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Wokingham Borough Council: Local Plan and Community Infrastructure Levy Viability Study



Prepared for
Wokingham Borough Council

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Contents

1	Summary	3
2	Introduction	6
3	Methodology and appraisal approach	18
4	Appraisal assumptions	22
5	Appraisal outputs	33
6	Assessment of appraisal results	34
7	Strategic sites	70
8	Potential alternative CIL rates testing	72
9	Conclusions and recommendations	83

Appendices

Appendix 1 - Local Plan policy review
Appendix 2 - Site details
Appendix 3 - Land Registry sales data
Appendix 4 - Commercial lettings data
Appendix 5 - BCIS costs
Appendix 6 - Accessibility standards
Appendix 7 - BLV assumptions
Appendix 8 - Appraisal outputs – 25% First Homes, 52.5% social rent, 22.5% shared ownership
Appendix 9 - Appraisal outputs – 70% social rent, 30% shared ownership
Appendix 10 - Appraisal outputs – 25% First Homes, 52.5% social rent, 22.5% shared ownership (sensitivity)
Appendix 11 - CIL testing outputs

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1 Summary

- 1.1 This report tests the ability of developments in Wokingham Borough to accommodate emerging policies in the Draft Wokingham Borough Local Plan: Proposed Submission Plan alongside prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation) and potential alternative CIL rates.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies and a sample of identified strategic sites reflecting the types of developments expected to come forward in the Borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the policy requirements in the Council's emerging Local Plan and CIL (at adopted and alternative rates) generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for a site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of volatility following the coronavirus pandemic in 2020/21. Forecasts for future house price growth point to growth in mainstream south-east England housing markets, although this growth is expected to be muted in the short term as a result of high interest rates, which are expected to fall by the end of 2024. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. In any area, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications will need to be justified by reference to comparable and other supporting evidence relevant to the particular site and scheme at the time of the application.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50%, which covers the differential percentages sought by emerging Policy H3 (30%

on previously developed sites in major settlements (Earley, Green Park, Shinfield (north of M4), Twyford, Winnersh, Wokingham and Woodley and 40% affordable housing on greenfield sites in these areas; and 40% (regardless of whether sites are previously developed or greenfield) in all other settlements. In the Loddon Valley Garden Village Strategic Development Location, the emerging plan seeks 40% affordable housing. In the Arborfield Green and South Wokingham Strategic Development Locations, the emerging plan seeks 35% affordable housing. While there is a range of viable percentages, depending on sales values, type of scheme and benchmark land value, the emerging policy requirement can be achieved in most scenarios. A limited amount of scheme-specific testing may be required at the development management stage, particularly on sites brought forward on previously developed land.

- The Council's preferred tenure mix is 25% First Homes, with the balance provided 70% social rent and 30% shared ownership. The government's proposed changes to the NPPF removes the requirement for First Homes, although this tenure will remain within the NPPF definition of affordable housing. If the Council were minded to remove the First Homes requirement, our appraisals of an affordable housing requirement with 70% social rent and 30% shared ownership show marginally lower residual land values due to the shift towards lower value tenures. However, the overall outcome would remain broadly similar to the outputs using the tenure mix in the Policy as currently drafted.
- **Biodiversity Net gain:** emerging Policy NE2 requires that developments achieve a 10% biodiversity net gain, reflecting statutory requirements introduced in November 2023. A 10% biodiversity net gain results in a modest reduction in residual land values of circa 3% which is not of sufficient magnitude to prevent schemes coming forward. Policy SS13 identifies a requirement for a 20% biodiversity net gain in Loddon Garden Village which can be viably accommodated.
- **Electric Vehicle Charging:** emerging Policy C5 requires that developments are to incorporate electric vehicle charging. Use of electric cars is increasing and developers are likely to face demand for electric vehicle charging from purchasers. The emerging Policy therefore reflects occupier trends that developers will need to meet in any event. That said, the impact of the policy requirement is typically 1.3% of residual land value, which is not of sufficient magnitude to prevent schemes coming forward.
- **Accessibility requirements:** emerging Policy H1 requires that 5% of units in residential developments meet Part M4(3) of the building regulations relation to wheelchair accessibility. This requirement has a modest impact on viability of circa 3.8% on average, which is not sufficient to prevent schemes coming forward.
- **Net Zero Carbon:** the Council's emerging policy seeks that developments should aim to achieve net zero operational and embodied carbon through on-site solutions and careful selection of materials. The cost of achieving net zero carbon in developments varies and we have tested two scenarios which reflect the range of cost estimates (scenario 1 models a 5% increase in costs and scenario 2 models a 7.5% increase in costs). When scenario 1 costs are applied, the impact on residual land values is around 15% on average. With the higher scenarios 2 costs, the residual land values fall by an average of 22%. As more developers start to use on-site technologies, the costs are likely to fall over the plan period.
- When the emerging policies are tested on a cumulative basis and having regard to the Borough's housing land supply being predominantly greenfield sites, developments in the Borough will be able to absorb the cumulative impact of the emerging policies in most cases.
- **Strategic sites:** We have tested development typologies which are reflective of the major strategic sites that the emerging Local Plan identifies. We have incorporated estimates for infrastructure costs, insofar as these have been established at this early stage. Our appraisals indicate that the strategic sites are viable and deliverable, although some flexibility on the timing and/or percentage of affordable housing may be required in the short term. Alternatively, the Council could consider deploying CIL in kind if viability issues emerge at the development management stage, given the extensive on-site provision of community infrastructure. This is

likely to be a preferable option to reviewing the Charging Schedule and adopting lower CIL rates, as this will take more time and is a more inflexible approach than CIL in kind, the latter being discretionary.

- **CIL:** The outputs of our testing indicate that residential CIL rates are broadly at the maximum level that can be viably sustained alongside the policies in the emerging Local Plan. There is potential that CIL rates on certain non-residential uses could be increased, the additional income that this would yield may not justify the expense and officer time involved in a review and associated examination processes.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Local Plan policies alongside prevailing rates of CIL in the adopted Charging Schedule, subject to indexation and potential alternative rates of CIL. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage. The onus is on applicants to demonstrate that their development proposals encounter particular circumstances to justify the submission of a viability assessment at the application stage, in accordance with paragraph 58 of the NPPF and the PPG.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan and any future consultation on a Draft CIL Charging Schedule. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the Borough of Wokingham and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and steep increases in energy prices resulting from Russia's invasion of Ukraine. In addition to these global issues, the UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect of these issues resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023 and in May 2024, inflation fell to 2.3%.
- 2.7 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid 2022 and has subsequently remained resilient despite increasing costs of borrowing.

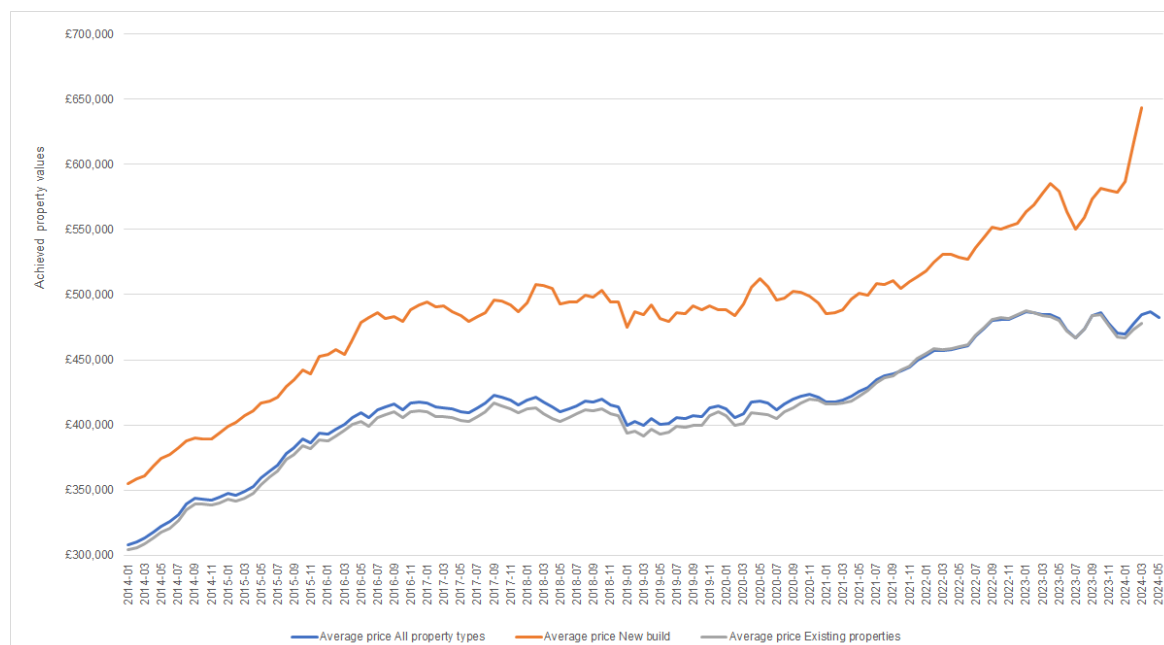
¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

- 2.8 In its June 2024 House Price Index release, Nationwide reported that UK house prices increased by 0.2% month-on-month in June, after having increased by 0.4% month-on-month in May 2024 and falling by 0.4% month-on-month in April 2024. As a result, the annual rate of change increased to 1.5% from 1.3% in May. Commenting on these changes, Nationwide's Chief Economist, Robert Gardener, noted that "while earnings growth has been much stronger than house price growth in recent years, this hasn't been enough to offset the impact of higher mortgage rates, which are still well above the record lows prevailing in 2021 in the wake of the pandemic". He notes that house prices are now circa 3% below the all time highs recorded in the summer of 2022, after taking account of seasonal effects.
- 2.9 Nationwide is not forecasting significant growth in 2024 and indicates that significant change is unlikely until interest rates start to fall and affordability improves; "housing market activity has been broadly flat over the last year with the total number of transactions down by 15% compared with 2019 levels. Transactions involving a mortgage are down even more (nearly 25%), reflecting the impact of higher borrowing costs".
- 2.10 Halifax report a slightly less optimistic picture in its June 2024 release, with a month-on-month fall of -0.2% and annual growth of 1.6% (unchanged from the previous month).
- 2.11 Commenting on the modest month-on-month fall, Amanda Bryden (Head of Mortgages, Halifax Mortgages) observed that the continued stability in house prices – rising by just 0.4% so far this year – reflects a market that remains subdued, though overall activity has been recovering. For now it's the shortage of available properties, rather than demand from buyers, that continues to underpin higher prices".
- 2.12 Halifax points to ongoing affordability constraints for both first time buyers and existing mortgage holders who need to refinance at the end of fixed term deals. Providing the Bank of England reduces the base rate in the short term, Halifax expects prices to rise modestly over the remainder of 2024.
- 2.13 In their May 2024 Housing Market Update, Savills reflect improvements in market sentiment in response to falling mortgage rates, which has triggered an increase in demand from potential buyers.
- 2.14 Savills note that "greater demand will be unlocked by a drop in mortgage rates, with all eyes on the Bank of England and an anticipated base rate cut which Oxford Economics expect in August". Savills now expect that UK house prices will increase by 2.5% in 2024.
- 2.15 Forecasts for house price growth indicate that values for the UK as a whole are expected to increase over the next five years. Savills forecast an increase of 21.6% across the UK as a whole over the period 2024 to 2028 (up from 17.9% in their November forecast). They forecast marginally lower cumulative growth of 18.2% over the same period in south-east England (up from 16.7% in their November forecast). The other major agents report similar rates of cumulative growth over the same period.

