

Financial Viability Assessment

**Proposed Redevelopment of Hillside,
Lower Wokingham Road, Crowthorne, Wokingham**



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Instructions & Limitations

This Financial Viability Assessment (FVA) is submitted to Wokingham Borough Council (the Council) to accompany a planning application for the proposed development at Hillside, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX (the Site). The application is made on behalf of Mr and Mrs B Cole (the Applicant).

This report has been prepared objectively, impartially and without interference. No performance-related or contingent fees have been agreed. We confirm that there are no known conflicts of interest between Cariss Land and Property Ltd and the Applicant, the Council or the Site.

The assessment has been undertaken with full regard to relevant national guidance, including the National Planning Policy Framework (December 2025) and Planning Practice Guidance on viability, as well as accepted industry practice for residual land valuation.

Limitations

The advice provided on values is informal and given purely as guidance. Our views on price are not intended to be a formal valuation and should not be relied upon as such. No liability is given to any third party and the figures suggested are not in accordance with the RICS Valuation – Global Standards 2020. The report must not be reproduced, distributed, or relied upon by any third party without the prior written consent of Cariss Land & Property Ltd.

All measurements, areas and dimensions referenced within this viability assessment are based on the best information available at the time of reporting. Where existing building measurements have been provided by the client, third parties, or derived from plans, they are assumed to be accurate. No independent measured survey of the existing property has been undertaken by the author, and no warranty is given as to the precision of any stated figures.

Confidentiality

This report is provided for the sole use of the Applicant as part of the planning process. Elements of this report may contain commercially sensitive information. The Applicant reserves the right to request that such information is treated confidentially or redacted from any publicly available version.

Authors

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housing development consultants for over 10 years respectively. Combined, they have over 50 years of experience in affordable housing.

1. Executive Summary

The Site currently comprises a detached four-bedroom dwelling set within a substantial 1-hectare (approx.) plot. The Applicant proposes to replace the existing dwelling with 11 high-quality detached homes, comprising nine 5-bedroom and two 6-bedroom units. This replaces an extant 18-unit consent found to be unviable substantially due to planning obligations.

Policy CP5 of the Wokingham Borough Council Core Strategy (2010) requires 40% affordable housing for developments providing 5 or more units in this location. For 11 units, this equates to 4.4 affordable dwellings; for appraisal purposes, this has been modelled as 3 Social Rent and 1 Shared Ownership unit.

In line with NPPF and Planning Policy Guidance, viability has been assessed by comparing the proposed scheme's Residual Land Value (RLV) with the Benchmark Land Value (BLV).

The RLV of the proposed scheme has been assessed using the HCA (now Homes England) Economic Appraisal Toolkit (EAT). The appraisal inputs broadly align with the Council's own assumptions used at plan setting stage, site specific inputs based on the evidence set out in this report, industry accepted assumptions, or the default settings of the EAT. We have adopted a GDV of £19,750,000

The BLV has been calculated using the Existing Use Value plus a landowner's premium (EUV+) approach. Based on the evidence set out in this report we have adopted a BLV of £1,620,000.

We have appraised the proposed development and summarise the results in the table below:

Table 1: Appraisal Results

Appraisal Scenario	Residual Land Value (£)	Benchmark Land Value (£)	Surplus / (Deficit) (£)
Open Market (0% AH)	£859,578	£1,620,000	-£760,422
Policy Compliant (40% AH)	-£1,962,559	£1,620,000	-£3,582,559

The RLV of the proposed scheme, even before the introduction of affordable housing, generates a significant deficit against the BLV. Therefore, it cannot viably support affordable housing or additional Section 106 obligations unless the landowner and developer accept returns below benchmark and typical PPG profit levels.

Sensitivity testing shows the scheme remains in deficit even with a 5% sales value increase or 5% build cost reduction. This is due to the local value ceiling, high construction costs, and significant CIL liability.

Overall, the proposed development cannot viably support policy-compliant affordable housing, any reduced contribution, or additional planning obligations, as it does not generate a surplus above the BLV.

2. Introduction & Information

- 2.1** Cariss Land & Property Ltd (CLP) has been instructed by Mr and Mrs B Cole (the Applicant) to prepare a Financial Viability Assessment (FVA) in support of a planning application for the proposed residential development at Hillside, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX (the Site).
- 2.2** The purpose of this FVA is to determine the level of affordable housing and planning obligations the proposed scheme can viably support in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
- 2.3** The report sets out details of the existing Site and the proposed development, our viability methodology, appraisal inputs and evidence base. It concludes with the results of our assessment and the viability position of the proposed scheme.
- 2.4** We have been provided with, and have relied upon, the following information from the Applicant:
1. Existing site layout and floor area (Appendix 2)
 2. Existing site photographs (Appendix 3)
 3. Proposed site layout (Appendix 4)
 4. CIL calculation by ET Planning (Appendix 8)

3. Policy Background and Methodology

3.1 National Planning Policy Framework

3.1.1 National Planning Policy establishes a clear and consistent framework for assessing viability in the planning process. The National Planning Policy Framework (NPPF) confirms at Paragraph 58 that viability should be primarily addressed at the plan-making stage, and that decision-taking should assume compliance with adopted policies unless robustly demonstrated otherwise. Viability assessments submitted at application stage must therefore be transparent, evidence-based, and proportionate, and must follow the government's recommended approach.

3.1.2 In accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and paragraph 57 of the National Planning Policy Framework, planning obligations may only be sought where they are:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

3.1.3 Section 59 of the framework sets out one of the key changes around viability. This states that, where policies around contributions have been set out in the plan, schemes that comply with them will be deemed to be viable. It is for the applicant to demonstrate that circumstances differ from the Local Plan assumptions and therefore require a viability assessment. Such circumstances may include a particular existing use that was not modelled at the plan-making stage, abnormal costs, or movement in the market since the plan was adopted.

3.1.4 Section 65 states that affordable housing should not be sought from schemes which are not major developments, this is defined at 10 units except in designated rural areas where a lower threshold can apply.

3.2 Planning Policy Guidance

3.2.1 Planning Practice Guidance (PPG): Viability, updated 16 December 2025, sets out the government's most recent and authoritative guidance on viability assessment. The updated PPG strengthens the requirement that Benchmark Land Value (BLV) must:

- be based on Existing Use Value (EUV)

- include a reasonable, evidence-based premium to incentivise the landowner to release the site
- fully reflect abnormal costs, site-specific infrastructure, and professional fees
- exclude market transactions that do not assume full policy compliance, in order to avoid circular land value inflation

3.2.2 The PPG also requires that viability assessments are publicly accessible, proportionate, and supported by appropriate evidence.

3.3 Local Planning Policy

3.3.1 The Wokingham Borough Council's affordable housing policy is set out in Policy CP5 of the Wokingham Borough Core Strategy (January 2010) and the Affordable Housing Supplementary Planning Document (July 2013). These policies require qualifying residential developments to provide a proportion of affordable housing, subject to viability.

3.3.2 Wokingham Borough Council Local Plan Policy CP5

Policy CP5: Affordable Housing Requirements			
Land Type	Location	Size Trigger	Affordable Housing Requirement
Previously developed land	Within Development Limits	5–14 dwellings or 0.16–0.49 ha	20%
Previously developed land	Within Major Development Location	15 or more dwellings or 0.5 ha and larger	30%
Previously developed land	Within Modest or Limited Development Location	15 or more dwellings or 0.5 ha and larger	40%
Greenfield	Within Major Development Location	5 or more dwellings or 0.16 ha and larger	35%
Greenfield	Within Modest or Limited Development Location	5 or more dwellings or 0.16 ha and larger	40%

Any	Outside development location	5 or more dwellings or 0.16 ha and larger	40%
Any	Strategic Development Location	5 or more dwellings or 0.16 ha and larger	35%

3.3.3 Paragraph 4.4 of the Affordable Housing Supplementary Planning Document confirms that applications exceeding the Policy CP5 thresholds are required to deliver affordable housing in accordance with the Core Strategy.

3.3.4 Where it can be demonstrated that the policy requirement would render an otherwise suitable development unviable, or where local affordable housing need no longer justifies the full requirement, the Council will expect the maximum proportion of affordable housing that can be delivered without undermining viability.

3.3.5 In August 2024, Wokingham Borough Council published a CIL viability study prepared by BNP Paribas Real Estate. The study tests the ability of developments in the Borough to accommodate emerging Local Plan policies alongside the prevailing Community Infrastructure Levy (CIL) charging schedule and potential alternative CIL rates.

3.3.6 The key assumptions used in the Wokingham Borough Council Local Plan & CIL Viability Study (August 2024) are set out in the table contained in Appendix 11.

3.4 Methodology

3.4.1 This Financial Viability Assessment has been prepared in accordance with the National Planning Policy Framework (2025) and Planning Practice Guidance (Viability). The assessment follows the standard industry approach of comparing the Residual Land Value (RLV) generated by the proposed development with an appropriate Benchmark Land Value (BLV). Where the RLV falls below the BLV, the scheme is considered unable to viably support policy-compliant planning obligations.

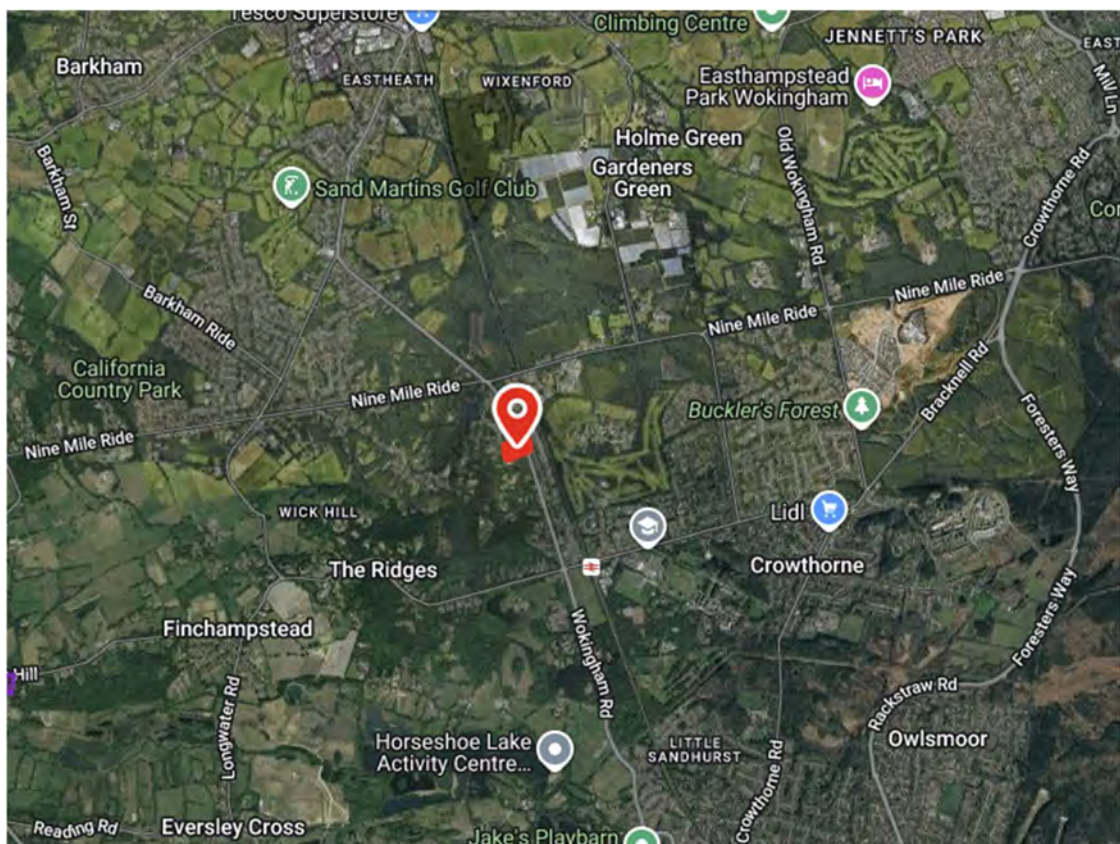
3.4.2 The viability appraisal has been undertaken using the HCA (now Homes England) Economic Appraisal Toolkit (EAT). This is a widely recognised residual valuation model used across the development sector.

3.4.3 The Benchmark Land Value has been established using the Existing Use Value plus a landowner's premium (EUV+) approach, as required by the PPG.

