	Downside	Middle	Downside	Middle	Downside
2010	-326,303	-326,303	-503,146	-503,146	-679,989	-679,989
2011	-2,333	-252,757	-233,748	-479,391	-474,825	-714,714
2012	468,783	-49,344	227,982	-280,253	-24,392	-520,721
2013	905,061	101,025	655,499	-133,186	392,583	-377,627
2014	1,026,956	-82,170	773,326	-314,624	505,517	-556,947
2015	1,098,497	-335,918	841,465	-565,564	569,565	-804,504
2016	1,173,856	-607,119	913,258	-833,716	637,068	-1,068,981
2017	1,253,235	-896,697	988,896	-1,119,989	708,211	-1,351,273
2018	1,336,841	-1,205,621	1,068,582	-1,425,339	783,183	-1,652,316
2019	1,424,895	-1,534,906	1,152,527	-1,750,766	862,186	-1,973,095
End User Modest Density						
BASE		£25/M2		£50/M2		
	Middle	Downside	Middle	Downside	Middle	Downside
2010	728,819	728,819	562,386	562,386	400,085	400,085
2011	1,081,835	841,665	883,820	647,281	683,066	450,805
2012	1,539,363	1,042,451	1,334,209	844,811	1,125,046	644,499
2013	1,969,033	1,197,918	1,757,198	997,743	1,540,167	794,447
2014	2,131,408	1,067,696	1,916,377	868,749	1,695,583	666,901
2015	2,253,222	877,539	2,035,480	680,600	1,811,498	481,120
2016	2,381,092	673,038	2,160,510	478,284	1,933,186	281,382
2017	2,515,317	453,414	2,291,759	261,034	2,060,931	66,931
2018	2,656,212	217,851	2,429,533	28,043	2,195,033	-163,026
2019	2,804,105	-34,507	2,574,155	-221,534	2,335,807	-409,324

Site 8

Town Centre (south) inner ring road - extended site

Spec Builder Modest Density						
BASE		£750 per room		£1,000 per room		
	Middle	Downside	Middle	Downside	Middle	Downside
2010	-363,021	-363,021	-433,193	-433,193	-457,279	-457,279
2011	-230,224	-373,370	-328,767	-469,434	-363,333	-503,052
2012	38,753	-257,417	-64,656	-355,694	-101,082	-390,160
2013	287,871	-171,731	179,930	-271,707	141,767	-306,828
2014	356,471	-277,524	246,472	-376,537	207,500	-411,313
2015	396,106	-423,831	284,402	-521,326	244,752	-555,550
2016	437,866	-580,171	324,376	-676,020	284,015	-709,643
2017	481,864	-747,075	366,501	-841,142	325,395	-874,115
2018	528,218	-925,099	410,890	-1,017,242	369,003	-1,049,511
2019	577,049	-1,114,827	457,662	-1,204,895	414,956	-1,236,404
End User Modest Density						
BASE		£750 per room		£1,000 per room		
	Middle	Downside	Middle	Downside	Middle	Downside
2010	272,583	272,583	210,143	210,143	186,765	186,765
2011	446,205	307,897	366,480	229,984	336,671	200,863
2012	709,531	423,371	626,248	343,838	595,086	314,099
2013	956,935	512,868	870,330	432,083	837,903	401,864
2014	1,050,312	437,745	962,164	357,624	929,129	327,636
2015	1,120,308	328,085	1,030,868	249,027	997,317	219,416
2016	1,193,785	210,157	1,102,991	132,253	1,068,900	103,053
2017	1,270,915	83,513	1,178,702	6,861	1,144,043	-21,893
2018	1,351,879	-52,317	1,258,177	-127,617	1,222,924	-155,886
2019	1,436,864	-197,827	1,341,602	-271,667	1,305,727	-299,412

Site 9
North West Darlington Fringe

Spec Builder Modest Density						
BASE		£25/M2		£50/M2		
	Middle	Downside	Middle	Downside	Middle	Downside
2010	-1,347,841	-1,347,841	-1,460,635	-1,460,635	-1,573,429	-1,573,429
2011	-1,412,394	-1,453,181	-1,529,276	-1,569,811	-1,642,285	-1,682,623
2012	-1,341,926	-1,426,314	-1,519,592	-1,603,460	-1,632,730	-1,716,190
2013	-1,285,497	-1,416,451	-1,464,200	-1,594,347	-1,577,636	-1,707,149
2014	-1,324,740	-1,505,384	-1,505,983	-1,685,514	-1,619,333	-1,797,990
2015	-1,382,230	-1,615,855	-1,566,374	-1,798,559	-1,679,567	-1,910,621
2016	-1,442,210	-1,732,279	-1,629,386	-1,917,667	-1,742,415	-2,029,293
2017	-1,504,787	-1,854,948	-1,695,132	-2,043,135	-1,807,990	-2,154,299
2018	-1,570,073	-1,984,166	-1,763,730	-2,175,271	-1,876,410	-2,285,948
2019	-1,638,185	-2,120,250	-1,835,304	-2,314,398	-1,947,799	-2,424,562
End User Modest Density						
BASE		£25/M2		£50/M2		
	Middle	Downside	Middle	Downside	Middle	Downside
2010	-1,109,331	-1,109,331	-1,222,125	-1,222,125	-1,334,919	-1,334,919
2011	-1,149,923	-1,191,676	-1,266,527	-1,307,999	-1,379,346	-1,420,597
2012	-1,076,326	-1,162,715	-1,249,336	-1,335,140	-1,362,303	-1,447,653
2013	-1,015,585	-1,149,644	-1,189,637	-1,322,790	-1,302,939	-1,435,387
2014	-1,043,742	-1,228,671	-1,220,158	-1,403,835	-1,333,376	-1,516,080
2015	-1,088,538	-1,327,702	-1,267,639	-1,505,186	-1,380,694	-1,616,982
2016	-1,135,249	-1,432,197	-1,317,156	-1,612,096	-1,430,043	-1,723,420
2017	-1,183,957	-1,542,423	-1,368,799	-1,724,839	-1,481,509	-1,835,663
2018	-1,234,748	-1,658,661	-1,422,656	-1,843,702	-1,535,184	-1,953,998
2019	-1,287,710	-1,781,208	-1,478,823	-1,968,983	-1,591,160	-2,078,723