Local Housing Market Context

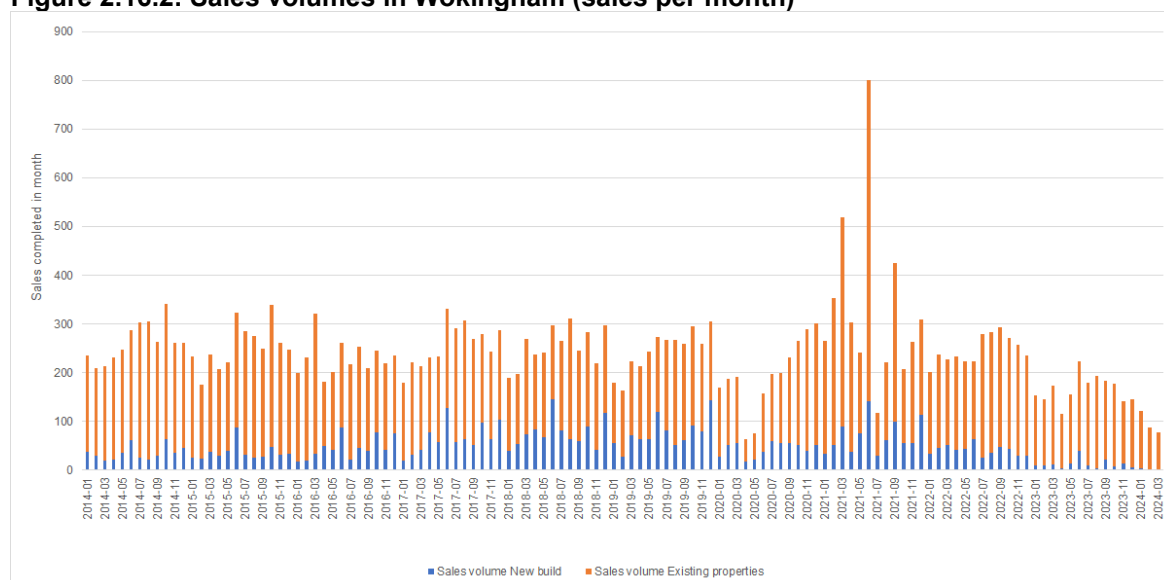
- 2.16 House prices in the Borough of Wokingham have followed recent national trends, with values increasing rapidly between the beginning to 2014 and early 2017, and then remaining flat until 2020, when there was a further increase following the first Coronavirus lockdown, as shown in Figure 2.16.1. Sales values increased steeply during 2021 and have been somewhat volatile during 2023/2024, ending at broadly the same average value as at January 2023. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.16.2), although somewhat volatile during the period after the first coronavirus lockdown. There was a significant increase in sales volumes in June 2021 as purchasers completed sales prior to the ending of the Stamp Duty holiday introduced by the government following the earlier closure in the market during the first lockdown. In subsequent months, sales volumes have returned to normal levels (varying in a range from circa 100 to 200 units per month), although completions have fallen slightly below 100 in more recent months.

Figure 2.16.1: Average sales value in Wokingham²



Source: Land Registry

Figure 2.16.2: Sales volumes in Wokingham (sales per month)

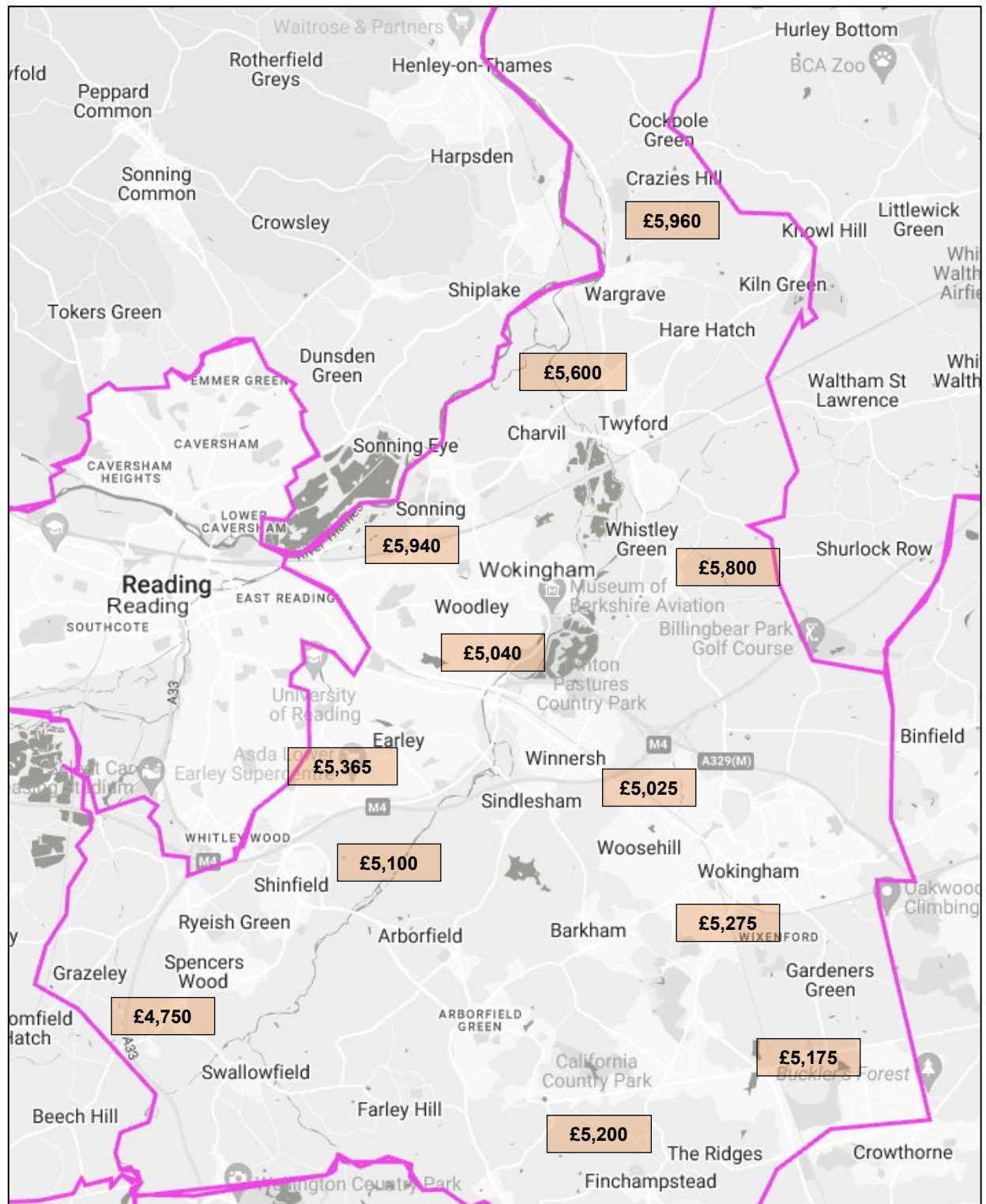


Source: Land Registry

- 2.17 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in May 2024 is that values in 'mainstream' south-east England markets are expected to increase by 1.5% in 2024; 3.0% in 2025; 4.5% in 2026; 4.5% in 2027; and 4.0% in 2028, equating to cumulative growth of 18.2% over the period 2024-2028.
- 2.18 To a degree, there are variations in sales values between different parts of Wokingham, as shown in Figure 2.18.1.

² Average values shown for recent months for new build properties should be treated with caution as the volume of units has fallen to very low levels, which reduces their statistical reliability.

Figure 2.18.1: Sales values in Wokingham (approx. £s per square metre)



Sources: Map – Google; Values – Land Registry

- 2.19 As can be noted in Figure 2.18.1, values in the north of the Borough (Sonning, Twyford, Crazies Hill, Whistley Green) are highest, with significantly lower values in the south (Wokingham, Finchampstead, Spencers Wood, Arborfield, Swallowfield and Shinfield). The spread of values across the Borough is relatively narrow, with the lowest values being £4,750 per square metre and the highest being £5,960 per square metre.

Private rented sector market context

- 2.20 The proportion of the UK population living in privately renting housing has more than doubled between 1990 and 2023. In 1990, 9.3% of the population were living in privately rented homes and this increased to 19.1% in 2023. This increase largely results from affordability issues for households who would have preferred to owner occupy. Over the period 2000 to 2023, the proportion of households owner occupying has fallen from 70.6% to under 64.8% in 2023. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property, although intergenerational transfers of equity will also play a key role in levels of owner occupation.
- 2.21 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector³. Investment yields have remained stable in south east prime markets at 4% to 4.25%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.22 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.23 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.24 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.25 In February 2019, the government published a revised NPPF, with subsequent updates in 2021 and 2023, and revised PPG, with subsequent updates in May and September 2019.
- 2.26 Paragraph 34 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood*

³ Knight Frank ‘Multihousing 2022’ estimates that capital committed to build to rent housing in the UK has increased from £35 billion in 2019 to over £56 billion in 2022, with a further increase to £102 billion forecast by 2028.

and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”.

- 2.27 Paragraph 58 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.28 In urban areas, the fine grain pattern of types of development and varying existing use values make it difficult to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The PPG recognises this issue by requiring a ‘proportionate’ approach to the evidence base. The Council’s adopted Local Plan policy (CP5) is applied ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.29 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁴, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The risk of the approach in the NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.30 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system’ i.e. the use of ‘pooled’ S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.31 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.32 The CIL regulations state that in setting a charge, local authorities must strike *“an appropriate balance”* between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.33 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be

⁴ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

submitted for independent examination.

- 2.34 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.35 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.36 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.37 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: [25-022-20230104](#)) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development"*. Charging Authorities taking this approach need to ensure that different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended), although that Order does provide *"a useful reference point"*⁵. The PPG also sets out (paragraph 024 Reference ID: [25-024-20190901](#)) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.38 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.39 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy"*. The

⁵ Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes (*rather than intended uses of development*) in these circumstances may be inconsistent with viability evidence.

PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.

2.40 Revised regulations came into effect on 1 September 2019 which introduced the following changes:

- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
- Removal of the pooling restrictions contained within Regulation 123.
- Charging authorities are no longer required to publish a Regulation 123 list.
- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

Adopted CIL Charging Schedule

2.41 The Council approved its CIL Charging Schedule on 19 February 2015 and it came into effect on 6 April 2015. Table 2.41.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2024 (published in December 2023). For C3 residential developments, there is a borough-wide zone, but lower rates are set in four Strategic Development Locations ('SDLs'). Different rates apply to sheltered housing, residential institutions and extra care housing. There is a nominal rate applied to retail outside existing retail centres. All other uses attract a nil rate. The adopted and indexed rates are summarised in Table 2.41.1.