- 3.4.4 In carrying out our assessment, we have referred to the assumptions used by Wokingham Borough Council in their Local Plan Viability Assessment 2024 produced by BNP Paribas. The appraisal inputs adopted for this scheme are broadly consistent with those used in the Local Plan evidence base. Where variations exist, these reflect scheme-specific characteristics, market changes and assumptions agreed on comparable developments across the region.
- 3.4.5 Our assessment includes a sensitivity analysis to test the impact of changes in key variables, including sales values and build costs. This provides a clear understanding of the robustness of the viability position and whether reasonable market movements could alter the outcome.
- 3.4.6 The methodology adopted is consistent with national guidance, industry practice, and the Council's own viability evidence base. It provides a transparent and robust assessment of the scheme's ability to support affordable housing and planning obligations as outlined in the following:
- PPG: Viability – updated 16 December 2025
 - NPPF 2023 – Paragraph 57
 - RICS Financial Viability in Planning: Conduct & Reporting (Professional Standard, April 2023)
 - Wokingham Borough Core Strategy (2010) and Managing Development Delivery Local Plan (2014)
 - Wokingham Borough Council Local Plan & CIL Viability Study (August 2024)

4. The Site

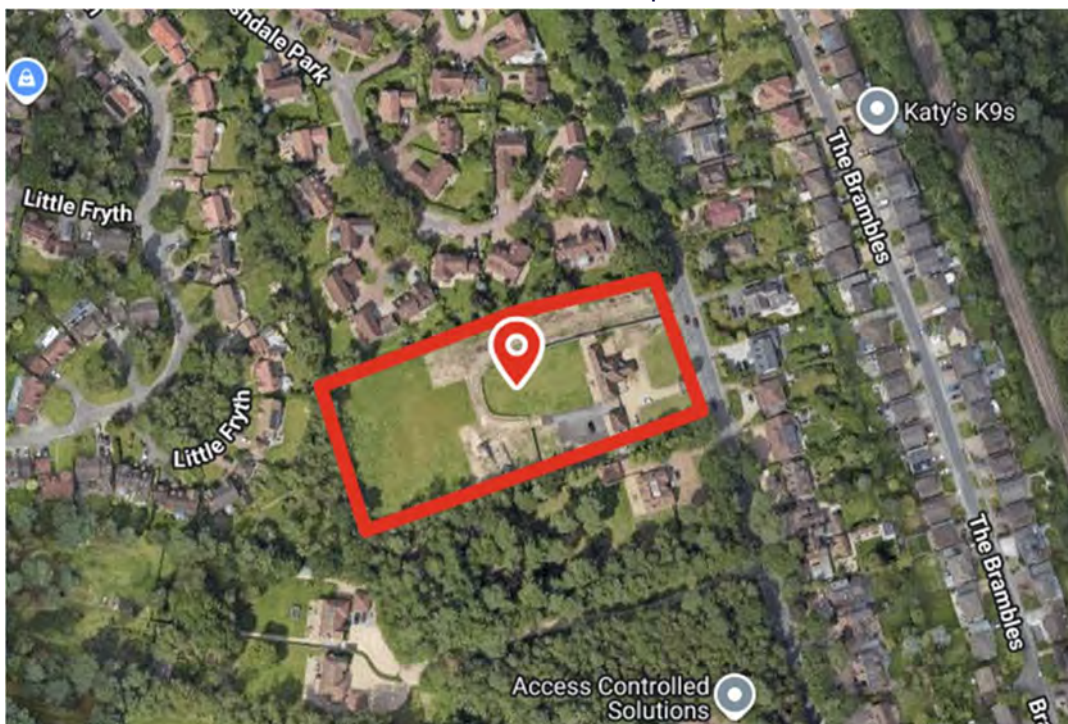
- 4.1** Hillside is located on Lower Wokingham Road on the eastern edge of Crowthorne, within Wokingham Borough. The area is characterised by low-density, high-quality detached housing set within mature, landscaped plots.
- 4.2** The Site lies approximately 1.2 miles from Crowthorne centre and benefits from convenient access to the A321 and A329, providing connections to Wokingham, Bracknell, and the wider strategic road network. The surrounding environment is predominantly residential with woodland and open space nearby. A location plan is provided at Appendix 1 of this report.



- 4.3** We understand that the existing property comprises a detached four-bedroom dwelling with a floor area of 211 sq m. The existing site layout and floor plan are included in Appendix 2.



- 4.4** The house is set within a substantial 1-hectare plot.



4.5 The site benefits from outline planning permission (planning reference 240803) for the development of 18 no houses, including 7 no affordable units. That planning permission has not been progressed because, even without affordable housing, it is not viable. The affordable housing unit mix in the s106 agreement substantially compounds that viability pressure, comprising mostly large, detached dwellings with an estimated combined Open Market Value of over £4.5m.

4.6 This report supports a new application for 11 units as follows:

Unit No.	Bedrooms	Size (sq ft)	Size (sq m)	Plot
1	5 Bedroom	3,500 sq ft	325 sq m	0.892 Ha
2	5 Bedroom	3,500 sq ft	325 sq m	0.687 Ha
3	5 Bedroom	3,500 sq ft	325 sq m	0.728 Ha
4	5 Bedroom	3,500 sq ft	325 sq m	0.708 Ha
5	6 Bedroom	4,100 sq ft	381 sq m	0.885 Ha
6	6 Bedroom	4,100 sq ft	381 sq m	0.765 Ha
7	5 Bedroom	3,500 sq ft	325 sq m	0.635 Ha
8	5 Bedroom	3,500 sq ft	325 sq m	0.635 Ha
9	5 Bedroom	3,500 sq ft	325 sq m	0.723 Ha
10	5 Bedroom	3,500 sq ft	325 sq m	0.713 Ha
11	5 Bedroom	3,500 sq ft	325 sq m	0.822 Ha

4.7 A copy of the proposed layout is included as Appendix 4.

5. Benchmark Land Value

- 5.1** The PPG requires that the Benchmark Land Value (BLV) should be based upon Existing Use Value (EUV), allow for a reasonable premium to landowners (including equity for those building their own homes), and fully reflect the implications of abnormal costs, site-specific infrastructure requirements, and professional fees associated with bringing the site forward. The updated guidance strengthens the requirement that BLV must not be based on market transactions that do not assume full policy compliance, in order to avoid circular land value inflation.
- 5.2** The PPG states:
- “Existing use value should be informed by market evidence of current uses, costs and values. Market evidence may be used as a cross-check of benchmark land value but should not be used in place of benchmark land value.”
- 5.3** The PPG 2025 update reinforces that market transactions can only be used as a cross-check where they reflect full policy compliance. Transactions that assume reduced affordable housing, reduced planning obligations, or relaxed policy standards must be excluded when determining BLV. This ensures that BLV remains grounded in EUV+ and does not embed inflated expectations that undermine policy delivery.
- 5.4** The RICS Assessing Viability in Planning (2021) Guidance Note, which remains the most recent RICS guidance and states within the BLV valuation framework that:
- “The primary approach is EUV+ (or AUV where appropriate).”
- 5.5** RICS guidance now explicitly aligns with the strengthened PPG wording by requiring that:
- premiums must be evidence-based
 - BLV must reflect policy-compliant development
 - market evidence must be adjusted or excluded where it does not reflect full policy requirements
- 5.6** Together, the updated PPG and RICS guidance confirm that EUV+ is the correct and primary basis for establishing BLV, and that BLV must be derived in a way that is transparent, policy-compliant, and free from circularity.

5.7 Existing Use Value

- 5.7.1 To determine the Existing Use Value (EUV), comparable market evidence has been reviewed for similar second-hand 4-bedroom detached properties in the immediate area.
- 5.7.2 Hillside is a unique property in its locality; it is an unusually large, detached bungalow set in an abnormally large plot. The availability of reliable comparable evidence is therefore limited. The closest and most relevant comparable transaction in the last 12 months is Woodlands, Lower Wokingham Road. This is a detached property with a floor area of 205m², which sold for £1,100,000 in August 2025. Similarly, Beechwood House, Lower Wokingham Road sold in January 2025 for £1,385,000. This property has a slightly larger floor area of 298 sq m and a ¼ acre plot. Based on these transactions, we have adopted a modest valuation of £1,150,000 for the subject property. Details of these comparable transactions are set out in Appendix 2.
- 5.7.3 In addition to the dwelling value, an allowance has been made for the significantly larger garden area associated with the Site. The additional land extends to approximately 0.75 hectares, and typical greenfield land values in the area range from £250,000 to £500,000 per hectare. Applying a conservative midpoint-aligned allowance of £200,000 results in a total EUV of £1,350,000.

5.8 Landowners Premium

- 5.8.1 In line with the PPG, a landowner's premium must be added to the EUV to incentivise release of the land for development. Based on comparable viability assessments agreed with local authorities across the region, a 20% premium is considered reasonable and appropriate for a site of this nature.
- 5.8.2 Applying a 20% premium to the EUV of £1,350,000 results in a Benchmark Land Value of £1,620,000.
- 5.8.3 This BLV reflects the minimum value at which the landowner could reasonably be expected to bring the site forward for development. It is consistent with national guidance, local precedent, and the approach adopted in the Council's BNP Paribas Local Plan Viability Assessment (2024).
- 5.8.4 The BLV of £1,620,000 therefore forms the basis against which the Residual Land Value of the proposed development is assessed.

6. Development Revenue

6.1 Gross Development Value

6.1.1 The Gross Development Value (GDV) of the proposed scheme has been assessed using market evidence from comparable new-build and high-quality second-hand properties within Crowthorne and the wider Wokingham area. The values adopted reflect the scale, specification, and location of the proposed dwellings, as well as current market sentiment.

6.1.2 The proposed scheme comprises 11 detached dwellings, including nine 5-bedroom units and two 6-bedroom units. These are substantial family homes with generous floor areas, positioned at the upper end of the local market. While demand for high-quality detached homes remains strong, there is a clear ceiling value in this location, which constrains achievable sales values despite the specification uplift.

6.1.3 Market evidence has been drawn from the following sources:

- *Recent sales of comparable detached homes in Crowthorne and Wokingham*
- *New-build schemes of similar scale and specification*
- *Land Registry data*
- *Local agent commentary and market appraisals*

6.1.4 The best evidence will be provided by comparable newbuild developments which reflect a new home premium. Evidence within the search area is limited but we did identify a development of 2no detached 5-bedroom houses located on Johnson Drive, Finchampstead. These properties have a floor area at 289m² and are being marketed at £1,795,000 but we would expect a more exclusive development of just two plots to achieve a higher value than a larger estate.

6.1.5 Slightly further from the site we identified a development of four houses at Nine Mile Ride, Finchampstead where a bespoke 5 bedroom house with a floor area at 309m² is being marketed at £1,725,000. It should be noted it appears these are being developed to a high level of specification and finishes.

6.1.6 Looking at second-hand market evidence a property on Nine Mile Ride, Finchampstead with a comparable floor area to the proposed units at 388m² is being marketed at £1,600,000. We also identified a 5 bedroom detached house on Little Freath, Finchampstead this property has a floor area at 232m² which is

on the market at £1,300,000 and a further 5 bedroom detached house on Ashdale Park, Finchampstead has a floor area at 238m² is being marketed at £1,200,000.

- 6.1.7 We need to be cautious relying on properties on the market as the listed values are asking prices and can be subject to offers and price reductions. A more reliable evidence base will be sold values taken from Land Registry records from which we have identified the following transactions:

Property Address	Floor Area (m ²)	Sale Value (£)	Sale Date	£/m ² Value
Woodlands, Lower Wokingham Road, Wokingham	205	£1,100,000	Aug 2025	£5,365
10 Ashdale Park, Wokingham	240	£1,200,000	Aug 2025	£5,000
31 Little Fryth, Wokingham	174.9	£925,000	May 2025	£5,288
2 Johnson Drive, Wokingham	223	£1,011,000	Sept 2025	£4,533
Sadastra, Heath Ride, Finchampstead	314	£1,325,000	Nov 2025	£4,219
3 Barwell Close, Crowthorne	193	£975,000	July 2025	£5,051

- 6.1.8 The average second-hand value appears to be around £5,000 sq m but this is derived from generally smaller properties with floor areas at around 200 sq m. It should be noted that Sadastra, Heath Ride which has a more comparable floor area, the sales value reduces to £4,219/m². Given the large floor area of the proposed properties which are significantly larger than the floor area of the comparable evidence, we can't simply apply a value per area rate as the proposed properties will have a ceiling value.

- 6.1.9 The development at Johnson Drive is useful evidence but this is a smaller more exclusive development which is likely to achieve higher values, and the listed prices are marketing values which are likely to be subject to discounts and sales incentives. Taking all these factors into account together with the scale of development, the relatively small plot sizes and setting of the development we

consider a reasonable achievable value will be £1,750,000 for the 353m² and £2,000,000 for the 418m² house type. The sales values are summarised below:

6.1.10 Gross Development Value

No.	Bedrooms	Area (sq ft)	Floor Area (m ²)	Sales Value (£)
9	5 Bedrooms	3,500 sq ft	353	£1,750,000
2	6 Bedrooms	4,100 sq ft	418	£2,000,000
11	Total	39,700 sq ft	4,013	£19,750,000

6.1.11 The overall open market gross development value is therefore £19,750,000 which equates to an average sales value at £4,921 sq m. The actual price achieved will be dependent on market conditions at the time of marketing, competitor developments and the completed specification and finishes.

6.2 Affordable Housing Revenue

6.2.1 For the purposes of the policy-compliant scenario, four affordable units have been modelled, comprising 3 Social Rent and 1 Shared Ownership dwelling. These have been based on the 5-bedroom house type, despite the clear mismatch between affordable housing values and the scale of the units.

6.2.2 To model the affordable housing value we have assumed the rented properties will be Social Rent and we have adopted the current target rent cap at £252.39pw.

6.2.3 The shared ownership has been based on initial sales at 25% of open market value to reflect the high value of the properties and a rent on the unsold equity is in line with the standard Wokingham policy at 1.5%.

6.2.4 In line with guidance in the AHP bidding round that grant would not be supported on s106 units, we have not included any grant funding in the appraisals.

6.2.5 The net affordable housing revenue has been capitalised at 5.5% which is a sector average.

7. Development Costs

7.1 Development costs have been assessed using a combination of BCIS benchmark data, scheme-specific allowances, and industry-standard assumptions. The costs adopted are consistent with those used in the Council's BNP Paribas Local Plan Viability Assessment (2024), with adjustments made to reflect the scale and specification of the proposed dwellings. A summary of our assumptions is set out in Appendix 11.

7.2 Construction Costs

7.2.1 The scheme comprises 11 large, detached homes. These attract higher construction costs due to their size, specification, and the bespoke nature of the design.

7.2.2 In line with standard practice and the Planning Practice Guidance on standardised inputs, we have used the BCIS rates rebased to Wokingham to inform the construction costs. We have used the estate housing detached rate adopting a rate mid-way between the median and upper quartile rates to reflect the level of specification and fittings required to sell properties at the proposed value point. The current median rate is £1,918 sq m and the upper quartile is £2,756 sq m, so the midpoint position is £2,337 sq m.

7.2.3 The BCIS rates exclude allowances in connection with external works and landscaping costs; the usual standard allowance is 10-15% of the base build costs. The proposed scheme includes an estate road running the length of the site plus additional private drives, so we have adopted a cost allowance at 12.5% increasing the build cost rate to £2,629/m². This percentage is consistent with similar schemes and is within the range typically adopted by the Council's viability consultants.

7.2.4 The proposed scheme also includes 9 no detached garages which are not allowed for in the BCIS cost. We have allowed a provisional cost at £20,000 per garage generating an additional abnormal cost at £180,000. We have also allowed for £40,000 for demolition and site clearance. We have not been made aware of any other abnormal costs at this stage.