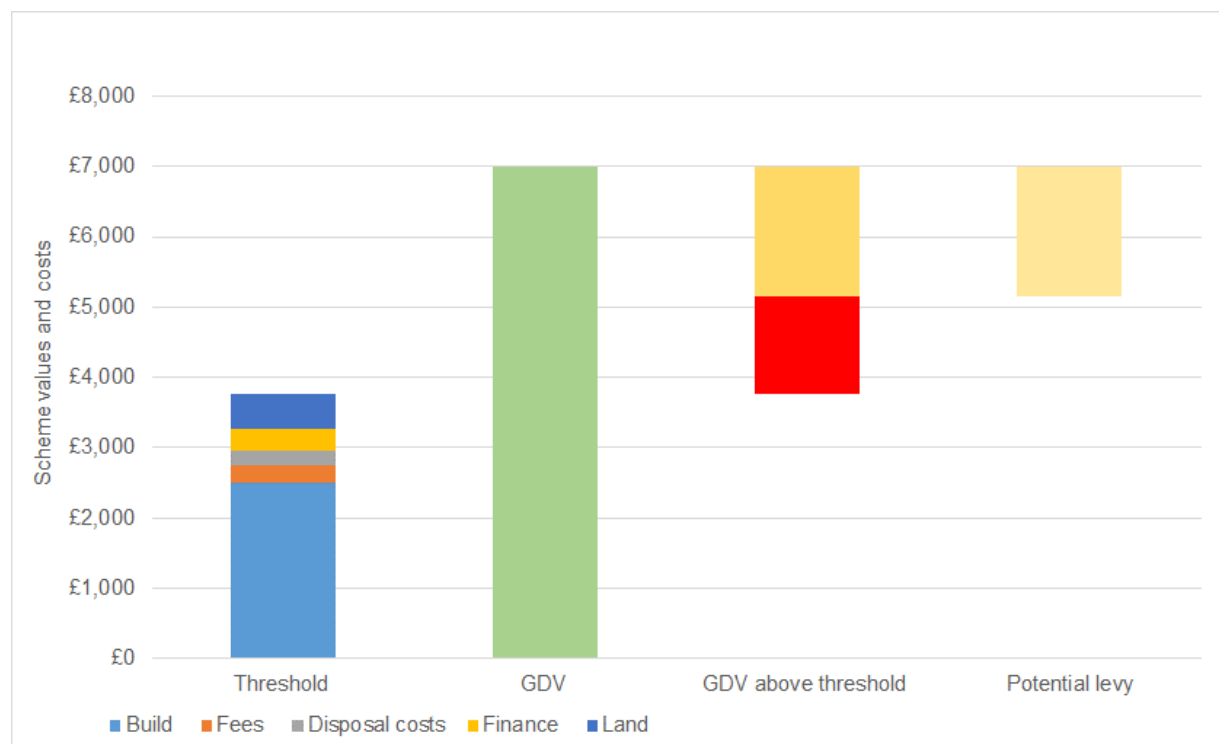
Table 2.41.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in *italics*)

Development type	Area	Adopted rate	Indexed rate
Residential Development (excluding Sheltered Housing, Extra Care Housing and Residential Institutions)	South of M4 SDL	£300	£458.69
	South Wokingham SDL	£320	£489.27
	North Wokingham SDL	£340	£519.85
	Arborfield SDL	£365	£558.07
	Rest of Borough	£365	£558.07
Sheltered housing	South of M4 SDL, South Wokingham SDL, North Wokingham SDL, Arborfield SDL	£365	£558.07
	Rest of Borough	£150	£229.34
Residential institutions and Extra Care Housing	South of M4 SDL, South Wokingham SDL, North Wokingham SDL, Arborfield SDL	£100	£152.90
	Rest of Borough	£60	£91.74
Retail	Existing town/small town/district centres	£0	£0
	Arborfield SDL	£0	£0
	Rest of Borough	£50	£76.45
All other development types	Whole Borough	£0	£0

Infrastructure Levy

- 2.42 The Levelling Up and Regeneration Act ('LURA') includes provisions for a new 'Infrastructure Levy' ('IL') which – if adopted - will replace section 106 obligations (including affordable housing) and CIL. The LURA does not provide details on how the IL will work, but a technical consultation document in early 2023 provided more detail on how the government envisages it will operate. The consultation indicated that IL will be piloted through a 'test and learn' process prior to wider implementation.
- 2.43 In essence, the IL will be structured so that developers pay a percentage of GDV as a levy, which they will use to fund infrastructure. Authorities will be able to use some of the levy to fund the delivery of affordable housing by requiring developers to provide affordable units in lieu of paying the levy.
- 2.44 The technical consultation indicates that the IL will be determined by individual LPAs and can vary between types of development and types of site. In essence, the costs of development are calculated using a typology approach (including land cost, construction, fees, finance and marketing costs). These costs are reflected by the first bar on the left in Figure 6.57.1. The amount of GDV above these costs is then calculated (in Figure 2.44.1, the GDV is represented by the green bar and the surplus above the threshold is shown by the yellow and red bar). The 'surplus' GDV is then divided between Developer profit (represented by the red portion of the bar) and the remainder is the indicative IL.

Figure 2.44.1: Calculating IL



- 2.45 LPAs would be expected to run a number of typologies to test the likely viability of a range of developments and set an IL percentage of GDV tariff, or range of tariffs.
- 2.46 The previous government indicated that it expected the IL to deliver the same or greater levels of benefits (in terms of affordable housing and contributions towards infrastructure) than the existing system. This proposition is problematic. The existing system secures contributions from developers by setting relatively ambitious targets and securing the maximum viable level of benefits on a site-specific basis. The delivery of a borough average of, say, 30% affordable is the product of a series of negotiations on individual schemes, ranging from 0% up to 50% affordable housing.

- 2.47 Systems for securing contributions towards affordable housing and infrastructure can be simple, or they can optimise delivery, but it is difficult for them to achieve both objectives. As IL will be fixed, it will need to set at a level that can be viably absorbed by all schemes which will come forward in a variety of situations. In authorities where schemes are fairly uniform and sites are all greenfield, viability of development will not differ significantly from one site to the next. The same cannot be said of urban areas – each development has an almost unique set of characteristics; with varying forms of development driven by the urban grain; varying mixes of uses; hugely variable levels of abnormal costs; and existing use values that vary from site to site.
- 2.48 The risk of adopting a uniform tariff with no flexibility is that it will render some schemes unviable. CIL has worked in practice, as other planning requirements are negotiable. In contrast, IL has no flexibility to address site-specific circumstances.
- 2.49 In setting IL, local authorities will need to identify a rate (or set of rates) that all schemes within its area can viably accommodate. If the IL is set at the wrong rate or rates, the consequence is that some schemes will be rendered unviable. If an authority identifies that schemes in its area can currently provide a range of affordable housing levels of, say, 5% to 35%, the IL will need to be set at a level that is equivalent to 5% to avoid rendering a huge swathe of housing land supply unviable. The other schemes that could have delivered more than 5% will not do so and significant amounts of value will be ‘left on the table’.
- 2.50 The lack of flexibility in the proposals will inevitably drive down levels of affordable housing delivery towards the least viable scenario. Planning authorities in urban areas need to pilot the IL to demonstrate the adverse impact it will have on delivery, but these authorities are likely to be the most reluctant to get involved. The inevitable conclusion of these pilots will be that optimisation of benefits cannot be achieved through simplification.
- 2.51 The response to the technical consultation on the IL resulted in unanimously negative feedback and would have been subject to further consultation on the principle. The previous government accepted an amendment to the (then) LURB which would result in IL not being mandatory if authorities could demonstrate that it would have an adverse impact on viability in their areas. More recently, the government elected on 4 July has indicated that it will not continue the IL. It is therefore very unlikely that IL or a similar mechanism will replace CIL and Section 106, at least in the short term.

Local Policy context

- 2.52 There are numerous policy requirements that are now embedded in base build costs (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which the Council’s new Local Plan does not seek to change. In addition, there are statutory requirements on developments (e.g. biodiversity net gain and habitats protection) which must also be reflected.
- 2.53 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.54 The Council undertook an initial Issues and Options consultation in August and September 2016, followed by a further consultation (‘Homes for the Future’) in which it invited views on areas of land which had been promoted for development. The Council undertook a Regulation 18 consultation on a Draft Plan between February and April 2020 and a further consultation on a revised growth strategy between November 2021 and January 2022. The Council has considered the consultation responses and is preparing its Regulation 19 Local Plan which will be issued shortly. The draft regulation 19 policies with specific cost implications are identified in Table 2.54.1 below (see Appendix 1 for more detail):

Table 2.54.1: Emerging policies with cost implications

Policy	Requirement	How policy is addressed in this Study																								
CE2	Environmental standards for non-residential development Developments to generate on-site as much energy as they consume. Alternatively, BREEAM outstanding or excellent are acceptable alternatives.	Tested through cost uplift assuming on-site energy generation.																								
CE3	Environmental standards for residential development Developments to generate on-site as much energy as they consume. Minimise water use to 85 litres per person per day encouraged.	Tested through cost uplift assuming on-site energy generation.																								
CE5	Embodied carbon Demolition and redevelopment of buildings to be justified and refurbishment, repair or repurposing should be considered first. Redevelopment should minimise embodied carbon through careful selection of materials.	Cost allowance for zero embodied carbon tested, although this exceeds the policy requirement.																								
C2	Mitigation of transport impacts and highways safety and design Developers to assess the highways impacts of their developments and contribute towards mitigation through CIL or Section 106.	CIL and S106 allowances incorporated into development appraisals.																								
C5	Parking and electric vehicle charging Developments to make provision for electric vehicle charging.	Cost allowance built into the appraisals.																								
H1	Housing mix, density and standards Includes M4(3) requirement – schemes of 20+ units required to apply M4(3) standards to 5% of units. All units to meet Nationally Described Space Standards. Schemes to meet recent housing needs assessments. Current indicative mix as follows: <table><tr><th></th><th>Affordable Housing</th><th>Total Market Housing</th><th>Total Housing</th></tr><tr><td>1 bedroom</td><td>2.5%</td><td>3.9%</td><td>6.3%</td></tr><tr><td>2 bedrooms</td><td>5.6%</td><td>10.5%</td><td>16.1%</td></tr><tr><td>3 bedrooms</td><td>4.8%</td><td>38.0%</td><td>42.7%</td></tr><tr><td>4+ bedrooms</td><td>1.8%</td><td>29.3%</td><td>31.1%</td></tr><tr><td>DWELLINGS</td><td>14.6%</td><td>81.7%</td><td>96.3%</td></tr></table>		Affordable Housing	Total Market Housing	Total Housing	1 bedroom	2.5%	3.9%	6.3%	2 bedrooms	5.6%	10.5%	16.1%	3 bedrooms	4.8%	38.0%	42.7%	4+ bedrooms	1.8%	29.3%	31.1%	DWELLINGS	14.6%	81.7%	96.3%	Accessibility standards built into the appraisals. Space standards reflected in appraisals. Housing mix reflected in the appraisals.
	Affordable Housing	Total Market Housing	Total Housing																							
1 bedroom	2.5%	3.9%	6.3%																							
2 bedrooms	5.6%	10.5%	16.1%																							
3 bedrooms	4.8%	38.0%	42.7%																							
4+ bedrooms	1.8%	29.3%	31.1%																							
DWELLINGS	14.6%	81.7%	96.3%																							
H3	Affordable housing All applications of 5+ units - requirement for 30% affordable housing on previously developed sites in major settlements (Earley, Green Park, Shinfield (north of M4), Twyford, Winnersh, Wokingham and Woodley. 40% affordable housing on greenfield sites in these areas. Requirement for 40% affordable housing (regardless of whether sites are previously developed or greenfield) in all other settlements. 35% affordable housing required within Arborfield Green SDL and South Wokingham SDL. In all areas, policy requirement is applied subject to site-specific viability. First Homes to make up 25% of the affordable housing provision at discounts of 50% to market value. Balance of affordable housing to be split 70% social rent and 30% shared ownership.	Tested in the study through on-site affordable housing at varying proportions.																								

Policy	Requirement	How policy is addressed in this Study
NE2	Biodiversity Net Gain Minimum biodiversity net gain of 10%	Cost allowance reflected in the appraisals.
NE3	Thames Basin Heaths Special Protection Area Provision of Suitable Alternative Natural Greenspace ('SANG') and Strategic Access Management and Monitoring ('SAMM')	Cost of purchasing capacity at Rooks Nest Wood SANG and SAMM contributions factored into the appraisals.

Development context

- 2.55 Wokingham is a borough covering 17,892 hectares (178 square kilometres), extending from Woodley, Early, Shinfield and Wargrave in the west. The Borough is bisected by the M4 and A329(M) which run east-west between Wokingham and Earley. The Borough benefits from a range of main line train services, including the Elizabeth Line (which serves Twyford Station); GWR and South Western Rail services (serving Wokingham, Winnersh, Winnersh Triangle and Earley); and GWR services stopping at Wargrave (and Shiplake and Henley on Thames, just over the Borough boundary to the west). These services connect the Borough to central London and the intermediate stations on the way into London, as well as to Reading, which is immediately to the west.
- 2.56 The Borough accommodates a range of services-based companies, including the IT, communications and pharmaceutical sectors, including Microsoft, Oracle, Pepsico and Johnson & Johnson. There are circa 88,000 people in employment in the Borough within 8,900 registered businesses.
- 2.57 The Borough's main town centre is Wokingham, which has seen significant regeneration over recent years, resulting in diversification of uses and increased footfall. There are also district centres in the other settlements, providing more for day-to-day retail requirements.
- 2.58 According to the 2021 Census, the Borough has a housing stock of 71,523 dwellings, predominantly in the form of detached and semi-detached houses. 78% of the Borough's residents are owner occupiers, either outright or with a mortgage. Average house prices are significantly higher than the average across England, despite high levels of housing delivery in recent years.
- 2.59 Recent housing delivery in the Borough's four Strategic Development Locations ('SDLs') has resulted in provision of circa £1 billion in new supporting infrastructure, largely funded through CIL and Section 106 obligations. This new infrastructure includes new primary schools, a new secondary school, new highways, 240 hectares of public open space and 5 community centres. There is, however, an ongoing need to expand supporting infrastructure, including upgrading existing infrastructure that is coming to the end of its anticipated lifespan.

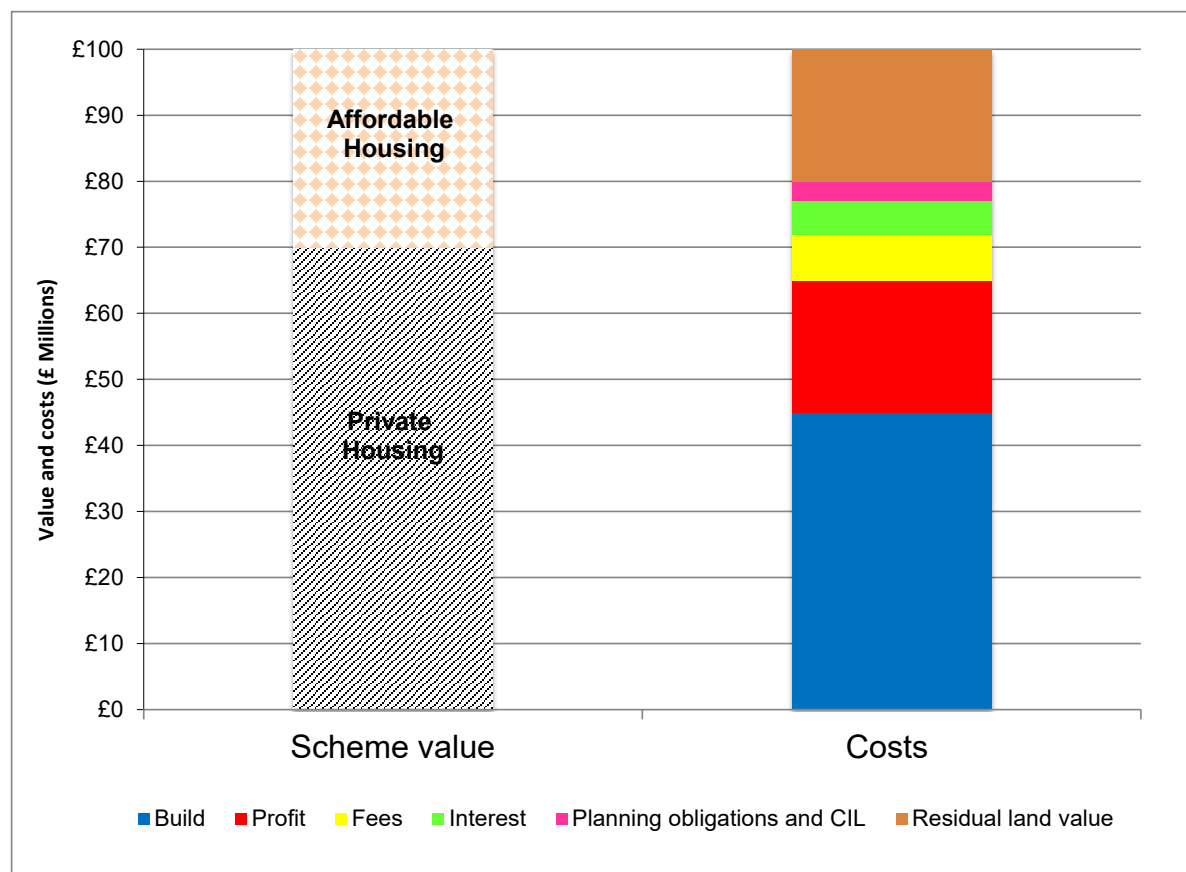
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Wokingham and tests the Council's emerging planning policy requirements alongside adopted CIL rates.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Components of a residual valuation



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Wokingham, some sites in the main settlements will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁶ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

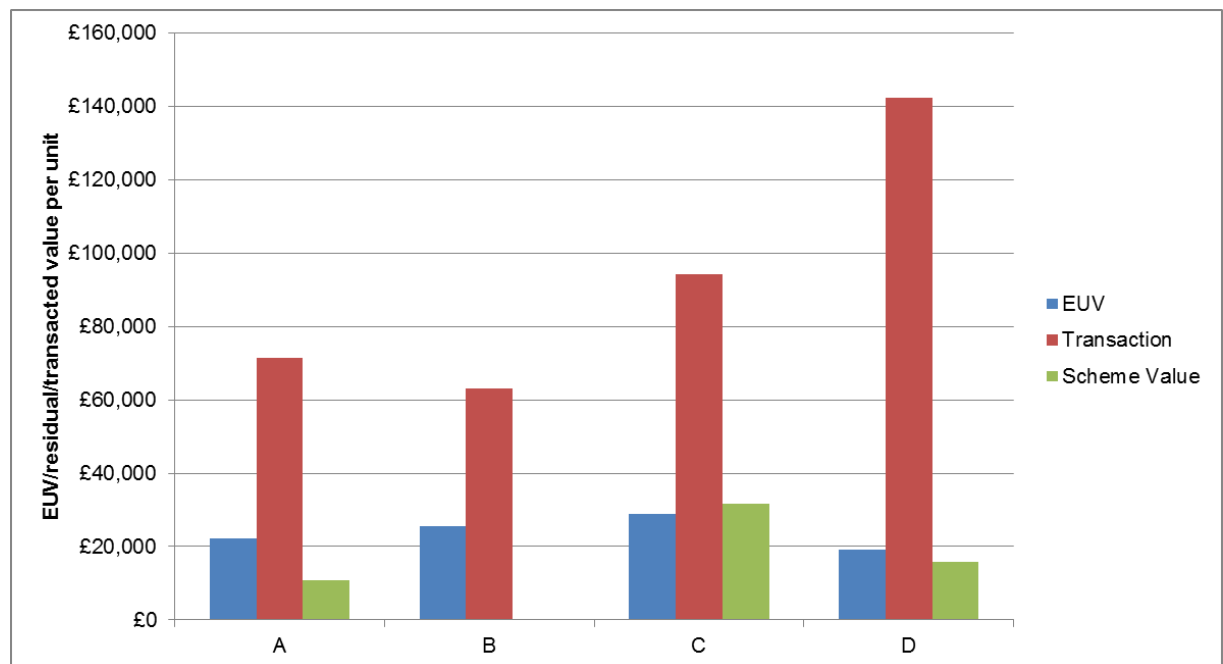
- 3.7 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.

⁶ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

⁷ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.9 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.10 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements. Consequently, an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept.
- 3.11 Commentators frequently make reference to 'market testing' of benchmark land values and advocating the use of benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the advocates of this approach have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.12 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties are assessed. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.12.1. This chart compares the residual value of four central London development proposals (labelled A to D) to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.12.1: Comparison of residual values to existing use value and price paid for site



- 3.13 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.14 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that “price paid for land” should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.10 and 3.11.

4 Appraisal assumptions

- 4.1 We have appraised 48 development typologies across the borough, these include a range of typologies which were formulated in consultation with the Council, informed by past development types and current pipeline sites, to reflect the development expected to come forward under the new Local Plan. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2)⁸.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary to a degree between different sub-markets within Wokingham Borough, as noted in Section 2. We have considered comparable evidence of second hand and new build transactions in the Borough to establish appropriate ranges of values for testing purposes. This exercise involved analysis of 4,345 transactions recorded by the Land Registry between January 2022 and May 2024 but brought up to date by reference to changes in the House Price Index from the point of sale (attached as Appendix 3). This analysis indicates that developments in the borough will attract average sales values ranging from circa £4,750 per square metre (£440 per square foot) to circa £5,960 per square metre (£550 per square foot), as shown in Figure 2.18.1. As noted in Section 2, the highest sales values are achieved in the north (Sonning, Twyford, Crazies Hill and Whistley Green). Developments in the south of the Borough (Wokingham, Finchampstead, Spencers Wood, Arborfield, Swallowfield and Shinfield) are lowest.
- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.4.1: Growth scenario

	2.5%	3.5%	4.0%	4.0%	4.0%	4.0%
Values	2.5%	3.5%	4.0%	4.0%	4.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.5 The emerging Local Plan indicates that the Council will require schemes capable of providing 5 or more units to provide varying proportions of affordable housing (ranging from 30% to 40%) with a tenure mix of 25% First Homes (50% discount to market value), with the balance split 70% social rent and 30% intermediate (52.5% and 22.5% of the total affordable housing provision respectively).

⁸ Table 4.1.1 shows an average GIA per unit of 103 square metres. This is based on assumed GIAs of 62.5 square metres for one bed units; 87.5 square metres for two bed units; 107.5 square metres for three bed units; and 123.75 square metres for four bed units, which are informed by Nationally Described Space Standards. When these areas are applied to the housing mix in Table 4.9.1, the resulting average unit size is 103 square metres.

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super market	Office	Warehouse B8	C1 Hotel	C2	Assembly/ leisure	Community	Total Gross Internal Area
1	Residential Small site - low density	0.16	5	103	517	0	0	0	0	0	0	0	0	517
2	Residential Small site - medium density	0.16	5	103	517	0	0	0	0	0	0	0	0	517
3	Residential Small site - higher density	0.04	5	103	517	0	0	0	0	0	0	0	0	517
4	Residential Small site - low density	0.32	10	103	1,034	0	0	0	0	0	0	0	0	1,034
5	Residential Small site - medium density	0.32	10	103	1,034	0	0	0	0	0	0	0	0	1,034
6	Residential Small site - higher density	0.09	10	103	1,034	0	0	0	0	0	0	0	0	1,034
7	Residential Medium site - low density	0.79	25	103	2,585	0	0	0	0	0	0	0	0	2,585
8	Residential Medium site - medium density	0.79	25	103	2,585	0	0	0	0	0	0	0	0	2,585
9	Residential Medium site - higher density	0.28	25	103	2,585	0	0	0	0	0	0	0	0	2,585
10	Residential Medium site - low density	1.68	50	103	5,169	0	0	0	0	0	0	0	0	5,169
11	Residential Medium site - medium density	1.68	50	103	5,169	0	0	0	0	0	0	0	0	5,169
12	Residential Medium site - higher density	0.47	50	103	5,169	0	0	0	0	0	0	0	0	5,169
13	Residential Large site - low density	3.57	100	103	10,339	0	0	0	0	0	0	0	0	10,339
14	Residential Large site - medium density	3.57	100	103	10,339	0	0	0	0	0	0	0	0	10,339
15	Residential Large site - high density	1.39	100	103	10,339	0	0	0	0	0	0	0	0	10,339