7.3 Professional Fees

- 7.3.1 Professional fees have been applied at 7% of build costs. This reflects the complexity of delivering large, detached homes and is consistent with the assumptions used in the Local Plan viability evidence.

7.4 Contingency

- 7.4.1 A contingency allowance of 5% has been applied. This is standard practice for schemes at this stage of design and reflects the level of cost certainty.

7.5 Marketing and Sales Fees

- 7.5.1 Marketing and sales costs have been included at 2.5% of GDV to fund the production of marketing material, agents costs and marketing and promotion. We note the Local Plan Viability Assessment uses a slightly higher allowance at 3% of GDV but this is an average assumption to cover a range of scheme types. We have also allowed for sales legal costs at £1,000 per dwelling.

- 7.5.2 These allowances are consistent with market practice for high value detached homes.

7.6 Statutory Fees

- 7.6.1 The scheme is liable for Community Infrastructure Levy (CIL), which has been calculated based on the chargeable floorspace and the relevant charging schedule for 2026 (see Appendix 8). At £563.71 sq m on the net increase in floor area generating a CIL cost at £1,924,483. The CIL liability represents a significant cost for the development and contributes to the viability pressure.

- 7.6.2 We have also allowed for SANG costs at £4,240 per dwelling, SPA costs at £1,400 per dwelling and BNG monitoring costs at £2,844 resulting in a total s106 cost allowance at £72,564 (excluding affordable housing).

7.7 Total Development Cost

- 7.7.1 The high construction costs combined with the enormous statutory fees result in a total cost profile that significantly exceeds the scheme's ability to generate a surplus above the Benchmark Land Value.

8. Developer Profit, Finance & Programme

8.1 Profit

8.1.1 Developer profit is a key component of viability testing and reflects the level of return required to justify the risks associated with residential development. The Planning Practice Guidance (Viability) states that a 15–20% return on Gross Development Value (GDV) is generally appropriate for market housing, depending on the type of scheme and the level of risk.

8.1.2 For this assessment, a profit level of 17.5% on GDV has been adopted for the open market units. This is in line with Wokingham Borough Council's evidence base and sits comfortably within the PPG's recommended range and reflects the characteristics of the scheme, including:

- The bespoke nature of the dwellings
- The high construction costs
- The value ceiling in the local market
- The scale and complexity of delivering 11 large, detached homes

8.1.3 For affordable housing, a reduced profit level of 6% on cost has been applied. This is consistent with industry practice and reflects the lower risk profile associated with forward-funded affordable housing units.

8.2 Finance

8.2.1 Finance costs have been applied at 7% across all expenditure. Whilst this is slightly higher than the interest rate adopted in the Council's own viability assessment, it reflects current lending conditions and is consistent with viability assessments agreed across the region. The rate incorporates typical arrangement fees and reflects the increased cost of borrowing in the current market.

8.2.2 The combined effect of developer profit and finance costs represents a significant proportion of total development expenditure. These allowances are essential to ensure that the scheme is deliverable and that the developer is adequately compensated for the risks undertaken.

8.3 Programme

8.3.1 The EAT assumes a 6-month lead-in to site start for detail design, building regulations approval, clearing pre-start planning conditions and site set up. The contract period is 14 months with a sales period of 6 months starting 2 months

before build completion. This is a slower sales rate than typically adopted but this reflects the high value of the proposed dwellings which are likely to experience a slower sales rate.

9. Results and Sensitivity Analysis

9.1 The results of our FVA are set out in the table below:

Appraisal Scenario	Residual Land Value (£)	Benchmark Land Value (£)	Surplus / (Deficit) (£)
Open Market (0% AH)	£859,578	£1,620,000	-£760,422
Policy Compliant (40% AH)	-£1,962,559	£1,620,000	-£3,582,559

9.2 The appraisal constructed on an all-open market basis with no allowance for any affordable housing contribution shows a residual land value below the benchmark land value and so clearly no surplus is generated to support any affordable housing contribution. The development can still come forward as all development costs are funded but the developer will need to take a commercial view to accept a lower level of return below the range set out in the Planning Practice Guidance at 15-20% of GDV. If we account for the viability deficit the actual level of return equates to 11.5% of GDV and the developer should not be expected to contribute to affordable housing until the threshold level of return as set out in the guidance at 15-20% of GDV has been achieved.

9.3 Sensitivity Testing

9.3.1 Sensitivity testing has been undertaken to assess the impact of reasonable changes in key variables on the viability outcome. This provides a clear indication of whether the scheme could become viable under improved market conditions or reduced cost assumptions.

9.3.2 The variables tested include:

- Sales values (+5%)
- Build costs (-5%)
- Combined scenario (+5% values / -5% costs)

9.3.3 The results of this sensitivity analysis are set out in the table below:

Appraisal Scenario	Residual Land Value (£)	Benchmark Land Value (£)	Surplus / (Deficit) (£)
Sales Value (+5%)	£1,527,200	£1,620,000	-£92,800
Build cost (-5%)	£1,383,370	£1,620,000	-£236,630

9.3.4 Whilst a 5% increase in sales values results in an uplift of approximately £800,000 in GDV across the scheme which improves the viability position, the Residual Land Value remains below the Benchmark Land Value of £1,620,000.

9.3.5 A 5% reduction in build costs results in a saving of approximately £330,000. This reflects a favourable shift in construction pricing, which is unlikely given current inflationary pressures in the sector. However, even under this optimistic scenario, the scheme remains unviable and continues to fall short of the BLV.

9.3.6 Combining both improved sales values and reduced construction costs represents a highly optimistic scenario. This scenario provides a modest surplus of £430,851, but given the current economic and political climate this is not realistic.

9.4 Results

9.4.1 The viability results demonstrate that even with profit levels at the lower end of the PPG's recommended range, the scheme is unable to generate a Residual Land Value that meets or exceeds the Benchmark Land Value. This confirms that the viability deficit is not the result of excessive profit assumptions but arises from the fundamental relationship between costs, values, and current market conditions.

10. Conclusions

- 10.1** This Financial Viability Assessment has been prepared by Cariss Land & Property Ltd to determine whether the proposed development at Hillside, Lower Wokingham Road, Crowthorne can viably support the policy-compliant level of affordable housing and associated planning obligations required by Wokingham Borough Council.
- 10.2** The assessment has been undertaken in accordance with the relevant National Planning Policy Framework (2024), the Planning Practice Guidance (Viability), and accepted industry practice. The appraisal compares the Residual Land Value (RLV) generated by the scheme with an appropriate Benchmark Land Value (BLV) established using the Existing Use Value plus a landowner's premium (EUV+) approach.
- 10.3** The BLV has been assessed at £1,620,000, comprising an Existing Use Value of £1,350,000 and a 20% landowner's premium. This reflects the minimum incentive required for the landowner to release the site for development and is consistent with national guidance and local precedent.
- 10.4** The viability results demonstrate that:
- The open market scheme (0% affordable housing) generates an RLV of £859,578, resulting in a deficit of £760,472 against the BLV.
 - The policy compliant scheme (40% affordable housing) generates an RLV of -£1,962,559, resulting in a deficit of £3,582,559 against the BLV.
- 10.5** These results clearly show that the proposed development is not viable with any level of affordable housing. Even the open market scheme, with no affordable housing or additional planning obligations, fails to generate a land value that meets the BLV.
- 10.6** Sensitivity testing confirms that the viability deficit is structural. Even under highly optimistic assumptions, such as a 5% increase in sales values or a 5% reduction in build costs, the scheme remains unviable. The combined sensitivity scenario (values +5%, costs -5%) still results in a deficit against the BLV.
- 10.7** The viability challenges arise from the relationship between:
- High construction costs
 - The local ceiling value, which limits achievable sales values
 - Significant statutory costs

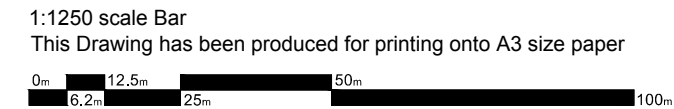
10.8 The assessment demonstrates that the scheme cannot viably support:

- The policy-compliant 40% affordable housing requirement
- Any reduced affordable housing contribution
- Any additional Section 106 obligations

10.9 On this basis, it is concluded that the proposed development cannot viably deliver affordable housing. In accordance with the NPPF and PPG, planning obligations should not be set at a level that threatens the deliverability of development. The evidence presented in this assessment provides a clear and robust justification for the scheme to proceed with no affordable housing contribution.

APPENDIX 1 – SITE LOCATION PLAN

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14 Hornbeam Close
Barkham
Wokingham
RG41 4UR

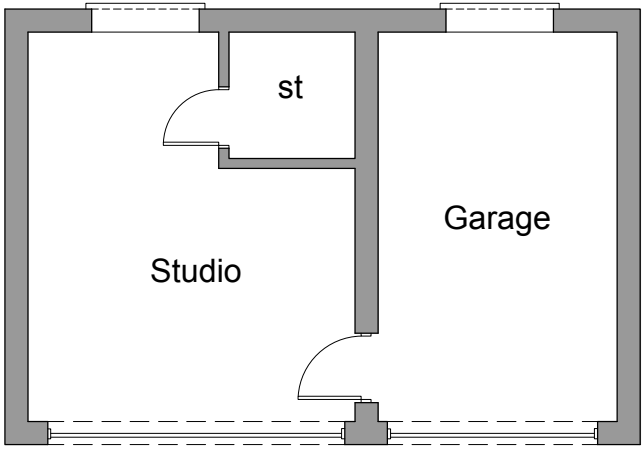
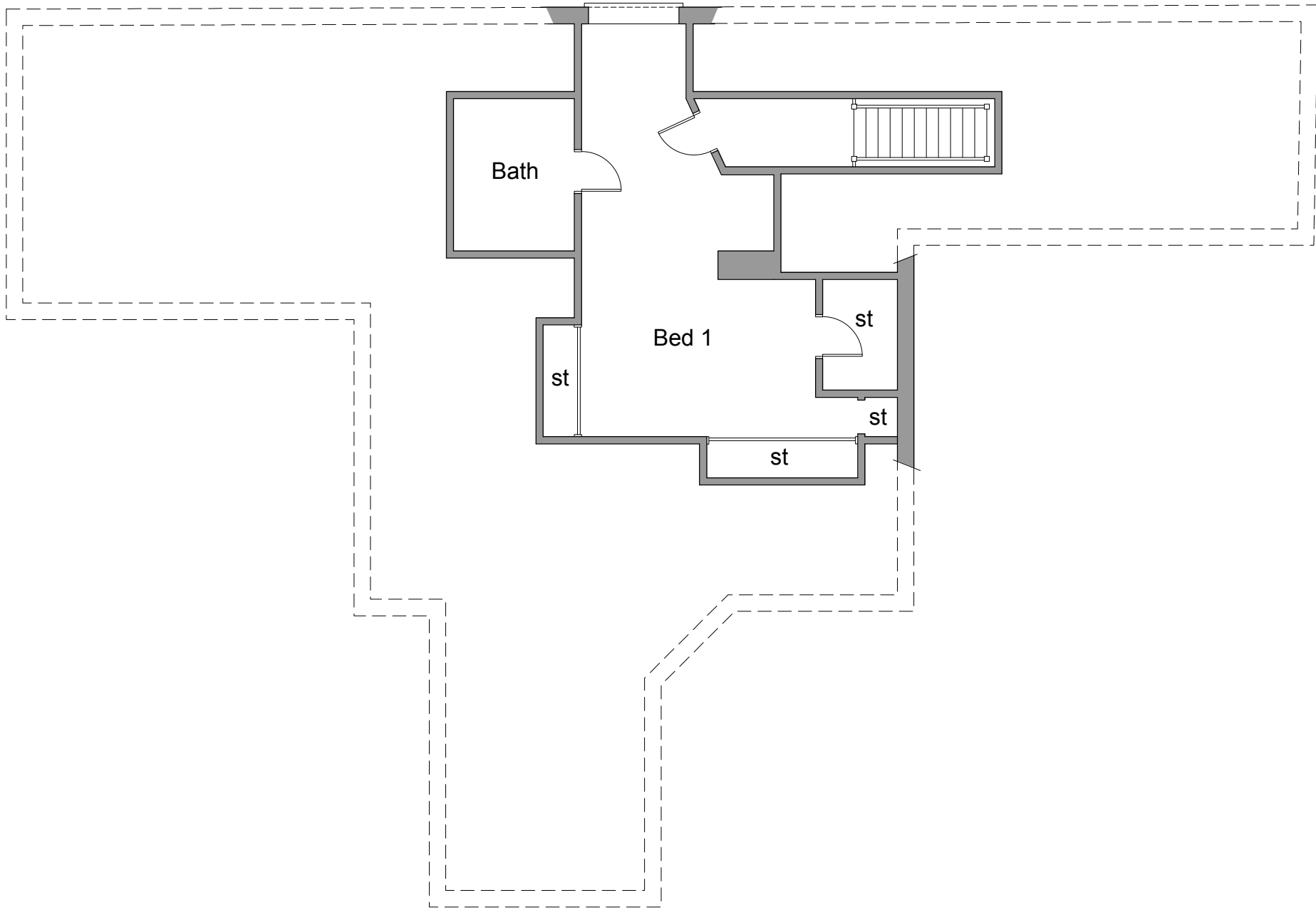
JOB **Hillside, Lower Wokingham Road,
Wokingham, Berkshire**

DRG **LOCATION PLAN**

SCALE 1:1250 @ A3 DRAWN P Bonney DATE MAY 2026
07515 355 770
bonneyarchitecture@gmail.com

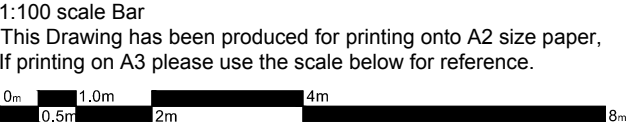
BA 0218|12

APPENDIX 2 - EXISTING SITE LAYOUT AND FLOORPLAN



Ground Floor = 186.5m² Gross Int
First Floor = 46.7m² Gross Int
TOTAL = 233.2m² / 2511ft²

Outbuilding = 40.9m² / 440ft²



Bonney Architecture
PLANNING & TECHNICAL SERVICES

CLIENT Mr & Mrs B Cole
14 Hornbeam Close
Berkham
Wokingham
RG41 4JR
07515 355 770
bonneyarchitecture@gmail.com

JOB Hillside, Lower Wokingham Road,
Wokingham, Berkshire

DRG EXISTING DWELLING PLANS

APPENDIX 3 – EXISTING SITE PHOTOGRAPHS



Above: Front elevation
Below: Detached triple garage



Above: Rear elevation
Below: Side elevation



APPENDIX 4 – PROPOSED LAYOUT

Unit No	Dwelling Category	Dwelling Size	Height	Land Ownership Area
1	5 Bedroom	3500 Sq ft Gross Ext	2 Storey	0.0892 Ha
2	5 Bedroom	3500 Sq ft Gross Ext	2 Storey	0.0687 Ha
3	5 Bedroom	3500 Sq ft Gross Ext	2 Storey	0.728 Ha
4	5 Bedroom	3500 Sq ft Gross Ext	2 Storey	0.708 Ha
5	5/6 Bedroom	4100 Sq ft Gross Ext	2 ½ Storey	0.885 Ha
6	5/6 Bedroom	4100 Sq ft Gross Ext	2 ½ Storey	0.765 Ha
7	5 Bedroom	3500 Sq ft Gross Ext	2 Storey	0.635 Ha
8	5 Bedroom	3500 Sq ft Gross Ext	2 Storey	0.635 Ha
9	5 Bedroom	3500 Sq ft Gross Ext	2 Storey	0.723 Ha
10	5 Bedroom	3500 Sq ft Gross Ext	2 Storey	0.713 Ha
11	5 Bedroom	3500 Sq ft Gross Ext	2 Storey	0.822 Ha

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1:250 scale Bar
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0m 2.5m 5m 10m 20m



Site Plan 1:1250 Scale

Rev B - Hammerhear revised / EV Chargers added - July 2026
Rev A - Parking amended, Bike / bin stores added - July 2026

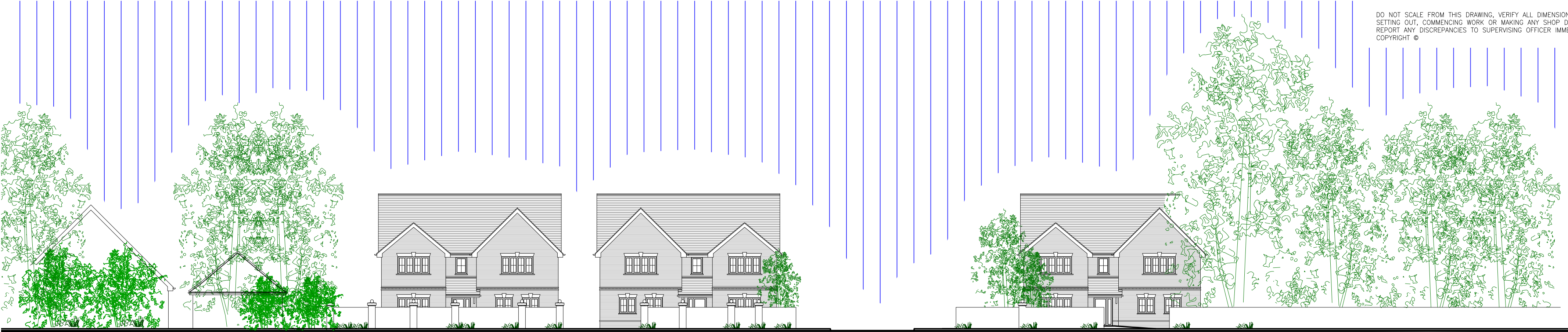
Bonney Architecture
PLANNING & TECHNICAL SERVICES

CLIENT Mr & Mrs B Cole
JOB Hillside, Lower Wokingham Road, Wokingham, Berkshire
DRG OUTLINE PROPOSAL SITE PLAN

SCALE 1:250 @ A1 DRAWN P Bonney DATE MAY 2026

BA 0218|10|B

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Woodpeckers

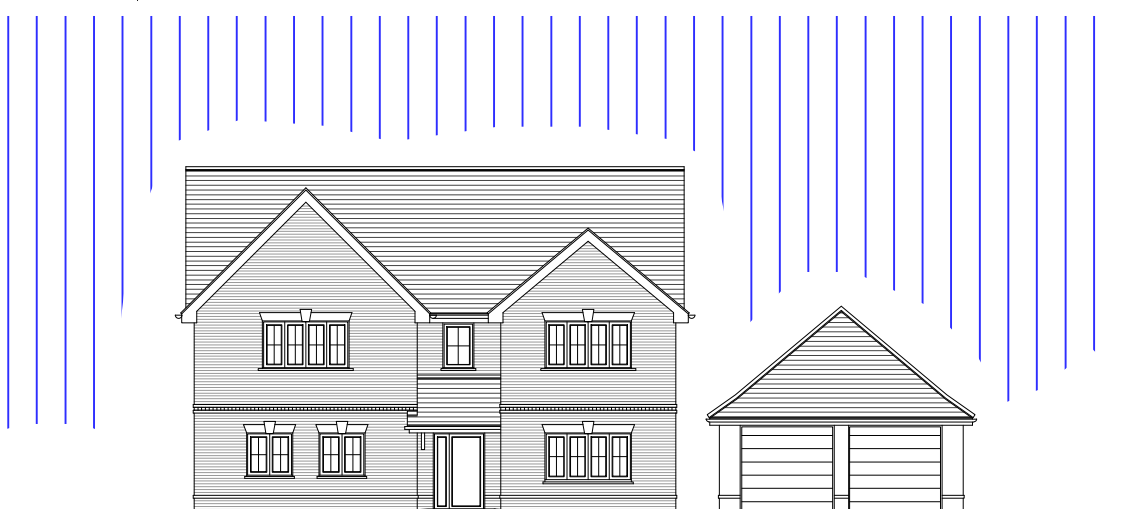
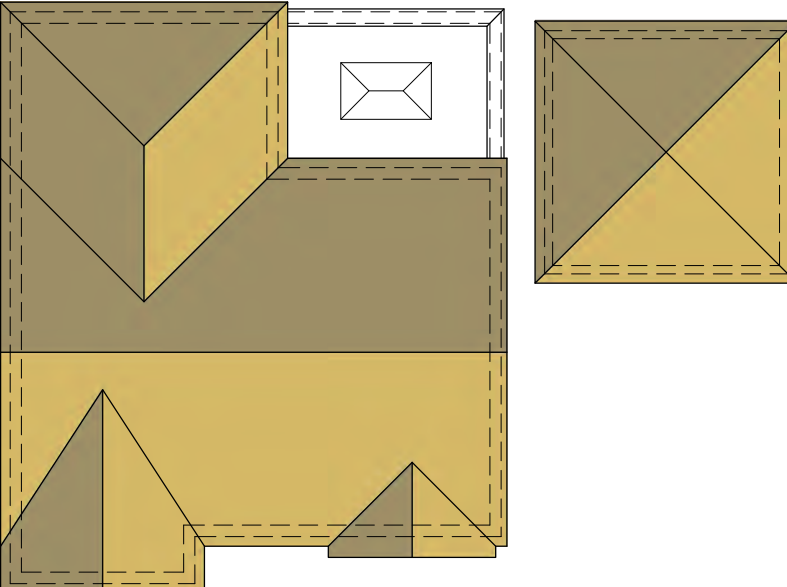
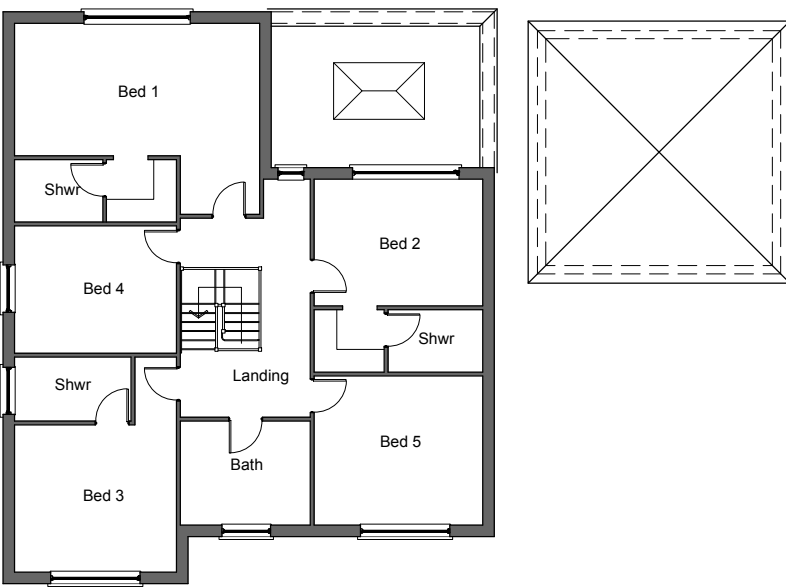
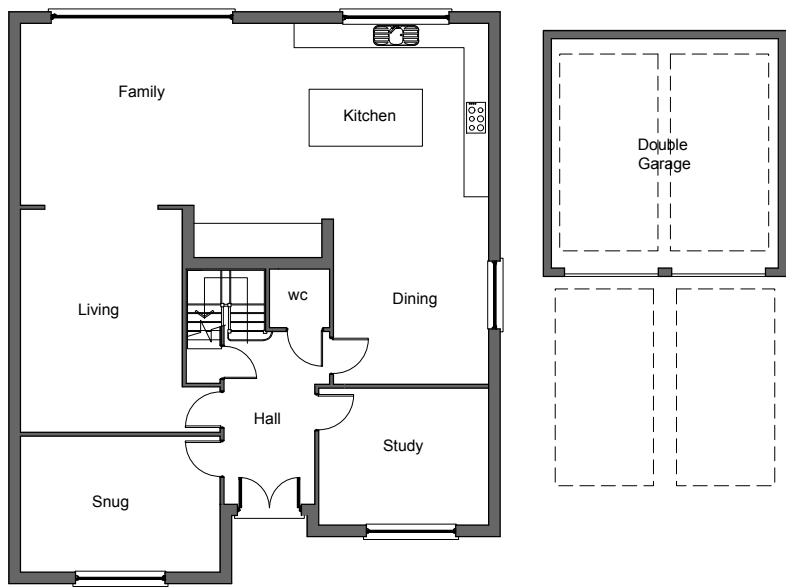
The Site