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super market	Office	Warehouse B8	C1 Hotel	C2	Assembly/ leisure	Community	Total Gross Internal Area
16	Residential Large site - low density	8.16	200	103	20,678	0	0	0	0	0	0	0	0	20,678
17	Residential Large site - medium density	5.71	200	103	20,678	0	0	0	0	0	0	0	0	20,678
18	Strategic scale site - low density	25.64	500	103	51,695	0	0	0	0	0	0	0	0	51,695
19	Strategic scale site - medium density	19.23	500	103	51,695	0	0	0	0	0	0	0	0	51,695
20	Strategic scale site - low density	111.11	2,000	103	206,779	0	0	0	0	0	0	0	0	206,779
21	Strategic scale site - medium density	83.33	2,000	103	206,779	0	0	0	0	0	0	0	0	206,779
22	Strategic scale site - low density	242.42	4,000	103	413,558	0	0	0	0	0	0	0	0	413,558
23	Strategic scale site - medium density with R&D	181.82	4,000	103	413,558	0	0	100,000	0	0	0	0	0	513,558
24	Housing for Elderly (C3) - high density	0.32	40	73	2,900	0	0	0	0	0	0	0	0	2,900
25	Housing for Elderly (C3) - high density	0.41	60	73	4,350	0	0	0	0	0	0	0	0	4,350
26	Housing for Elderly (C2) extra care	0.47	70	73	5,075	0	0	0	0	0	0	0	0	5,075
27	Retail (comparison)	0.25	0		0	4,000	0	0	0	0	0	0	0	4,000
28	Retail (convenience)	1.00	0		0	0	1,500	0	0	0	0	0	0	1,500
29	Office	0.50	0		0	0	0	10,000	0	0	0	0	0	10,000
30	Office	0.75	0		0	0	0	15,000	0	0	0	0	0	15,000
31	Industrial (40% plot ratio)	1.00	0		0	0	0	0	4,000	0	0	0	0	4,000
32	Warehousing/logistics (50% plot ratio)	1.00	0		0	0	0	0	5,000	0	0	0	0	5,000
33	Warehousing/logistics (60% plot ratio)	1.00	0		0	0	0	0	6,000	0	0	0	0	6,000

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super market	Office	Warehouse B8	C1 Hotel	C2	Assembly/ leisure	Community	Total Gross Internal Area
34	Student housing development (medium density) 200 beds	0.30	0		0	0	0	0	0	0	4,000	0	0	4,000
35	Student housing development (medium density) 250 beds	0.42	0		0	0	0	0	0	0	5,500	0	0	5,500
36	Student housing development (medium density) 300 beds	0.52	0		0	0	0	0	0	0	6,600	0	0	6,600
37	Student housing development (high density) 200 beds	0.16	0		0	0	0	0	0	0	3,600	0	0	3,600
38	Student housing development (high density) 250 beds	0.20	0		0	0	0	0	0	0	4,500	0	0	4,500
39	Student housing development (high density) 300 beds	0.24	0		0	0	0	0	0	0	5,400	0	0	5,400
40	Hotel (100 rooms)	0.15	0		0	0	0	0	0	2,500	0	0	0	2,500
41	Hotel (125 room)	0.15	0		0	0	0	0	0	3,438	0	0	0	3,438
42	Hotel (150 rooms)	0.15	0		0	0	0	0	0	4,500	0	0	0	4,500
43	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	2	1,502
44	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	2	1,502
45	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	2	1,502
46	Community use	0.17	0		0	0	0	0	0	0	0	0	2,000	2,000
47	Community use	0.16	0		0	0	0	0	0	0	0	0	2,500	2,500
48	Community use	0.19	0		0	0	0	0	0	0	0	0	3,000	3,000

- 4.6 For the purposes of testing potential levels of affordable housing to inform the emerging policy approach, our appraisals assume that the rented housing is let at social rents (see Table 4.6.1).

Table 4.6.1: Affordable housing rents

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents (per week)	£96.92	£109.19	£126.88	£139.15
Social Rents (per annum)	£5,040	£5,678	£6,598	£7,236

- 4.7 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.8 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at a rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.9 Emerging Local Plan policy sets out an expected housing mix in new developments in terms of numbers of bedrooms. The housing mix applied to across the affordable tenures is included in Table 4.9.1.

Table 4.9.1: Housing mix sought by emerging Local Plan policy

Tenure	1 bed	2 bed	3 bed	4 bed
Market housing	5%	13%	47%	35%
Social rented	17%	38%	33%	12%
Shared ownership	17%	38%	33%	12%

- 4.10 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.10.1 summarises the capital values that each tenure generate.

Table 4.10.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value ⁹
Social Rent	£2,278	£1,850	£1,789	£1,722	£1,762
Shared ownership ¹⁰	£4,292	£4,292	£4,153	£4,014	£3,986

- 4.11 The 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on

⁹ After deduction of RP's on-costs at 5% of value.

¹⁰ Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £5,960 per square metre. Values will vary with unrestricted market value.

developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

- 4.12 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.12.1. These assumptions are informed by 121 lettings of similar floorspace in the Borough recorded by CoStar since July 2022 (attached as Appendix 4) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace which reflects normal market practice of offering an incentive to incoming tenants.

Table 4.12.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square foot	Rent per square metre	Investment yield	Rent free period (months)
Retail	£37	£403	7.00%	12
Supermarkets	£27	£290	5.00%	6
Offices	£30	£330	6.50%	12
Industrial and warehousing	£15	£165	5.00%	12

- 4.13 We have applied a capital value for hotel rooms of £150,000 per room, which reflects recent transactions of recently constructed hotels which have been sold in the region recently, including the Premier Inn at Maidenhead. This hotel was constructed in 2023 and was transacted in July 2024 at circa £130,000 per room.
- 4.14 Rents for student housing accommodation owned by University of Reading are typically £214 per week (un-catered) for ensuite rooms on a 40 week tenancy period. Unite student accommodation in Reading rents at slightly higher rents of £225 per week for an ensuite room and £299 per week for a studio (uncatered) with 51 week tenancies for both room types. We have deduced an operational cost allowance of £3,500 per room and capitalised the net rent at a 5% yield.

Construction costs

- 4.15 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 5). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.15.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.1 Estate housing generally	£1,593	10%	£1,752
Flats – fewer than 6 storeys	816. Flats 3-5 storeys	£1,840	10%	£2,024
Flat – 6 or more storeys	816. Flats 6 storeys or above	£2,173	10%	£2,390
Retail	345 Shops	£1,609	10%	£1,770
Supermarkets	344 Supermarkets generally	£1,802	10%	£1,982
Offices	320 Offices generally	£2,189	10%	£2,408
B2 / B8	284.1 Warehouses, stores	£960	10%	£1,056
Student	856.2 Students' halls	£2,468	10%	£2,715

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Hotels	852 Hotels	£2,824	10%	£3,106

- 4.16 The base costs above are increased by 10% to account for external works (including car parking spaces).
- 4.17 For strategic scale sites (typologies 18 to 23), we have applied an allowance for greenfield infrastructure costs of £29,000 per unit. This is based on the allowance of £17,000 advocated in the Local Housing Delivery Group guidance 'Viability testing local plans: advice for practitioners' (August 2012) subject to the change in the BCIS Tender Price Index over the intervening period¹¹. This increases the per unit allowance from £17,000 to £29,000. The extent of on-site infrastructure required is rarely possible to establish until a developer works up a scheme for a Site and consequently there may be differences between the amounts required for individual applications and the amount we have tested.

Net Zero carbon and BREEAM

- 4.18 Emerging Policy CE2 indicates that developments should generate as much energy on-site as they consume. Policy CE5 requires that developments should minimise embodied carbon through the careful selection of materials. Draft research by Currie and Brown, Introba and Etude on behalf of the Council indicates that the additional costs of achieving net zero homes is estimated to be 6% to 7.5% of construction costs, depending on house type. This range is higher than research undertaken for London boroughs ('*Delivering Net Zero: An evidence study to support planning policies which deliver Net Zero Carbon developments*' (May 2023) by Levitt Bernstein, Introba, Inkling, Currie & Brown and Etude which indicates additional capital costs of achieving net zero carbon development ranging from 4% to 5% for houses; 4% to 7% or low rise flats; and 3% to 5% for mid-rise flats. The study also identifies additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development.
- 4.19 We have therefore tested a range of costs in our appraisals, as follows (these are applied to both domestic and non-domestic uses):
- Scenario 1: 5% uplift for net zero carbon;
 - Scenario 2: 7.5% uplift for net zero carbon.

Accessibility standards

- 4.20 Policy H1 requires that on schemes of 20 or more units, 5% of units are required to meet M4(3) standards. We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.20.1. These costs are based on the MHCLG '*Housing Standards Review: Cost Impacts*' study, but converted into percentages of base construction costs (see calculations at Appendix 6) so that they can be applied to contemporary costs.

Table 4.20.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

- 4.21 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 5% of dwellings. M4(3) (a) applies to market housing

¹¹ BCIS TPI Q3 2012 = 223. BCIS TPI Q3 2024 = 394. Change equals +71%.

units and M4(3) (b) applies to affordable units.

Professional fees

- 4.22 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 7% allowance, which is at the middle of the range for most schemes.

Development finance

- 4.23 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of medium funding conditions over the plan period.

Marketing costs

- 4.24 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

CIL Charging Schedule

- 4.25 As noted previously, the Council approved its CIL Charging Schedule on 19 February 2015 and it came into effect on 6 April 2015. Table 4.25.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2024 (published in December 2023). For C3 residential developments, there is a borough-wide zone, but lower rates are set in four Strategic Development Locations ('SDLs'). Different rates apply to sheltered housing, residential institutions and extra care housing. There is a nominal rate applied to retail outside existing retail centres. All other uses attract a nil rate. The adopted and indexed rates are summarised in Table 2.41.1.

Table 4.25.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in *italics*)

Development type	Area	Adopted rate	Indexed rate
Residential Development (excluding Sheltered Housing, Extra Care Housing and Residential Institutions)	South of M4 SDL	£300	£458.69
	South Wokingham SDL	£320	£489.27
	North Wokingham SDL	£340	£519.85
	Arborfield SDL	£365	£558.07
	Rest of Borough	£365	£558.07
Sheltered housing	South of M4 SDL, South Wokingham SDL, North Wokingham SDL, Arborfield SDL	£365	£558.07
	Rest of Borough	£150	£229.34
Residential institutions and Extra Care Housing	South of M4 SDL, South Wokingham SDL, North Wokingham SDL, Arborfield SDL	£100	£152.90
	Rest of Borough	£60	£91.74
Retail	Existing town/small town/district centres	£0	£0
	Arborfield SDL	£0	£0
	Rest of Borough	£50	£76.45
All other development types	Whole Borough	£0	£0

- 4.26 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. However, as most sites expected to come forward are greenfield with no existing floorspace, we have assumed that there is no deduction for existing floorspace to reflect the most likely outcome in terms of CIL liability. In practice, some developments in the settlements will have existing floorspace which qualifies and the CIL liability will be reduced to an extent.

Section 106 costs

- 4.27 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £1,650 per unit for residential schemes of up to 100 units. For schemes ranging from 101 to 500 units, we have applied a Section 106 allowance of £7,500 per unit, reflecting the likely provision of some on-site community infrastructure. For strategic schemes (typologies 18 to 23), we have applied an average allowance for on-site community infrastructure of £18,000 per dwelling, based on estimated requirements on live developments in the Borough. It is important to note that S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.28 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

SANG and SAMM

- 4.29 Parts of the Borough are within zones of influence around the Thames Basin Heath Special Protection Area. A very small part of the Borough (just south of Wheeler's Copse) is within the 400 metre zone, while most of the land south of the M4 and A329(M) are within the 5 kilometre and 7 kilometre zones. In the 400 metre buffer zone, no new development proposing a net increase in dwellings is permitted. In the 5 kilometre and 7 kilometre zones, developments will be required to make provision for mitigation through SANG and SAMM. The SANG requirement is for 8 hectares of SANG per 1,000 new occupants for developments within the 5 kilometre zone and 1.73 to 2.16 hectares of SANG for developments within the 7 kilometre zone. Developers have the option of purchasing SANG within the Rooks Nest Wood SANG at the rates shown in Table 4.30.1. In addition, developers are required to contribute towards the ongoing management and monitoring of SANG through SAMM payments at the rates shown in Table 4.29.1 (as at 1 June 2024). These rates are to increase annually by the rate of CPI.

Table 4.29.1: Rooks Nest Wood SANG and SAMM rates per unit

No of bedrooms	SANG		SAMM	
	Within 5km	5 7 km	Within 5km	5 7km
1	£1,567.98	£423.35	£563	£162
2	£2,049.59	£553.39	£784	£225
3	£2,690.93	£726.55	£1,042	£298
4	£3,546.86	£957.65	£1,225	£352
5	£4,240.62	£1,144.97	£1,400	£401

Biodiversity Net Gain

- 4.30 The Council's emerging policy requirement reflects the statutory requirement that developments achieve 10% biodiversity net gain. We have reflected the additional costs of achieving a 10% net gain by applying an increase in build costs indicated in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on greenfield sites for a 10% biodiversity net gain equate to 0.7% of build costs¹². We have also tested a 20% biodiversity net gain at an assumed cost of 1.4% of total construction costs. Increasing biodiversity in urban areas on sites which have been previously developed has a lower cost of 0.1%, as the starting base level of biodiversity is typically very low.

¹² Central Estimate – see Table 20 of DEFRA Impact Assessment

Development and sales periods

- 4.31 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 3-6 units per month (reflecting typical rates of sales in developments across the south-east), with an element of off-plan sales reflected in the timing of receipts, as well as multiple outlets on the larger development typologies. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units in flatted developments are sold over varying periods after completion, which is a conservative approach. For housing schemes, our appraisals assume that sales complete 12 months after construction commences and tracks construction thereafter.

Developer's profit

- 4.32 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.33 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.34 Following a significant period of turbulence, including the UK's departure from the European Union; the Coronavirus pandemic; the subsequent spike in commodities pricing; the war in Ukraine; and the September 2022 'fiscal event', the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up. Profit rates applied to rented housing are set at 15% of GDV. Profit on commercial development is also set at 15% of GDV.
- 4.35 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.36 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample. Clearly, when sites come forward through the development management process, exceptional costs may need to be taken into account, although we note that the PPG indicates that Benchmark Land Value should normally be adjusted to reflect such costs.

Benchmark land value

- 4.37 Benchmark land value, based on the existing use value of sites is a key consideration in the

assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

- 4.38 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has lower site coverage than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rental income, high yields and high vacancies (or in some cases no occupation at all over a lengthy period), which depresses capital values. We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.39 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are set out at Appendix 7 and the values themselves are summarised in Table 4.39.1. The bulk of housing land supply in the Borough is currently undeveloped greenfield land, typically used for agricultural purposes.

Table 4.39.1: Benchmark land values (£ millions per hectare)

Use	EUV	Premium	BLV
Secondary offices	£2.84	£0.57	£3.41
Secondary industrial	£1.86	£0.37	£2.24
Undeveloped greenfield land (upper end of range)	£0.02	£0.35	£0.37
Undeveloped greenfield land (lower end of range)	£0.03	£0.22	£0.25

- 4.40 We have not used 'alternative use values' in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:
- That any alternative use scheme would comply in full with development plan policies;
 - That it can be demonstrated that the alternative use could be accommodated on the site in question;
 - There is demonstrable market demand for the alternative use;
 - There is robust justification as to why this alternative use is not being pursued by the landowner.
- 4.41 A recent appeal decision¹³ notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

¹³ 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 8 and appendices 9 and 10. We have appraised 48 development typologies, reflecting different densities and types of development across the Borough including 6 typologies which reflect the scale of identified strategic development sites/areas in the emerging Plan. These sites include both residential and non-residential uses, including offices, retail, industrial and community uses for the purposes of testing alternative CIL rates to those currently levied in the adopted Charging Schedule.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with emerging Local Plan policies, with two alternative tenure mixes:
- 0% affordable to 50% affordable; 25% First Homes with the balance split 70% social rent and 30% Shared Ownership;
 - 0% affordable to 50% affordable; 70% social rent and 30% Shared Ownership¹⁴.
- 5.3 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.4 The 6 strategic development typologies are tested with all residential sales values, but we have commented on which results are most relevant (i.e. the values which reflect those currently achieved on the ground in each of the locations). These strategic sites are tested against all four benchmark land values, but clearly the most relevant is the lowest greenfield benchmark land value and we highlight this in the commentary on the results in the next section.
- 5.5 For other policy requirements (bio-diversity net gain, electric vehicle charging, operational and embodied carbon and SAMM/SANG), we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 10.

¹⁴ Reflecting the Government's proposed changes to the NPPF which indicate that First Homes will no longer be required. Clearly, the Council has the option of retaining a First Homes requirement in its Local Plan, as the proposed changes to the NPPF will retain First Homes within the definition of affordable housing.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the impact of emerging plan policies to assist the Council in understanding the potential cumulative impacts.

Affordable housing

- 6.2 As noted in Section 5, we have tested two tenure scenarios, as follows:
- 25% First Homes, with the balance provided as 70% Social Rent and 30% shared ownership;
 - 70% Social Rent and 30% shared ownership.
- 6.3 The Council's preferred tenure mix for the emerging plan is 25% First Homes with the balance provided as 70% Social Rent and 30% shared ownership (which results in a tenure mix of 25 First Homes; 52.5% Social Rent; and 22.5% shared ownership). The appraisal results for this tenure mix are summarised in tables 6.3.1 to 6.3.9 and Appendix 8. The appraisal results with the alternative tenure mix of 70% social rent and 30% shared ownership (i.e. no First Homes) are attached as Appendix 9. Each table shows the results with sales values reflecting the Borough-wide range (£4,750 per square metre to £5,960 per square metre). The appraisals assume an affordable housing unit mix of 17% one beds, 38% two beds, 33% three beds and 12% four beds across all tenures.
- 6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided, the most significant factor being the Benchmark Land Value assumed. Schemes that are brought forward on previously developed land in the urban areas may not always be able to meet the policy targets in the emerging Local Plan. However, the policy sets lower targets for previously developed land to reflect the impact of higher benchmark land values. The bulk of land supply will be greenfield sites, where the emerging policy targets are readily achievable across the Borough.
- 6.5 Where sales values are at the lower end of the tested range (£4,750 per square metre), many schemes are unviable at zero affordable housing when tested against secondary office benchmark land values. This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development. However, when considered against secondary industrial and open land benchmark land values, schemes of a range of scales can viably meet the full targets in the emerging policy (i.e. 30% on previously developed sites and up to 40% affordable housing on greenfield sites)
- 6.6 As sales values increase, the extent to which schemes can provide affordable housing increases, but to varying degrees, with a range of outcomes at the highest sales values in the range (£5,960 per square metre). Even at the highest sales values in the range, the viable level of affordable housing does not universally reach 40% when schemes are tested against the highest benchmark land values, but the vast majority of typologies are viable at this level.
- 6.7 As can be noted from tables 6.7.1 to 6.7.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the emerging policy targets of between 30% and 40% (depending on location) would, in principle, mean that some schemes that *could* have delivered at target levels would no longer be required to do so if the Council adopted lower targets.