No.28 Lower Wokingham Road

Street Scene - Typical Elevation along Lower Wokingham Road

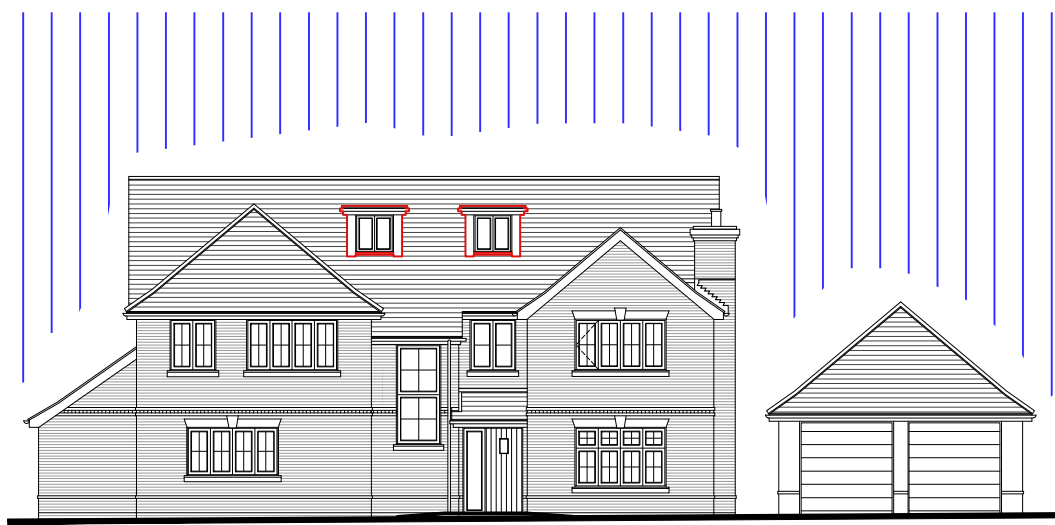
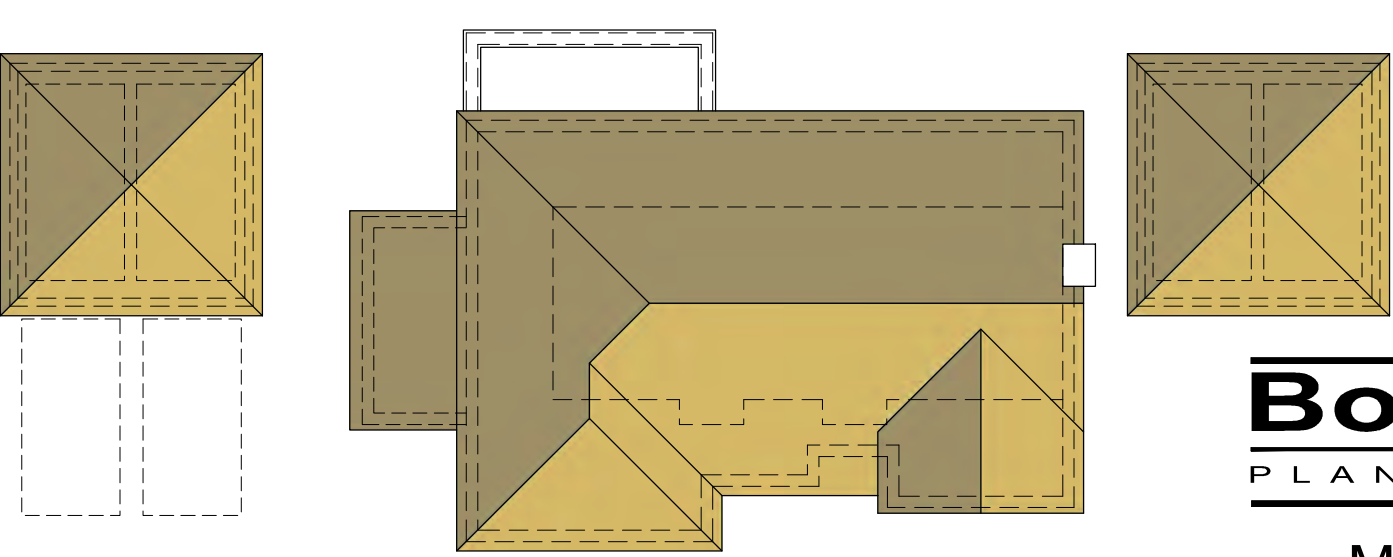
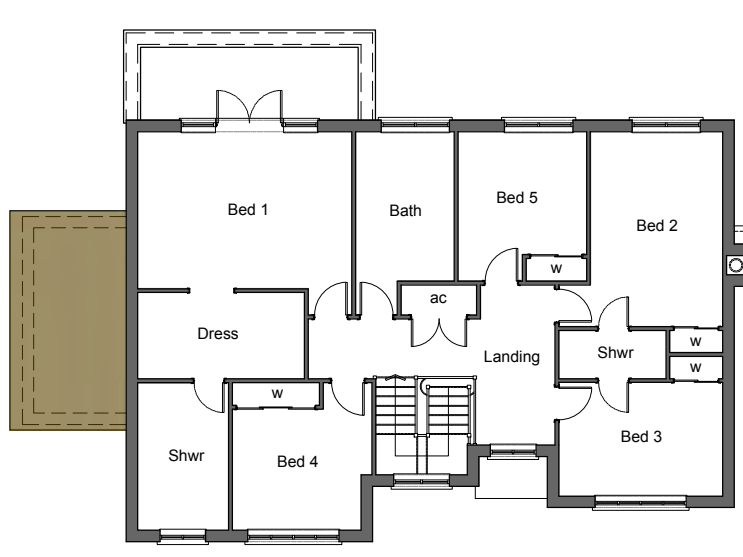
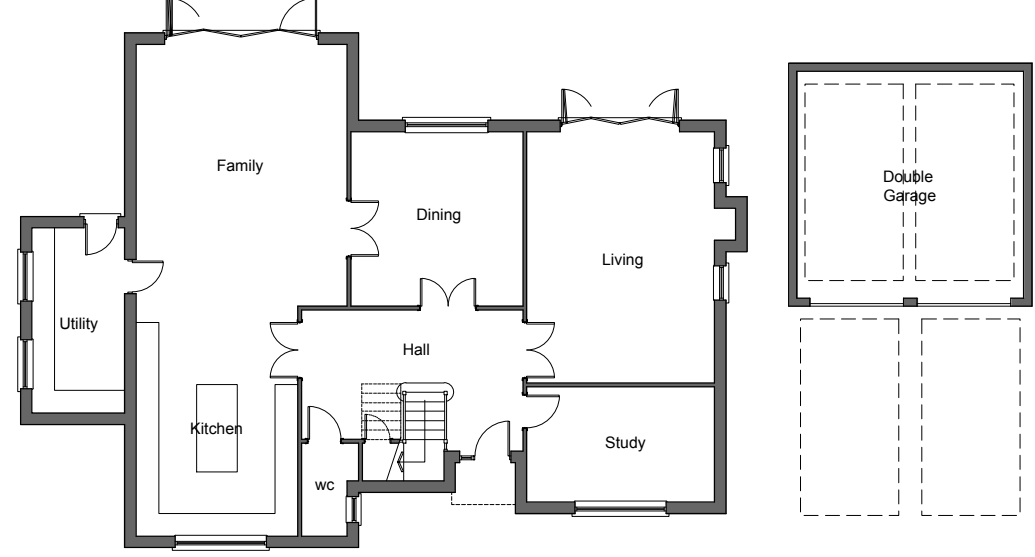
Scale 1:200

Plot Style 1



Plot Style 1 - Typical Elevation

Plot Style 2



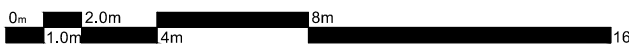
Plot Style 2 - Typical Elevation

Ground Floor Plan 1:200 Scale

First Floor Plan 1:200 Scale

Roof Plan 1:200 Scale

1:200 scale Bar
This Drawing has been produced for printing onto A2 size paper, If printing on A3 please use the scale below for reference.



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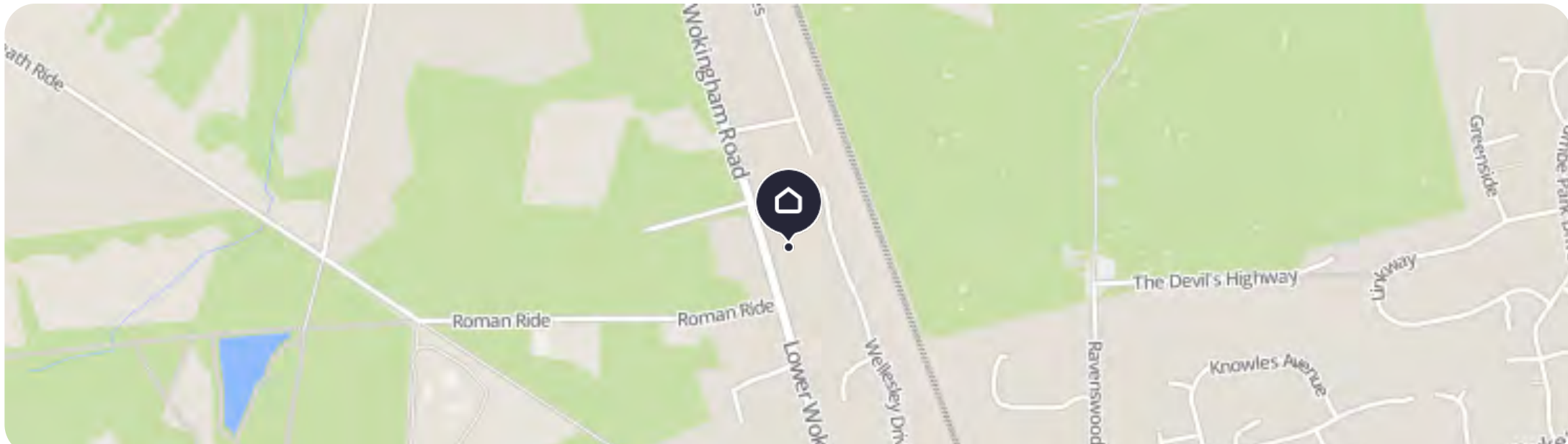
CLIENT	Mr & Mrs B Cole	14 Hornbeam Close Barkham Wokingham RG41 4UR
JOB	Hillside, Lower Wokingham Road, Wokingham, Berkshire	
DRG	OUTLINE PROPOSAL ILLUSTRATIVE PLANS & ELEVS	07515 355 770 bonneyarchitecture@gmail.com
SCALE	1:200 @ A2	DRAWN P Bonney
DATE	MAY 2026	BA 021811

APPENDIX 5 – COMPARABLE EVIDENCE EUV

[Back to sold prices in this area](#)

Woodlands, Lower Wokingham Road, Crowthorne RG45 6DB

Detached52



Property sale history

Date sold		Price	Property	Tenure
21 Aug 2025		£1,100,000	Detached	Freehold
	+249%			
30 Nov 2001		£315,000	Detached	Freehold

House price data produced by the HM Land Registry. English and Welsh house price data is publicly available information produced by the HM Land Registry. Last updated 9 April 2026

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See how much value renovations could add to a property



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Previously listed for sale on Rightmove:
March 2025 to October 2025



PROPERTY TYPE
Detached

BEDROOMS
5

BATHROOMS
2

Key features

- Five double bedrooms
- Large driveway & double garage
- Primary bedroom with en suite & dressing room
- Multiple reception rooms
- Short walk to National Trust woodland
- Character features
- Tastefully decorated
- Kitchen / dining room & separate utility
- Easy access to train station & local shops

Similar nearby properties

Recently sold

SOLD

£662,500

Detached42

40, The Brambles, Crowthorne RG45 6EF

0.3 miles away

Date sold: 9 Jan 2026

SOLD

£1,200,000

Detached43

10, Ashdale Park, Wokingham RG40 3QS

0.4 miles away

Date sold: 8 Aug 2025

SOLD

£975,000

Detached43

3, Barwell Close, Crowthorne RG45 6DX

0.4 miles away

Date sold: 4 Jul 2025

SOLD

£630,000

Detached42

5, Shepherds Way, Crowthorne RG45 6AJ

0.3 miles away

Date sold: 26 Jun 2025

SOLD

£925,000

Detached

31, Little Fryth, Wokingham RG40 3QS

0.3 miles away

Date sold: 29 May 2025

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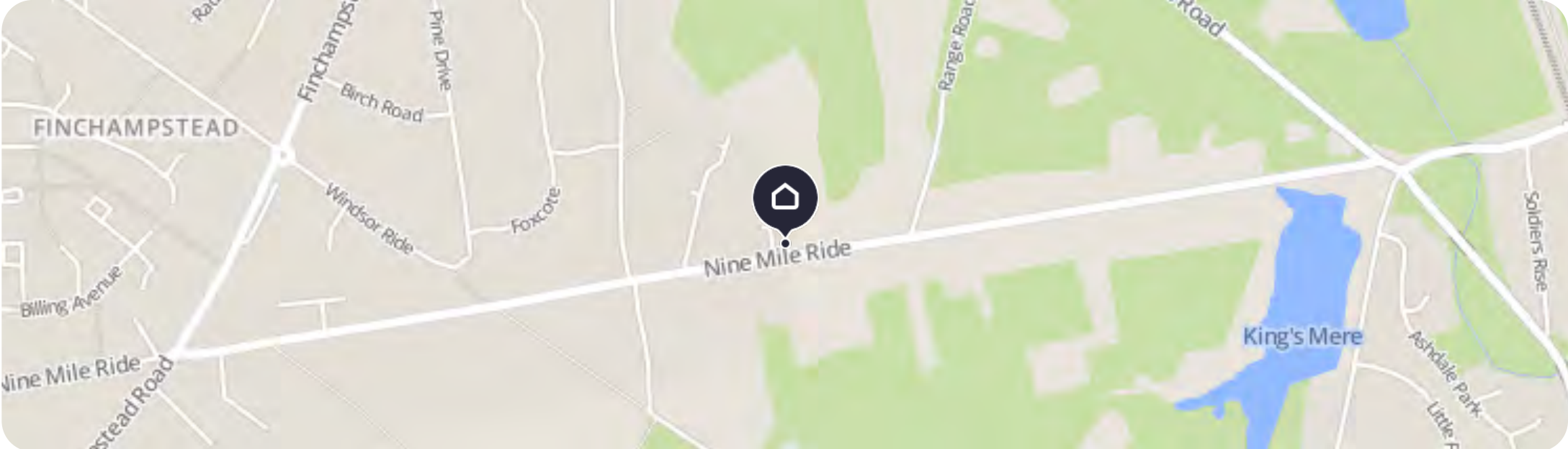
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[Back to sold prices in this area](#)

2, Johnson Drive, Wokingham RG40 3NW

Detached



Property sale history

Date sold		Price	Property	Tenure
18 Sep 2025		£1,011,000	Detached	Freehold
	+289%			
03 Dec 1996		£260,000	Detached	Freehold

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Get an instant valuation

Renovation calculator

See how much value renovations could add to a property



Sign in

Similar nearby properties

Recently sold



SOLD

£1,325,000

Detached

4 5

Sandastra, Heath Ride, Finchampstead RG40 3QE

0.2 miles away

Date sold: 20 Nov 2025

SOLD

£1,600,000

Detached

4

331, Nine Mile Ride, Wokingham RG40 3NH

0.3 miles away

Date sold: 26 Aug 2025

SOLD

£615,000

Detached

3 1

88, Kiln Ride, Finchampstead RG40 3PH

0.2 miles away

Date sold: 31 Jul 2025

SOLD

£872,500

Detached

4 2

309, Nine Mile Ride, Wokingham RG40 3NL

0.2 miles away

Date sold: 25 Apr 2025

SOLD

£615,000

Detached

20, Pine Drive, Finc

0.3 miles away

Date sold: 28 Mar 2

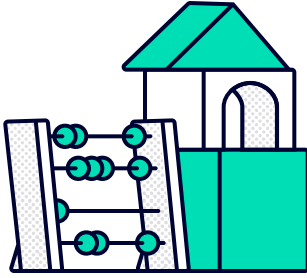
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Yopa

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David Cliff

David Cliff Wokingham
- ☒

Roger Platt

Roger Platt Lower Earley
- ☒

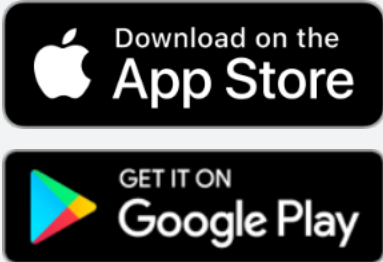
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Prospect Wokingham

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APPENDIX 6 – COMPARABLE EVIDENCE GDV