Table 6.7.1: Appraisal results – 25% First Homes, 52.5% Social Rent and 22.5% Shared ownership (sales values of £4,750 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY			Sales value £4,750 psm		AH tenure		Rented 53%		SO 23% Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£540,795	430,010	405,225	380,718	356,491	332,543	308,873	285,483	262,372	239,539	216,985	194,712	
2 Residential Small site - medium density	5	£540,795	437,937	413,099	388,540	364,260	340,259	316,537	293,094	269,930	247,046	224,441	202,114	
3 Residential Small site - higher density (flats)	5	£151,423	30,879	14,092	2,525	19,146	35,557	51,757	67,745	83,523	99,090	114,446	129,591	
4 Residential Small site - low density	10	£1,081,591	860,021	810,449	761,437	712,983	665,085	617,746	570,966	524,743	479,078	433,972	389,422	
5 Residential Small site - medium density	10	£1,081,591	875,872	826,197	777,079	728,520	680,518	633,075	586,190	539,862	494,092	448,881	404,227	
6 Residential Small site - higher density	10	£302,845	61,757	28,184	5,051	38,293	71,113	103,513	135,490	167,046	198,180	228,892	259,183	
7 Residential Medium site - low density	25	£2,703,977	2,150,051	2,026,125	1,903,593	1,782,456	1,662,714	1,544,387	1,427,415	1,311,858	1,197,695	1,084,928	973,556	
8 Residential Medium site - medium density	25	£2,703,977	1,778,565	1,662,454	1,547,667	1,434,204	1,322,063	1,211,248	1,101,754	993,586	886,740	781,219	677,021	
9 Residential Medium site - higher density	25	£953,963	1,223,294	1,118,358	1,014,645	912,157	810,892	710,851	612,034	514,442	418,072	322,927	229,004	
10 Residential Medium site - low density	50	£5,726,069	4,224,731	3,981,840	3,741,685	3,504,263	3,269,576	3,037,623	2,808,405	2,581,921	2,358,172	2,137,156	1,918,875	
11 Residential Medium site - medium density	50	£5,726,069	4,301,489	4,058,092	3,817,429	3,579,501	3,344,306	3,111,846	2,882,121	2,655,130	2,430,874	2,209,352	1,990,585	
12 Residential Medium site - higher density (flats)	50	£1,603,299	128,542	273,124	415,900	556,871	696,034	833,393	968,945	1,102,891	1,234,832	1,364,766	1,493,094	
13 Residential Large site - low density	100	£12,167,896	8,191,497	7,719,202	7,252,221	6,790,551	6,334,194	5,883,148	5,437,416	4,996,995	4,561,887	4,132,093	3,707,610	
14 Residential Large site - medium density	100	£12,167,896	8,344,864	7,871,556	7,403,561	6,940,879	6,483,508	6,031,450	5,584,705	5,143,272	4,707,152	4,276,343	3,850,847	
15 Residential Large site - high density	100	£4,731,960	6,038,955	5,611,890	5,189,725	4,772,462	4,360,097	3,952,633	3,550,069	3,152,405	2,759,641	2,371,777	1,988,813	
16 Residential Large site - low density	200	£27,812,333	15,249,434	14,318,136	13,397,318	12,486,980	11,587,122	10,697,744	9,818,846	8,950,427	8,092,490	7,245,033	6,408,055	
17 Residential Large site - medium density	200	£19,468,633	12,463,438	11,591,239	10,728,979	9,876,657	9,034,274	8,201,830	7,379,325	6,568,759	5,764,131	4,971,443	4,188,693	
18 Strategic scale site - low density	500	£87,359,253	19,631,568	17,372,916	15,124,572	12,901,805	10,704,613	8,532,997	6,386,957	4,266,494	2,171,606	98,589	2,000,422	
19 Strategic scale site - medium density	500	£65,519,439	16,583,317	14,379,730	12,201,052	10,047,284	7,918,426	5,814,478	3,735,439	1,681,310	367,087	2,426,991	4,461,300	
20 Strategic scale site - low density	2,000	£378,556,761	70,100,331	61,887,466	53,761,168	45,679,700	37,691,155	29,795,530	21,992,827	14,272,887	6,582,974	1,028,607	8,680,933	
21 Strategic scale site - medium density	2,000	£283,917,571	58,940,031	50,932,410	43,015,247	35,188,540	27,452,291	19,806,500	12,196,992	4,661,103	2,825,959	10,354,329	17,819,084	
22 Strategic scale site - low density	4,000	£825,942,024	114,062,259	100,120,399	86,335,052	72,706,218	59,145,084	45,737,700	32,473,584	19,269,365	6,202,503	6,919,516	20,084,073	
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	102,651,021	87,812,312	72,904,237	57,861,712	42,524,267	27,114,476	11,885,858	3,209,824	18,302,923	33,212,082	47,937,302	
24 Housing for Elderly (C3) - high density	40	£1,090,243	1,237,650	1,292,577	1,347,502	1,402,429	1,457,355	1,512,282	1,567,208	1,622,135	1,677,061	1,731,968	1,786,913	
25 Housing for Elderly (C3) - high density	60	£1,409,798	1,912,511	1,992,140	2,071,769	2,151,398	2,231,027	2,310,656	2,390,285	2,469,915	2,549,544	2,629,173	2,708,802	
26 Housing for Elderly (C2) extra care	70	£1,589,938	2,296,021	2,385,731	2,475,441	2,565,152	2,654,863	2,744,572	2,834,283	2,923,993	3,013,704	3,103,414	3,193,124	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							45% AH	50% AH
							20% AH	25% AH	30% AH	35% AH	40% AH				
1 Residential Small site - low density	5	£354,963	430,010	405,225	380,718	356,491	332,543	308,873	285,483	262,372	239,539	216,985	194,712		
2 Residential Small site - medium density	5	£354,963	437,937	413,099	388,540	364,260	340,259	316,537	293,094	269,930	247,046	224,441	202,114		
3 Residential Small site - higher density (flats)	5	£99,390	30,879	14,092	2,525	19,146	35,557	51,757	67,745	83,523	99,090	114,446	129,551		
4 Residential Small site - low density	10	£709,925	860,021	810,449	761,437	712,983	665,085	617,746	570,966	524,743	479,078	433,972	389,422		
5 Residential Small site - medium density	10	£709,925	875,872	826,197	777,079	728,520	680,518	633,075	586,190	539,862	494,092	448,881	404,227		
6 Residential Small site - higher density	10	£198,779	61,757	28,184	5,051	38,293	71,113	103,513	135,490	167,046	198,180	228,892	259,183		
7 Residential Medium site - low density	25	£1,774,813	2,150,051	2,026,125	1,903,593	1,782,456	1,662,714	1,544,367	1,427,415	1,311,858	1,197,695	1,084,928	973,556		
8 Residential Medium site - medium density	25	£1,774,813	1,778,565	1,662,454	1,547,667	1,434,204	1,322,063	1,211,248	1,101,754	993,586	886,740	781,219	677,021		
9 Residential Medium site - higher density	25	£626,154	1,223,294	1,118,358	1,014,645	912,157	810,892	710,851	612,034	514,442	418,072	322,927	229,004		
10 Residential Medium site - low density	50	£3,758,428	4,224,731	3,981,840	3,741,685	3,504,263	3,269,576	3,037,623	2,808,405	2,581,921	2,358,172	2,137,156	1,918,875		
11 Residential Medium site - medium density	50	£3,758,428	4,301,489	4,058,092	3,817,429	3,579,501	3,344,306	3,111,846	2,882,121	2,655,130	2,430,874	2,209,352	1,990,565		
12 Residential Medium site - higher density (flats)	50	£1,052,360	126,542	273,124	415,900	556,871	696,034	833,393	968,945	1,102,891	1,234,832	1,364,766	1,493,094		
13 Residential Large site - low density	100	£7,986,660	8,191,497	7,719,202	7,252,221	6,790,551	6,334,194	5,883,148	5,437,416	4,996,995	4,561,887	4,132,093	3,707,610		
14 Residential Large site - medium density	100	£7,986,660	8,344,864	7,871,556	7,403,561	6,940,879	6,483,508	6,031,450	5,584,705	5,143,272	4,707,152	4,276,343	3,850,847		
15 Residential Large site - high density	100	£3,105,923	6,038,955	5,611,890	5,189,725	4,772,462	4,360,097	3,952,633	3,550,069	3,152,405	2,759,641	2,371,777	1,988,813		
16 Residential Large site - low density	200	£18,255,223	15,249,434	14,318,136	13,397,318	12,486,980	11,587,122	10,697,744	9,818,846	8,950,427	8,092,490	7,245,033	6,408,055		
17 Residential Large site - medium density	200	£12,778,656	12,463,438	11,591,239	10,728,979	9,876,657	9,034,274	8,201,830	7,379,325	6,568,759	5,764,131	4,971,443	4,188,693		
18 Strategic scale site - low density	500	£57,340,123	19,631,568	17,372,916	15,124,572	12,901,805	10,704,613	8,532,997	6,386,957	4,266,494	2,171,606	98,589	2,000,422		
19 Strategic scale site - medium density	500	£43,005,092	16,583,317	14,379,730	12,201,052	10,047,284	7,918,426	5,814,478	3,735,439	1,681,310	367,087	2,426,991	4,461,300		
20 Strategic scale site - low density	2,000	£248,473,865	70,100,331	61,887,466	53,761,168	45,679,700	37,691,155	29,795,530	21,992,827	14,272,887	6,582,974	1,028,607	8,680,933		
21 Strategic scale site - medium density	2,000	£186,355,399	58,940,031	50,932,410	43,015,247	35,188,540	27,452,291	19,806,500	12,196,992	4,661,103	2,825,959	10,354,329	17,819,084		
22 Strategic scale site - low density	4,000	£542,124,796	114,062,259	100,120,399	86,335,052	72,706,218	59,145,084	45,737,700	32,473,584	19,269,365	6,202,503	6,919,516	20,084,073		
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	102,651,021	87,812,312	72,904,237	57,861,712	42,524,267	27,114,476	11,885,858	3,209,824	18,302,923	33,212,082	47,937,302		
24 Housing for Elderly (C3) - high density	40	£715,605	1,237,650	1,292,577	1,347,502	1,402,429	1,457,355	1,512,282	1,567,208	1,622,135	1,677,061	1,731,968	1,786,913		
25 Housing for Elderly (C3) - high density	60	£925,351	1,912,511	1,992,140	2,071,769	2,151,398	2,231,027	2,310,656	2,390,285	2,469,915	2,549,544	2,629,173	2,708,802		
26 Housing for Elderly (C2) extra care	70	£1,043,590	2,296,021	2,385,731	2,475,441	2,565,152	2,654,863	2,744,572	2,834,283	2,923,993	3,013,704	3,103,414	3,193,124		

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA											
Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£58,730	430,010	405,225	380,718	356,491	332,543	308,873	285,483	262,372	239,539	216,985	194,712	
2 Residential Small site - medium density	5	£58,730	437,937	413,099	388,540	364,260	340,259	316,537	293,094	269,930	247,046	224,441	202,114	
3 Residential Small site - higher density (flats)	5	£16,444	30,879	14,092	2,525	19,146	35,557	51,757	67,745	83,523	99,090	114,446	129,591	
4 Residential Small site - low density	10	£117,460	860,021	810,449	761,437	712,983	665,085	617,746	570,966	524,743	479,078	433,972	389,422	
5 Residential Small site - medium density	10	£117,460	875,872	826,197	777,079	728,520	680,518	633,075	586,190	539,862	494,092	448,881	404,227	
6 Residential Small site - higher density	10	£32,889	61,757	28,184	5,051	38,293	71,113	103,513	135,490	167,046	198,180	228,892	259,183	
7 Residential Medium site - low density	25	£293,651	2,150,051	2,026,125	1,903,593	1,782,456	1,662,714	1,544,367	1,427,415	1,311,858	1,197,695	1,084,928	973,556	
8 Residential Medium site - medium density	25	£293,651	1,778,565	1,662,454	1,547,667	1,434,204	1,322,063	1,211,248	1,101,754	993,586	886,740	781,219	677,021	
9 Residential Medium site - higher density	25	£103,600	1,223,294	1,118,358	1,014,645	912,157	810,892	710,851	612,034	514,442	418,072	322,927	229,004	
10 Residential Medium site - low density	50	£621,849	4,224,731	3,981,540	3,741,685	3,504,263	3,269,576	3,037,623	2,805,405	2,581,921	2,358,172	2,137,156	1,918,875	
11 Residential Medium site - medium density	50	£621,849	4,301,488	4,058,092	3,817,429	3,579,501	3,344,306	3,111,846	2,882,121	2,655,130	2,430,874	2,209,352	1,990,565	
12 Residential Medium site - higher density (flats)	50	£174,118	1,268,542	1,128,542	1,015,900	908,871	802,094	695,393	588,945	482,691	376,432	270,684	164,930	
13 Residential Large site - low density	100	£1,321,429	8,191,497	7,719,202	7,252,221	6,790,551	6,334,194	5,883,148	5,437,416	4,996,995	4,561,887	4,132,093	3,707,610	
14 Residential Large site - medium density	100	£1,321,429	8,344,864	7,871,556	7,403,561	6,940,879	6,483,580	6,031,450	5,584,705	5,143,272	4,707,152	4,276,343	3,850,847	
15 Residential Large site - high density	100	£513,889	6,038,955	5,611,890	5,188,725	4,772,462	4,360,097	3,952,633	3,550,069	3,152,405	2,759,641	2,371,777	1,988,813	
16 Residential Large site - low density	200	£3,020,408	15,249,434	14,318,136	13,397,318	12,486,580	11,587,122	10,697,744	9,818,846	8,950,427	8,092,490	7,245,033	6,406,055	
17 Residential Large site - medium density	200	£2,114,286	12,463,438	11,591,239	10,728,979	9,876,657	9,034,274	8,201,830	7,379,325	6,566,759	5,764,131	4,971,443	4,188,693	
18 Strategic scale site - low density	500	£9,487,179	63,813,568	17,372,916	15,124,572	12,901,805	10,704,613	8,532,997	6,386,957	4,266,494	2,171,606	98,589	2,000,422	
19 Strategic scale site - medium density	500	£7,115,385	16,583,317	14,379,730	12,201,052	10,047,284	7,918,426	5,814,478	3,735,439	1,681,310	367,087	2,426,991	4,461,300	
20 Strategic scale site - low density	2,000	£41,111,111	70,100,331	61,687,466	53,761,168	45,679,700	37,691,155	29,795,530	21,962,667	14,272,687	6,562,974	1,026,607	6,680,953	
21 Strategic scale site - medium density	2,000	£30,833,333	58,940,031	50,932,410	43,015,247	35,188,540	27,452,291	19,806,500	12,198,992	4,861,103	2,825,959	10,354,329	17,819,084	
22 Strategic scale site - low density	4,000	£89,696,970	104,062,259	100,120,399	86,335,052	72,706,218	59,145,084	45,737,700	32,473,584	19,269,368	6,202,053	6,919,516	20,084,073	
23 Strategic scale site - medium density with R&D	4,000	£67,272,727	112,651,021	87,812,312	72,904,237	57,861,712	42,524,267	27,114,476	11,685,585	5,209,824	18,302,923	33,212,082	47,857,307	
24 Housing for Elderly (C3) - high density	40	£118,400	1,237,650	1,262,577	1,347,502	1,402,429	1,457,355	1,512,282	1,567,208	1,622,135	1,677,061	1,731,988	1,786,913	
25 Housing for Elderly (C3) - high density	60	£153,103	1,912,511	1,992,140	2,071,769	2,151,398	2,231,027	2,310,656	2,390,285	2,469,915	2,549,544	2,629,173	2,708,802	
26 Housing for Elderly (C2) extra care	70	£172,667	2,296,021	2,385,731	2,475,441	2,565,152	2,654,863	2,744,572	2,834,283	2,923,993	3,013,704	3,103,414	3,193,124	