Back to sold prices in this area

3, Barwell Close, Crowthorne RG45 6DX

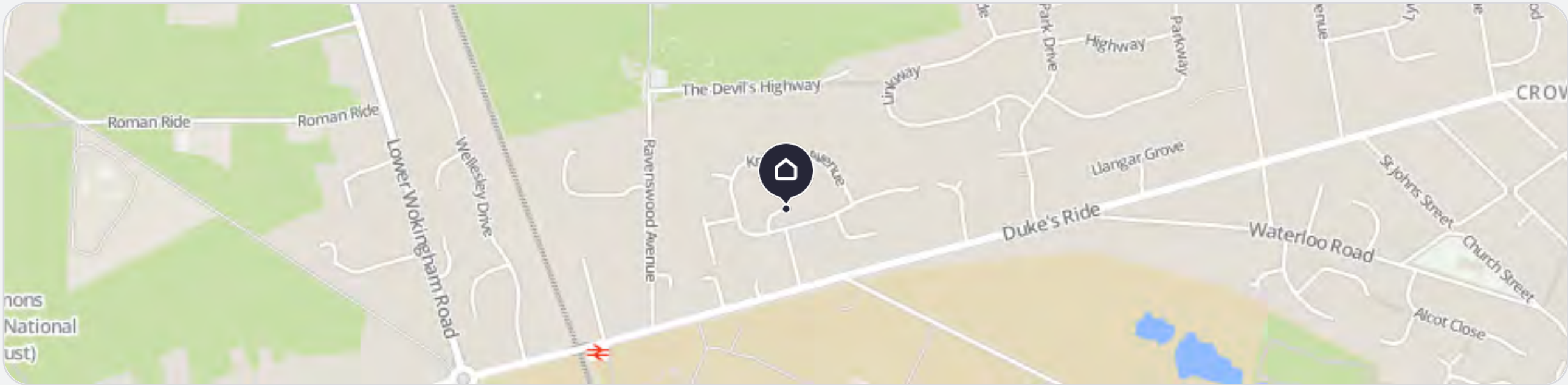
Detached 4 3



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Free online valuation
- Renovation calculator**
See potential value
- Market insights**
Local price trends

Get an instant valuation



Property sale history

Date sold	Price	Property	Tenure
04 Jul 2025	£975,000	Detached	Freehold

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Similar nearby properties

Recently sold

SOLD

£595,000
Detached 3 1
4, Wulwyn Side, Linkway, Crowthorne RG45 6JB
0.3 miles away
Date sold: 5 Feb 2026

SOLD

£840,000
Detached 4 2
12, Coppice Gardens, Crowthorne RG45 6EE
0.2 miles away
Date sold: 7 Jan 2026

SOLD

£630,000
Detached 4 2
5, Shepherds Way, Crowthorne RG45 6AJ
0.3 miles away
Date sold: 26 Jun 2025

SOLD

£730,000
Detached 4 2
32, Linkway, Crowthorne RG45 6ES
0.2 miles away
Date sold: 26 Mar 2025

SOLD

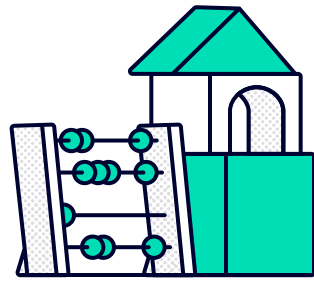
£901,000
Detached 4 3
54, Knowles Avenue, Crowthorne RG45 6DU
0.1 miles away
Date sold: 10 Jan 2025

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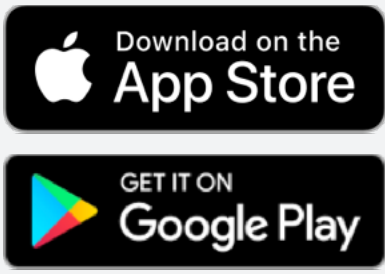
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NEW HOME

Johnson Drive, Finchampstead, Wokingham, Berkshire, RG40

£1,795,000

Can you afford it?

Added on 26/12/2025

PROPERTY TYPE

Detached

BEDROOMS

5

BATHROOMS

3

SIZE

Ask agent

TENURE

Freehold

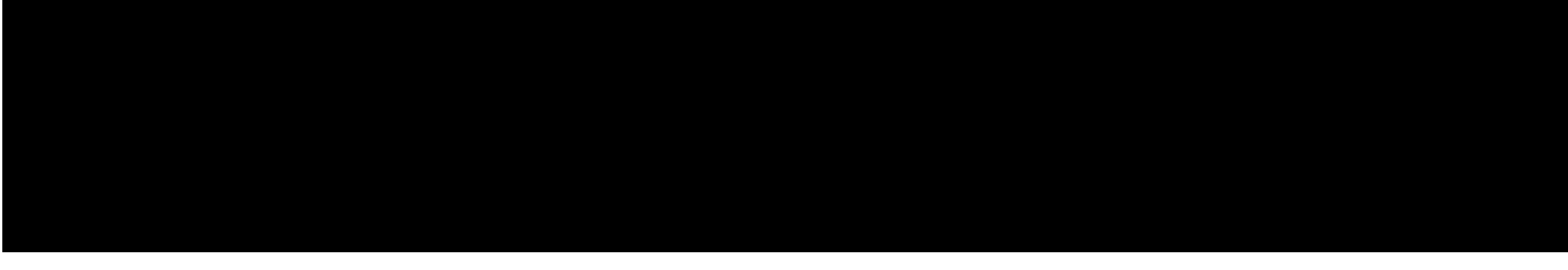
No floorplan



Key features

- Scope to customise finishes for early uptake
 - Desirable Finchampstead location
 - 5 bedrooms & 5 reception rooms
 - Double garage
 - Ultrafast broad band 1000 Mbps
- Bespoke New Home planning application number 232595
 - Underfloor heating
 - Mains drainage
 - Council tax band (tbc) Wokingham
 - Satellite / Fibre TV Availability with Sky & BT

Description



Read full description

COUNCIL TAX

Band: TBC

PARKING

Yes

GARDEN

Yes

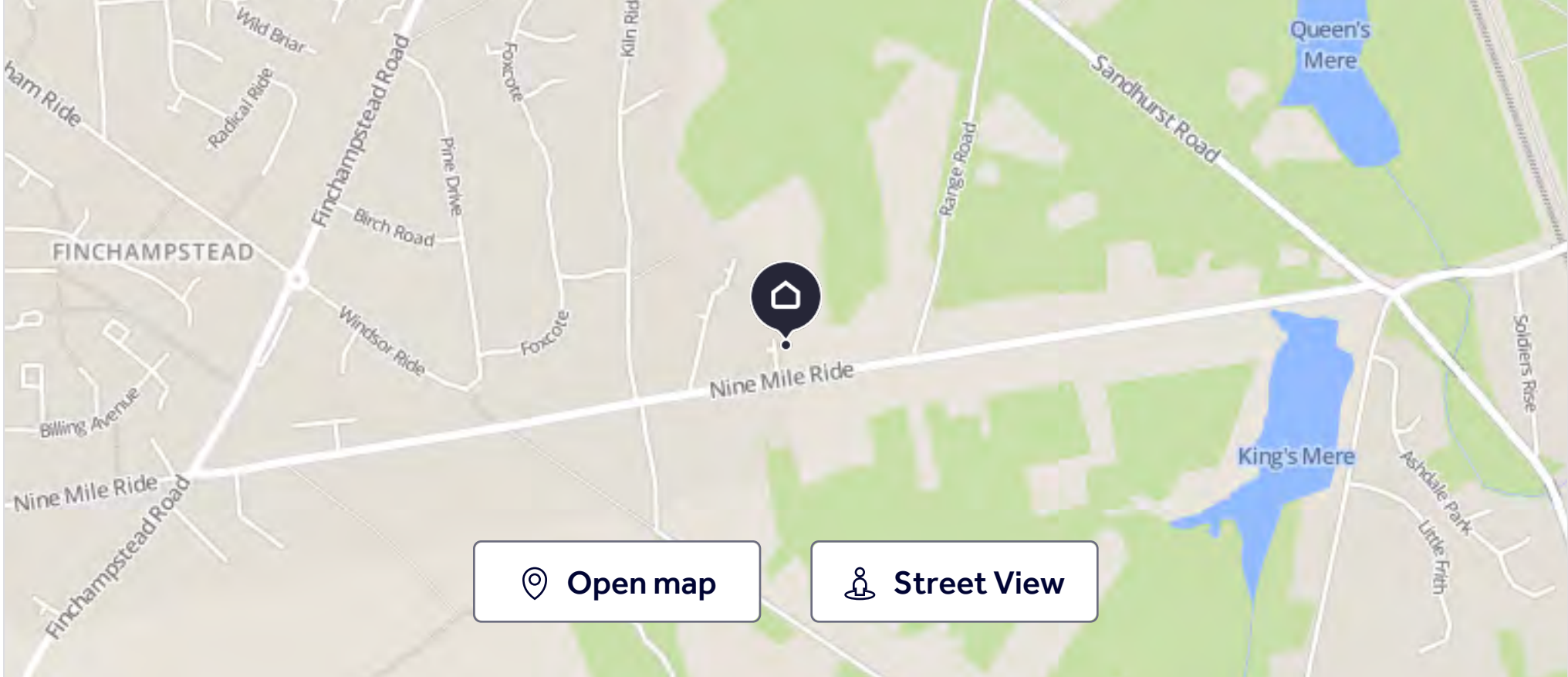
ACCESSIBILITY

Ask agent

Energy performance certificate - ask agent

Utilities, rights & restrictions

Johnson Drive, Finchampstead, Wokingham, Berkshire, RG40



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Stations

Schools

Add an important place to see how long it'd take to get there from our property listings.

__mins

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7 Broad Street, Wokingham, RG40 1AY

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Affordability

Monthly repayments

£8,766

Property: £ 1,795,000

Deposit: £ 65,000

Interest rate: 4.5%

Term: 30 years

Recalculate

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These results are estimates and are only intended as a guide. Make sure you obtain accurate figures from your lender before committing to any mortgage. Your home may be repossessed if you do not keep up repayments on a mortgage.

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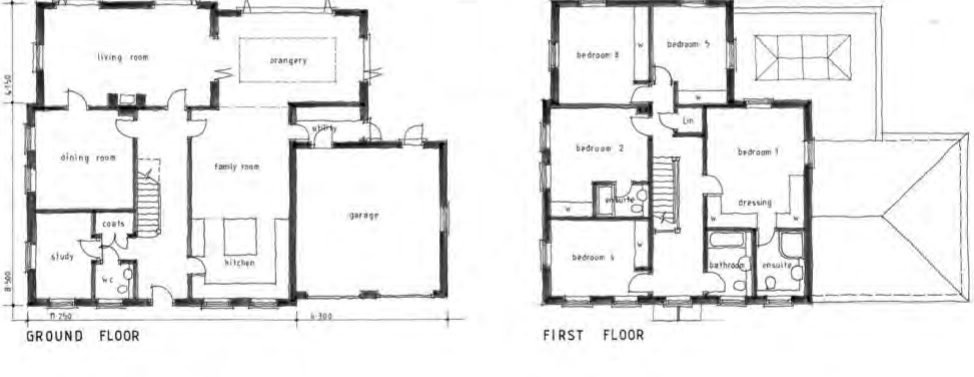
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10, Ashdale Park, Wokingham RG40 3QS

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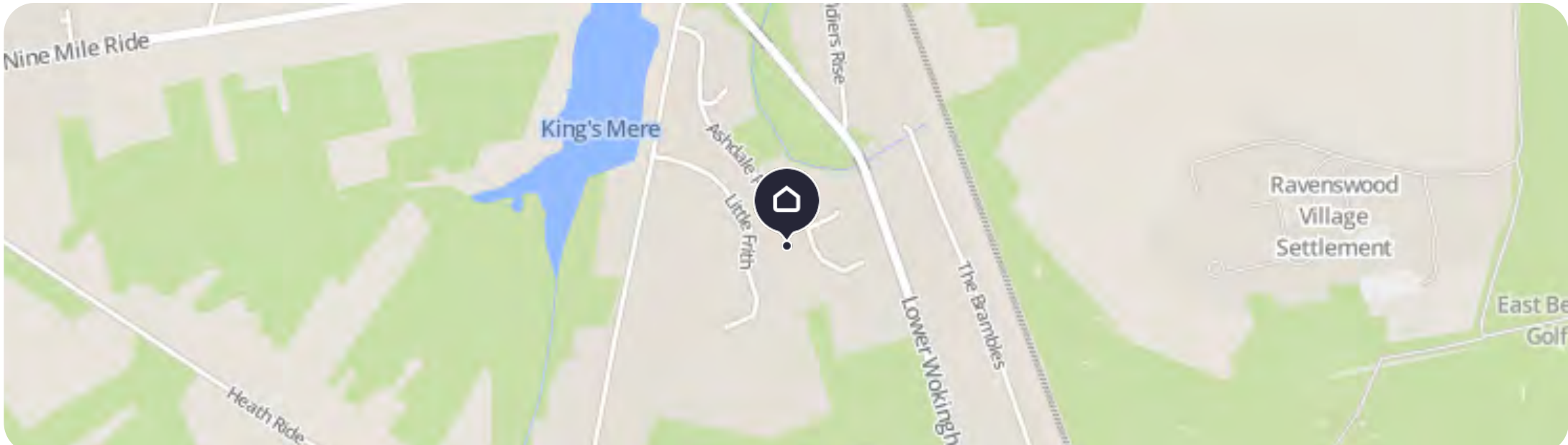
Detached

🛏️

4

🛎️

3



Property sale history

Date sold		Price	Property	Tenure
08 Aug 2025		£1,200,000	Detached	Freehold
	+23%			
24 Sep 2021		£977,000	Detached	Freehold
	+17%			
11 Jan 2016		£835,000	Detached	Freehold

House price data produced by the HM Land Registry. English and Welsh house price data is publicly available information produced by the HM Land Registry. Last updated 9 April 2026

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PROPERTY TYPE

🏠

Detached

BEDROOMS

🛏️

4

BATHROOMS

🛎️

3

Key features

- Executive Detached Residence in prime position
 - Extensive Corner Plot, approx. 1/3 of an acre
 - Generous Dining Room with Triple Bifolds to Patio
 - Large Modern Utility Room
 - Double Garage with Electric Door and Patio Doors offering a versatile space for Annexe, Home Office or Gym
- Sought after Semi Rural Location
 - Stylish 21ft Living Room with Stunning Fireplace, Triple Bifolds and Bay Window
 - Luxury Refitted Kitchen / Breakfast / Family Room with Triple Bifolds
 - Two Ensuites and Family Bathroom
 - Close to excellent Schools and Travel Infrastructure

Similar nearby properties

Recently sold



SOLD

£662,500

Detached

🛏️

4

🛎️

2

40, The Brambles, Crowthorne RG45 6EF

0.2 miles away

Date sold: 9 Jan 2026

SOLD

£730,000

Detached

🛏️

3

🛎️

2

Holly House, Soldiers Rise, Finchampstead RG40 3NE

0.1 miles away

Date sold: 27 Nov 2025

SOLD

£1,600,000

Detached

🛏️

4

331, Nine Mile Ride, Wokingham RG40 3NH

0.4 miles away

Date sold: 26 Aug 2025

SOLD

£1,100,000

Detached

🛏️

5

🛎️

2

Woodlands, Lower Wokingham Road, Crowthorne RG45 6DB

0.4 miles away

Date sold: 21 Aug 2025

SOLD

£925,000

Detached

31, Little Fryth, Wokingham RG40 3JL

0.1 miles away

Date sold: 29 May 2025

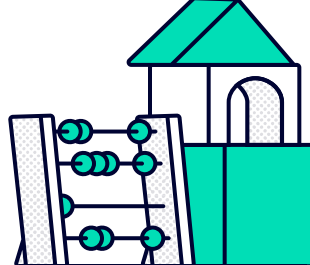
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- ✓

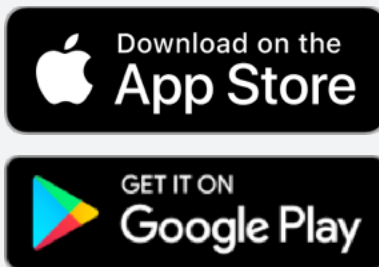
Prospect
Wokingham
- ✓

David Cliff
Wokingham

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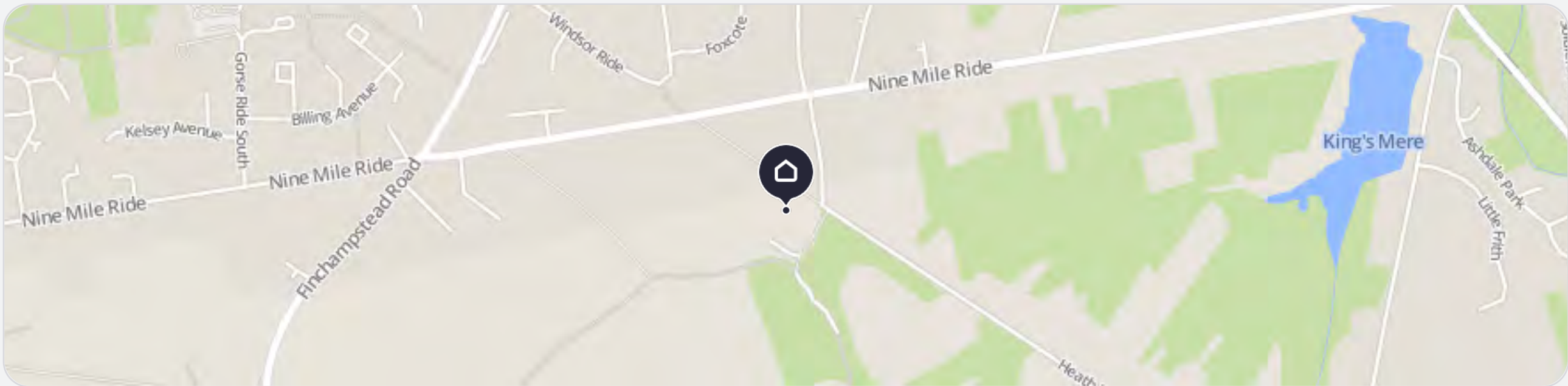
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Sandastra, Heath Ride, Finchampstead RG40 3QE

Detached45



Property sale history

Date sold	Price	Property	Tenure
20 Nov 2025	£1,325,000	Detached	Freehold

House price data produced by the HM Land Registry. English and Welsh house price data is publicly available information produced by the HM Land Registry. Last updated 9 April 2026

Similar nearby properties

Recently sold

SOLD

£885,000

Detached53

1, Summit Close, Wokingham RG40 3LH

0.3 miles away

Date sold: 19 Sep 2025

SOLD

£1,011,000

Detached53

2, Johnson Drive, Wokingham RG40 3NW

0.2 miles away

Date sold: 18 Sep 2025

SOLD

£615,000

Detached31

88, Kiln Ride, Finchampstead RG40 3PH

0.3 miles away

Date sold: 31 Jul 2025

SOLD

£615,000

Detached32

20, Pine Drive, Finchampstead RG40 3LE

0.3 miles away

Date sold: 28 Mar 2025

SOLD

£865,000

Detached42

289, Nine Mile Ride, Wokingham RG40 3NS

0.3 miles away

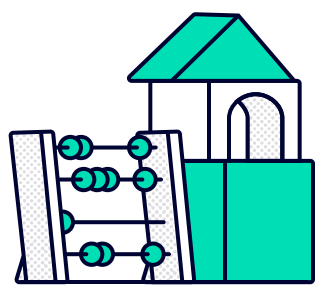
Date sold: 27 Mar 2025

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Roger Platt

Lower Earley
- Yopa

Yopa

South East & London
- northwood

Northwood

Wokingham
- PROSPECT.

Prospect

Wokingham
- david cliff

David Cliff

Wokingham

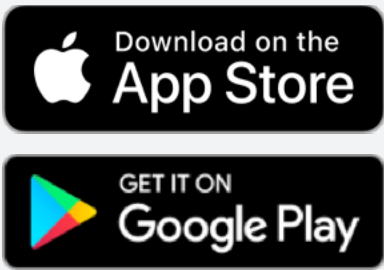
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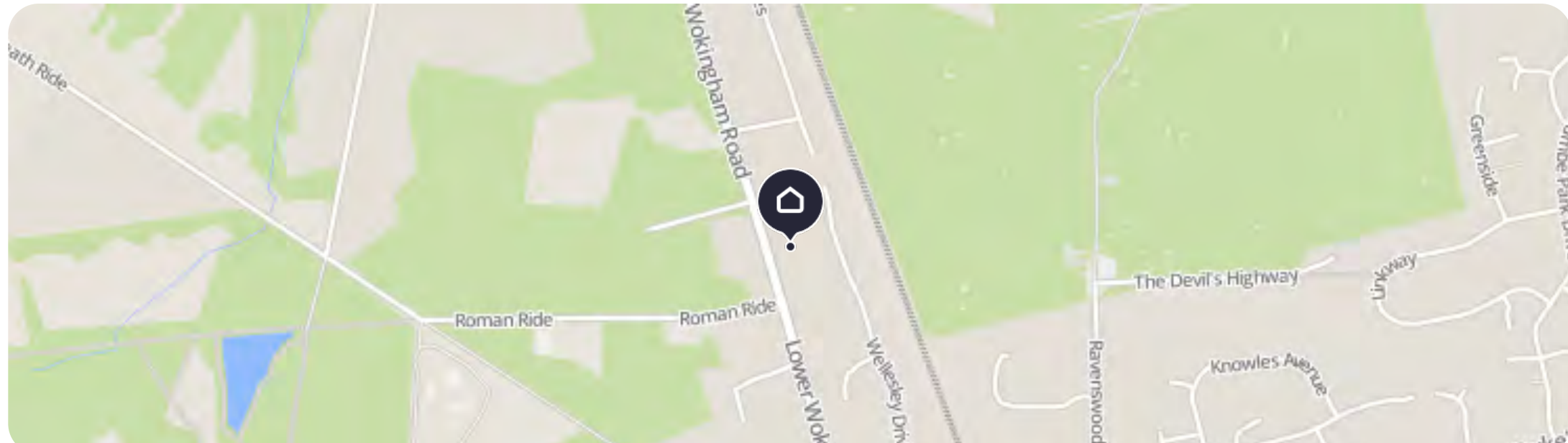
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Woodlands, Lower Wokingham Road, Crowthorne RG45 6DB

Detached52



Property sale history

Date sold	Price	Property	Tenure
21 Aug 2025	£1,100,000	Detached	Freehold
+249%			
30 Nov 2001	£315,000	Detached	Freehold

House price data produced by the HM Land Registry. English and Welsh house price data is publicly available information produced by the HM Land Registry. Last updated 9 April 2026

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Get an instant valuation

Renovation calculator

See how much value renovations could add to a property



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Previously listed for sale on Rightmove:
March 2025 to October 2025



PROPERTY TYPE
Detached

BEDROOMS
5

BATHROOMS
2

Key features

- Five double bedrooms
- Large driveway & double garage
- Primary bedroom with en suite & dressing room
- Multiple reception rooms
- Short walk to National Trust woodland
- Character features
- Tastefully decorated
- Kitchen / dining room & separate utility
- Easy access to train station & local shops

Similar nearby properties

Recently sold

SOLD

£662,500

Detached42

40, The Brambles, Crowthorne RG45 6EF

0.3 miles away

Date sold: 9 Jan 2026

SOLD

£1,200,000

Detached43

10, Ashdale Park, Wokingham RG40 3QS

0.4 miles away

Date sold: 8 Aug 2025

SOLD

£975,000

Detached43

3, Barwell Close, Crowthorne RG45 6DX

0.4 miles away

Date sold: 4 Jul 2025

SOLD

£630,000

Detached42

5, Shepherds Way, Crowthorne RG45 6AJ

0.3 miles away

Date sold: 26 Jun 2025

SOLD

£925,000

Detached

31, Little Fryth, Wokingham RG40 3QS

0.3 miles away

Date sold: 29 May 2025

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☒ Romans
Crowthorne

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Crowthorne

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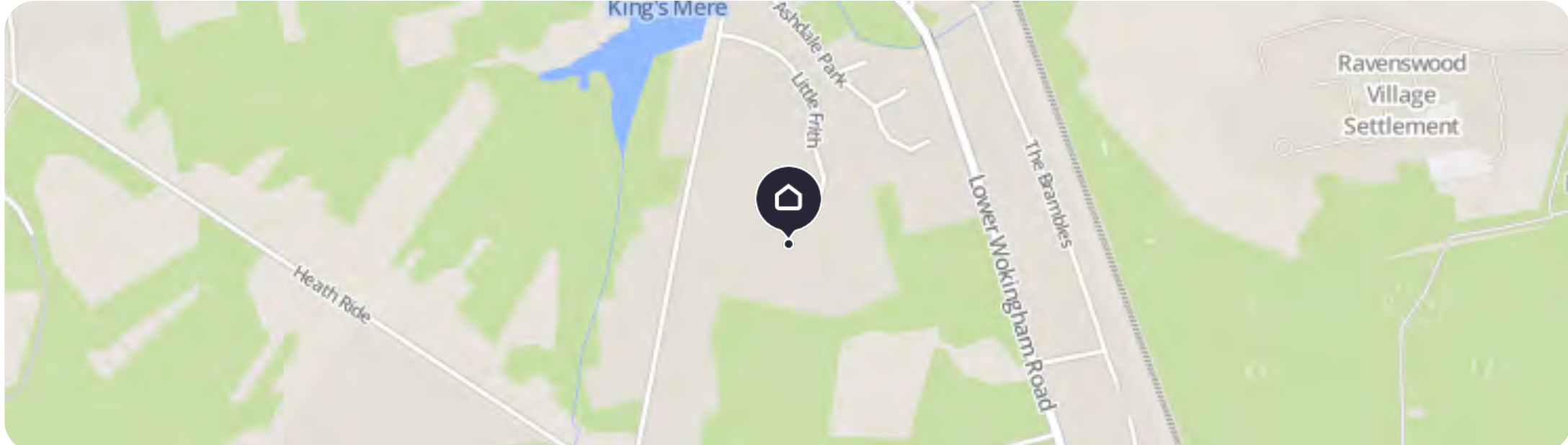
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31, Little Fryth, Wokingham RG40 3RN

Detached52



Property sale history

Date sold		Price	Property	Tenure
29 May 2025		£925,000	Detached	Freehold
	+85%			
10 Aug 2006		£500,000	Detached	Freehold
	+4%			
07 Dec 2001		£480,000	Detached	Freehold

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Renovation calculator

See how much value renovations could add to a property



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Previously listed for sale on Rightmove:

January 2025 to June 2025



PROPERTY TYPE
Detached

BEDROOMS
5

BATHROOMS
2

Key features

- Peaceful location
- Extension & renovation potential
- Detached double garage
- Sought after development
- Short walk to national trust woodland

Similar nearby properties

Recently sold

SOLD

£662,500

Detached42

40, The Brambles, Crowthorne RG45 6EF

0.2 miles away

Date sold: 9 Jan 2026

SOLD

£730,000

Detached32

Holly House, Soldiers Rise, Finchampstead RG40 3NE

0.3 miles away

Date sold: 27 Nov 2025

SOLD

£1,600,000

Detached4

331, Nine Mile Ride, Wokingham RG40 3NH

0.4 miles away

Date sold: 26 Aug 2025

SOLD

£1,100,000

Detached52

Woodlands, Lower Wokingham Road, Crowthorne RG45 6DB

0.3 miles away

Date sold: 21 Aug 2025

SOLD

£1,200,000

Detached

10, Ashdale Park, W

0.1 miles away

Date sold: 8 Aug 2025

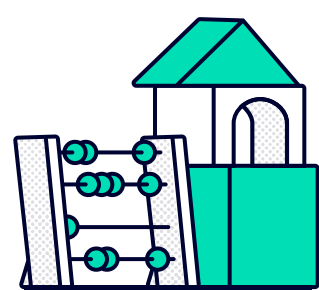
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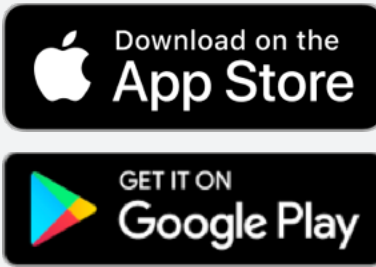
☒ Roger Platt Lower Earley

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APPENDIX 7 – BCIS BUILD COSTS

£/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 Wokingham (107; sample 14)

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		
New build								
810.1 Estate housing								
Generally (15)	1,722	858	1,459	1,647	1,886	5,906	1254	
Single storey (15)	1,974	1,145	1,655	1,892	2,153	5,906	195	
2-storey (15)	1,662	858	1,433	1,611	1,825	3,588	992	
3-storey (15)	1,750	1,065	1,490	1,694	1,942	3,485	62	
4-storey or above (15)	3,580	1,752	2,867	3,199	4,762	5,319	5	
810.11 Estate housing detached (15)	2,391	1,255	1,756	2,062	2,756	5,906	16	
810.12 Estate housing semi detached								
Generally (15)	1,744	1,008	1,478	1,693	1,913	3,817	323	
Single storey (15)	1,939	1,245	1,700	1,925	2,099	3,817	73	
2-storey (15)	1,688	1,008	1,463	1,627	1,847	2,930	240	
3-storey (15)	1,678	1,260	1,333	1,602	1,932	2,444	10	
810.13 Estate housing terraced								
Generally (15)	1,726	1,016	1,422	1,627	1,871	5,319	195	
Single storey (15)	1,917	1,222	1,633	1,871	2,271	2,724	14	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
2-storey (15)	1,661	1,016	1,410	1,589	1,796	3,588	153	
3-storey (15)	1,746	1,065	1,495	1,681	1,927	3,485	26	
4-storey or above (15)	5,041	4,762	-	-	-	5,319	2	

APPENDIX 8 – CIL CALCULATION

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.
There is a legacy version of the form for use in Wales:

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [here](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

Description of development:

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes ☐
If 'Yes', please complete the rest of this question

No ☐
If 'No', you can skip to **Question 3**

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐ No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes ☐
If 'Yes', please complete the rest of this question

No ☐
If 'No', you can skip to **Question 4**

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☐ No ☐

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☐

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☐

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☐

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from:

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☐

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from:

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☐

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from:

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☐ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☐ No ☐

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1					Yes ☐	No ☐	Date: or Still in use: ☐
2					Yes ☐	No ☐	Date: or Still in use: ☐
3					Yes ☐	No ☐	Date: or Still in use: ☐
4					Yes ☐	No ☐	Date: or Still in use: ☐
Total floorspace							

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes ☐ No ☐

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☐

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Date (DD/MM/YYYY). Date cannot be pre-application:

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:

APPENDIX 9 – APPRAISAL 100% OPEN MARKET

GVA GRIMLEY & BESPOKE PROPERTY GROUP HCA ECONOMIC APPRAISAL TOOL

(Worksheet 4)

SUMMARY

Site Address	Hillside, Lower Wokingham Road, Crowthorne
Site Reference	
File Source	
Scheme Description	11 detached houses open market
Date	6th May 2026
Site Area (hectares)	
Author & Organisation	Simon Corp
HCA Investment Manager	

Housing Mix (Affordable + Open Market)

Total Number of Units	11	units
Total Number of Open Market Units	11	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	4,013	sq m
Total Habitable Rooms	79	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	0.0%	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	-	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	79	Persons
Total Number of Persons	79	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 1 £0

Affordable Housing Tenure 2:

-

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total	-	-	-

Owner-occupied / rented % share 40%

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total (full capital value if sold at OMV)	-	-	-

Total Capital Value of Affordable Housing Tenure 2 £0

Affordable Housing Tenure 3:**Intermediate - Discounted Market Sale**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

% of Open Market Value

-

Total Capital Value of Affordable Housing Tenure 3

£0

Affordable Housing Tenure 4:**Intermediate - Other Type of Shared Own / Shared Equity**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total (full capital value if sold at OMV)	-	-	-

Total Capital Value of Affordable Housing Tenure 4

£0

Affordable Housing Tenure 5:**Intermediate - Discounted Market Rented**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 5

£0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING)

£0

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
	£0	0	£0
	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Own / Share	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0
SHG Total	-	0	£0

Social Housing Grant per Affordable Housing Person

-

Social Housing Grant per Social Rented Person

-

Social Housing Grant per Intermediate Person

-

TOTAL VALUE OF SOCIAL HOUSING GRANT

£0

RSL Cross Subsidy	£0
HCA Infrastructure Grant	£0
LA re-cycled SHG	£0
Other source of funding 1	£0
Other source of funding 2	£0
Land Remediation Tax Relief	£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING) £0

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
5 bed detached	3,177	£4,958	£15,750,000
6 bed detached	836	£4,785	£4,000,000
	-	-	-
	-	-	-
	-	-	-
Total	4,013	-	£19,750,000

	Average value (£ per unit)
5 bed detached	£1,750,000
6 bed detached	£2,000,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £19,750,000

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING £0

Ground rent

		Capitalised annual ground rent
Affordable Housing Tenure 1:		£0
Affordable Housing Tenure 2:		£0
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	£0
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Own / Shared Equity	£0
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented	£0
Open Market Housing Type 1:	5 bed detached	£0
Open Market Housing Type 2:	6 bed detached	£0
Open Market Housing Type 3:		£0
Open Market Housing Type 4:		£0
Open Market Housing Type 5:		£0

TOTAL CAPITALISED ANNUAL GROUND RENT £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £19,750,000

Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME £0

TOTAL VALUE OF SCHEME £19,750,000

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£10,550,177	£10,550,177

Cost Multipliers

Site Specific Sustainability Initiatives (%)	0.0%	£0
Lifetime Homes (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

Residential Car Parking Build Costs		£0
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Other site costs

Building Contingencies	5.0%	£527,509
Building Cost Fees (Architects, QS etc):	7.0%	£775,438
Other Acquisition Costs (£)		£0

Site Abnormals

Demolition		£40,000
Garages		£180,000
		£0
		£0
		£0
		£0
		£0
		£0

Total Building Costs		£12,073,124
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Section 106 Costs (£)

CIL		£1,924,483
s106		£72,564
		£0
		£0
		£0
		£0
		£0
		£0

Section 106 costs		£1,997,047
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Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£493,750
Legal Fees (per Open Market unit):	£1,000	£11,000

Marketing (Affordable Housing)

Developer cost of sale to RSL (£)		£0
RSL on-costs (£)		£0
Intermediate Housing Sales and Marketing (£)		£0

Total Marketing Costs		£504,750
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Non-Residential Building & Marketing Costs**Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Non-Residential Costs		£0
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TOTAL DIRECT COSTS:		£14,574,920.85
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Finance and acquisition costs**(finance costs are only displayed if there is a positive residual site value)**

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£8,596
Legal Fees	£6,447
Stamp Duty	£34,383
Total Interest Paid	£809,825

Total Finance and Acquisition Costs	£859,251
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Developer's return for risk and profit**Residential**

Open Market Housing Operating 'Profit'	£3,456,250
Affordable Housing 'Profit'	£0

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit	£3,456,250
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(profit after deducting sales and site specific finance costs but before allowing for developer overheads and taxation)

Residual Site Value

SITE VALUE TODAY	£859,578
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EXISTING USE VALUE	£1,620,000
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£760,422
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Checks:

Site Value as a Percentage of Total Scheme Value	4.4%
Site Value per hectare	#VALUE!

APPENDIX 10 – APPRAISAL POLICY COMPLIANT

GVA GRIMLEY & BESPOKE PROPERTY GROUP HCA ECONOMIC APPRAISAL TOOL

(Worksheet 4)

SUMMARY

Site Address	Hillside, Lower Wokingham Road, Crowthorne
Site Reference	
File Source	
Scheme Description	11 detached houses inc AH
Date	6th May 2026
Site Area (hectares)	
Author & Organisation	Simon Corp
HCA Investment Manager	

Housing Mix (Affordable + Open Market)

Total Number of Units	11	units
Total Number of Open Market Units	7	units
Total Number of Affordable Units	4	units
Total Net Internal Area (sq m)	4,013	sq m
Total Habitable Rooms	79	habitable rooms
% Affordable by Unit	36.4%	
% Affordable by Area	35.2%	
% Affordable by Habitable Rooms	35.4%	
% Social Rented within the Affordable Housing	75.0%	by number of units
% Social Rented within the Affordable Housing	75.0%	by area
% Social Rented within the Affordable Housing	75.0%	by habitable rooms
Total Number of A/H Persons	28	Persons
Total Number of Social Rented Persons	21	Persons
Total Number of Intermediate Persons	7	Persons
Total Number of Open Market Persons	51	Persons
Total Number of Persons	79	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rent

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
5b7p	£31,105	5.50%	£565,537
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
Total	£31,105	-	£565,537

Total Capital Value of Affordable Housing Tenure 1

£565,537

Affordable Housing Tenure 2:

Shared Ownership

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
5b7p	£4,958	353	£1,749,998
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total	-	353	£1,749,998

Owner-occupied / rented % share

25%

Capital Value of owner-occupied part

£437,499

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
5b7p	£19,687	5.50%	£357,954
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total (full capital value if sold at OMV)	£19,687	-	£357,954

Total Capital Value of Affordable Housing Tenure 2

£795,453

Affordable Housing Tenure 3:**Intermediate - Discounted Market Sale**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

% of Open Market Value

-

Total Capital Value of Affordable Housing Tenure 3**£0****Affordable Housing Tenure 4:****Intermediate - Other Type of Shared Own / Shared Equity**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total (full capital value if sold at OMV)	-	-	-

Total Capital Value of Affordable Housing Tenure 4**£0****Affordable Housing Tenure 5:****Intermediate - Discounted Market Rented**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 5**£0****TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING)****£1,360,991****Social Housing Grant**

	Grant per unit (£)	Number of Units	Grant (£)
Social Rent	£0	3	£0
Shared Ownership	£0	1	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Own / Share	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0
SHG Total	-	4	£0

Social Housing Grant per Affordable Housing Person

£0

Social Housing Grant per Social Rented Person

£0

Social Housing Grant per Intermediate Person

£0**TOTAL VALUE OF SOCIAL HOUSING GRANT****£0**

RSL Cross Subsidy	£0
HCA Infrastructure Grant	£0
LA re-cycled SHG	£0
Other source of funding 1	£0
Other source of funding 2	£0
Land Remediation Tax Relief	£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING) £1,360,991

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
5 bed detached	1,765	£4,958	£8,750,000
6 bed detached	836	£4,785	£4,000,000
	-	-	-
	-	-	-
	-	-	-
Total	2,601	-	£12,750,000

	Average value (£ per unit)
5 bed detached	£1,750,000
6 bed detached	£2,000,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £12,750,000

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING £0

Ground rent

		Capitalised annual ground rent
Affordable Housing Tenure 1:	Social Rent	£0
Affordable Housing Tenure 2:	Shared Ownership	£0
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	£0
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Own / Shared Equity	£0
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented	£0
Open Market Housing Type 1:	5 bed detached	£0
Open Market Housing Type 2:	6 bed detached	£0
Open Market Housing Type 3:		£0
Open Market Housing Type 4:		£0
Open Market Housing Type 5:		£0

TOTAL CAPITALISED ANNUAL GROUND RENT £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £14,110,990

Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME £0

TOTAL VALUE OF SCHEME £14,110,990

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£3,712,148	
Open Market Housing Build Costs	£6,838,029	£10,550,177

Cost Multipliers

Site Specific Sustainability Initiatives (%)	0.0%	£0
Lifetime Homes (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

Residential Car Parking Build Costs		£0
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Other site costs

Building Contingencies	5.0%	£527,509
Building Cost Fees (Architects, QS etc):	7.0%	£775,438
Other Acquisition Costs (£)		£0

Site Abnormals

Demolition		£40,000
Garages		£135,000
		£0
		£0
		£0
		£0
		£0
		£0

Total Building Costs		£12,028,124
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Section 106 Costs (£)

CIL		£1,128,547
s106		£72,564
		£0
		£0
		£0
		£0
		£0
		£0

Section 106 costs		£1,201,111
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Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£318,750
Legal Fees (per Open Market unit):	£1,000	£7,000

Marketing (Affordable Housing)

Developer cost of sale to RSL (£)		£0
RSL on-costs (£)		£0
Intermediate Housing Sales and Marketing (£)		£0

Total Marketing Costs		£325,750
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Non-Residential Building & Marketing Costs**Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Non-Residential Costs		£0
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TOTAL DIRECT COSTS:		£13,554,985.27
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Finance and acquisition costs**(finance costs are only displayed if there is a positive residual site value)**

Arrangement Fee	-
Misc Fees (Surveyors etc)	-
Agents Fees	-
Legal Fees	-
Stamp Duty	-
Total Interest Paid	-

Total Finance and Acquisition Costs	-
--	----------

Developer's return for risk and profit**Residential**

Open Market Housing Operating 'Profit'	£2,231,250
Affordable Housing 'Profit'	£81,659

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit	£2,312,909
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(profit after deducting sales and site specific finance costs but before allowing for developer overheads and taxation)

Residual Site Value

SITE VALUE TODAY	-£1,962,559
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EXISTING USE VALUE	£1,620,000
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£3,582,559
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Checks:

Site Value as a Percentage of Total Scheme Value	-13.9%
Site Value per hectare	#VALUE!

APPENDIX 11 – TABLE OF ASSUMPTIONS

Comparison of Wokingham Borough Council Local Plan Viability Evidence Base and Assumptions

Category	CLP	Council Local Plan Assumption
External Works	12.5%	10%
Professional Fees	7%	7%
Contingency	5%	5%
Marketing	2.5%	2.5%
Legals	£1,000 per unit	0.5%
Profit	17.5%	17.5%
Finance	7%	6.5%

Site Specific Values & Cost Assumptions

Category	Rate	Value
EUV	EUV plus additional garden land allowance	£1,350,000
BLV	EUV + 20% landowner premium	£1,620,000
GDV	Ave £4,921 psm	£19,750,000
Build Costs (Base)	£2,337 sq m	£9,378,381
Build Costs incl. External Works	£2,629 sq m	£10,546,177
Abnormal Costs	9 garages at £20,000 plus demolition/site clearance	£220,000
CIL	£563.71 sq m	£1,924,483
SANG	£4,240 per unit	£46,640
SPA	£1,400 per unit	£15,400
BNG Monitoring	Fixed allowance	£2,844