Table 6.7.2: Appraisal results – 25% First Homes, 52.5% Social Rent and 22.5% Shared ownership (sales values of £4,901 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	485,431	457,895	430,670	403,755	377,151	350,857	324,874	299,202	273,840	248,790	224,050
2 Residential Small site - medium density	5	£540,795	493,357	465,769	438,491	411,524	384,867	358,521	332,485	308,761	281,347	256,245	231,452
3 Residential Small site - higher density (flats)	5	£151,423	77,987	58,861	39,971	21,315	2,894	15,526	33,751	51,739	69,489	86,999	104,273
4 Residential Small site - low density	10	£1,081,591	970,863	915,791	861,340	807,509	754,301	701,714	649,748	598,404	547,681	497,580	448,100
5 Residential Small site - medium density	10	£1,081,591	986,715	931,537	876,981	823,046	769,734	717,042	664,972	613,523	562,695	512,489	462,905
6 Residential Small site - higher density	10	£302,845	155,974	117,723	79,942	42,631	5,768	31,051	67,503	103,479	138,977	174,000	208,545
7 Residential Medium site - low density	25	£2,703,977	2,427,157	2,289,476	2,153,348	2,018,774	1,885,752	1,754,285	1,624,371	1,496,010	1,369,203	1,243,950	1,120,250
8 Residential Medium site - medium density	25	£2,703,977	2,047,358	1,917,905	1,789,929	1,663,431	1,538,410	1,414,867	1,292,801	1,172,214	1,053,103	935,469	819,314
9 Residential Medium site - higher density	25	£953,963	1,480,447	1,362,747	1,246,418	1,131,459	1,017,872	905,655	794,810	685,335	577,230	470,498	365,136
10 Residential Medium site - low density	50	£5,726,069	4,764,689	4,494,995	4,228,344	3,964,737	3,704,173	3,446,653	3,192,176	2,940,743	2,692,353	2,447,006	2,204,703
11 Residential Medium site - medium density	50	£5,726,069	4,841,446	4,571,246	4,304,089	4,039,975	3,778,904	3,520,877	3,265,893	3,013,953	2,765,056	2,519,203	2,276,392
12 Residential Medium site - higher density (flats)	50	£1,603,299	323,313	158,568	4,205	167,329	328,386	487,376	644,299	799,154	951,941	1,102,661	1,251,314
13 Residential Large site - low density	100	£12,167,896	9,262,407	8,736,949	8,217,417	7,703,810	7,196,127	6,694,371	6,198,539	5,708,632	5,224,651	4,746,595	4,274,465
14 Residential Large site - medium density	100	£12,167,896	9,415,773	8,889,302	8,368,757	7,854,137	7,345,442	6,842,672	6,345,828	5,854,909	5,369,915	4,890,846	4,417,702
15 Residential Large site - high density	100	£4,731,960	7,061,673	6,583,838	6,111,488	5,644,624	5,183,244	4,727,350	4,276,941	3,832,019	3,392,581	2,958,627	2,530,160
16 Residential Large site - low density	200	£27,812,333	17,333,062	16,298,322	15,275,254	14,263,859	13,264,137	12,276,087	11,299,710	10,335,005	9,381,971	8,440,611	7,510,924
17 Residential Large site - medium density	200	£19,468,633	14,484,557	13,512,020	12,550,577	11,600,230	10,660,978	9,732,823	8,815,763	7,909,798	7,014,929	6,131,155	5,258,477
18 Strategic scale site - low density	500	£87,359,253	24,699,240	22,189,217	19,707,506	17,254,104	14,829,012	12,416,539	10,030,606	7,673,163	5,344,272	3,043,869	771,978
19 Strategic scale site - medium density	500	£65,519,439	21,595,748	19,159,091	16,750,043	14,353,834	11,962,901	9,639,766	7,324,433	5,036,900	2,777,167	545,235	1,710,090
20 Strategic scale site - low density	2,000	£378,556,761	88,767,584	79,627,836	70,591,109	61,657,401	52,826,714	44,087,585	35,401,890	26,819,937	18,341,706	9,942,174	1,589,817
21 Strategic scale site - medium density	2,000	£283,917,571	77,345,650	68,476,853	59,708,477	51,037,568	42,410,312	33,884,154	25,459,092	17,135,128	8,855,549	654,210	7,578,987
22 Strategic scale site - low density	4,000	£825,942,024	146,415,868	130,944,489	115,647,322	100,471,354	85,437,918	70,579,937	55,865,190	41,251,944	26,804,318	12,417,840	1,893,825
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	137,167,662	121,022,209	104,832,897	88,597,346	72,212,800	55,572,020	38,635,559	21,845,165	5,257,536	11,297,112	27,726,120
24 Housing for Elderly (C3) - high density	40	£1,090,243	- 1,027,808	- 1,091,825	- 1,155,842	- 1,219,859	- 1,283,877	- 1,347,895	- 1,411,912	- 1,475,929	- 1,539,946	- 1,603,964	- 1,667,981
25 Housing for Elderly (C3) - high density	60	£1,409,798	- 1,599,895	- 1,693,069	- 1,786,243	- 1,879,417	- 1,972,591	- 2,065,765	- 2,158,939	- 2,252,113	- 2,345,286	- 2,438,460	- 2,531,634
26 Housing for Elderly (C2) extra care	70	£1,589,938	- 1,933,791	- 2,039,197	- 2,144,603	- 2,250,009	- 2,355,416	- 2,460,821	- 2,566,228	- 2,671,634	- 2,777,039	- 2,882,446	- 2,987,852

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	485,431	457,895	430,670	403,755	377,151	350,857	324,874	299,202	273,840	248,790	224,050
2 Residential Small site - medium density	5	£354,963	493,357	465,769	438,491	411,524	384,867	358,521	332,485	308,761	281,347	256,245	231,452
3 Residential Small site - higher density (flats)	5	£99,390	77,987	58,861	39,971	21,315	2,894	15,526	33,751	51,739	69,489	86,999	104,273
4 Residential Small site - low density	10	£709,925	970,863	915,791	861,340	807,509	754,301	701,714	649,748	598,404	547,681	497,580	448,100
5 Residential Small site - medium density	10	£709,925	986,715	931,537	876,981	823,046	769,734	717,042	664,972	613,523	562,695	512,489	462,905
6 Residential Small site - higher density	10	£198,779	155,974	117,723	79,942	42,631	5,768	31,051	67,503	103,479	138,977	174,000	208,545
7 Residential Medium site - low density	25	£1,774,813	2,427,157	2,289,476	2,153,348	2,018,774	1,885,752	1,754,285	1,624,371	1,496,010	1,369,203	1,243,950	1,120,250
8 Residential Medium site - medium density	25	£1,774,813	2,047,358	1,917,905	1,789,929	1,663,431	1,538,410	1,414,867	1,292,801	1,172,214	1,053,103	935,469	819,314
9 Residential Medium site - higher density	25	£626,154	1,480,447	1,362,747	1,246,418	1,131,459	1,017,872	905,655	794,810	685,335	577,230	470,498	365,136
10 Residential Medium site - low density	50	£3,758,428	4,764,689	4,494,995	4,228,344	3,964,737	3,704,173	3,446,653	3,192,176	2,940,743	2,692,353	2,447,006	2,204,703
11 Residential Medium site - medium density	50	£3,758,428	4,841,446	4,571,246	4,304,089	4,039,975	3,778,904	3,520,877	3,265,893	3,013,953	2,765,056	2,519,203	2,276,392
12 Residential Medium site - higher density (flats)	50	£1,052,360	323,313	158,568	4,205	167,329	328,386	487,376	644,299	799,154	951,941	1,102,661	1,251,314
13 Residential Large site - low density	100	£7,986,660	9,262,407	8,736,949	8,217,417	7,703,810	7,196,127	6,694,371	6,198,539	5,708,632	5,224,651	4,746,595	4,274,465
14 Residential Large site - medium density	100	£7,986,660	9,415,773	8,889,302	8,368,757	7,854,137	7,345,442	6,842,672	6,345,828	5,854,909	5,369,915	4,890,846	4,417,702
15 Residential Large site - high density	100	£3,105,923	7,061,673	6,583,838	6,111,488	5,644,624	5,183,244	4,727,350	4,276,941	3,832,019	3,392,581	2,958,627	2,530,160
16 Residential Large site - low density	200	£18,255,223	17,333,062	16,298,322	15,275,254	14,263,859	13,264,137	12,276,087	11,299,710	10,335,005	9,381,971	8,440,611	7,510,924
17 Residential Large site - medium density	200	£12,778,656	14,484,557	13,512,020	12,550,577	11,600,230	10,660,978	9,732,823	8,815,7				

Table 6.7.3: Appraisal results – 25% First Homes, 52.5% Social Rent and 22.5% Shared ownership (sales values of £5,053 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY			Sales value £5,053 psm		AH tenure		Rented 53%		SO 23% Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA											
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	5	£540,795	540,853	510,565	480,620	451,018	421,758	392,841	364,266	336,033	308,143	280,594	253,388
2	Residential Small site - medium density	5	£540,795	548,778	518,439	488,442	458,787	429,475	400,505	371,877	343,592	315,649	288,049	260,791
3	Residential Small site - higher density (flats)	5	£151,423	125,095	103,631	82,430	61,490	40,810	20,393	238	19,956	39,888	59,554	78,954
4	Residential Small site - low density	10	£1,081,591	1,081,705	1,021,131	961,241	902,036	843,516	785,681	728,530	672,065	616,284	561,188	506,777
5	Residential Small site - medium density	10	£1,081,591	1,097,557	1,036,878	976,883	917,574	858,949	801,009	743,754	687,184	631,299	576,098	521,582
6	Residential Small site - higher density	10	£302,845	250,190	207,263	164,859	122,978	81,621	40,787	476	39,911	79,776	119,108	157,909
7	Residential Medium site - low density	25	£2,703,977	2,704,263	2,552,826	2,403,102	2,255,091	2,108,791	1,964,202	1,821,327	1,680,162	1,540,711	1,402,970	1,266,943
8	Residential Medium site - medium density	25	£2,703,977	2,316,151	2,173,355	2,032,192	1,892,659	1,754,757	1,618,488	1,483,848	1,350,841	1,219,465	1,089,720	961,606
9	Residential Medium site - higher density	25	£953,963	1,737,602	1,607,137	1,478,190	1,350,762	1,224,851	1,100,459	977,584	856,228	736,390	618,070	501,268
10	Residential Medium site - low density	50	£5,726,069	5,304,646	5,008,149	4,715,004	4,425,211	4,138,772	3,855,684	3,575,949	3,299,565	3,026,535	2,756,857	2,490,530
11	Residential Medium site - medium density	50	£5,726,069	5,381,404	5,084,400	4,790,748	4,500,449	4,213,502	3,929,908	3,649,665	3,372,776	3,099,237	2,829,052	2,562,220
12	Residential Medium site - higher density (flats)	50	£1,603,299	773,237	586,154	401,367	218,872	38,671	141,360	319,653	495,616	669,251	840,557	1,009,534
13	Residential Large site - low density	100	£12,167,896	10,333,316	9,754,695	9,182,612	8,617,068	8,058,061	7,505,593	6,959,662	6,420,269	5,887,415	5,361,098	4,841,320
14	Residential Large site - medium density	100	£12,167,896	10,486,683	9,907,049	9,333,953	8,767,396	8,207,376	7,653,894	7,106,951	6,566,546	6,032,679	5,505,349	4,984,558
15	Residential Large site - high density	100	£4,731,960	8,084,392	7,555,786	7,033,250	6,516,785	6,006,391	5,502,068	5,003,814	4,511,631	4,025,520	3,545,478	3,071,507
16	Residential Large site - low density	200	£27,812,333	19,403,502	18,267,222	17,143,790	16,033,207	14,935,472	13,850,583	12,778,543	11,719,350	10,671,454	9,636,191	8,613,794
17	Residential Large site - medium density	200	£19,468,633	16,505,675	15,432,800	14,372,175	13,323,803	12,287,684	11,263,816	10,252,200	9,252,837	8,265,726	7,290,867	6,328,260
18	Strategic scale site - low density	500	£87,359,253	29,766,910	27,005,294	24,274,888	21,575,693	18,907,707	16,270,932	13,665,366	11,079,873	8,516,937	5,985,446	3,485,399
19	Strategic scale site - medium density	500	£65,519,439	26,587,404	23,902,927	21,248,914	18,625,365	16,032,280	13,465,056	10,913,427	8,392,489	5,902,243	3,442,688	1,013,822
20	Strategic scale site - low density	2,000	£378,556,761	107,398,716	97,368,206	87,415,280	77,576,059	67,850,544	58,238,734	48,740,630	39,356,230	30,017,227	20,792,151	11,681,599
21	Strategic scale site - medium density	2,000	£283,917,571	95,732,895	85,951,118	76,280,287	66,720,401	57,271,461	47,933,466	38,667,018	29,483,964	20,412,647	11,445,203	2,508,655
22	Strategic scale site - low density	4,000	£825,942,024	178,590,912	161,593,442	144,713,211	128,025,656	111,530,774	95,228,569	79,034,228	63,021,066	47,169,337	31,425,576	15,808,701
23	Strategic scale site - medium density with R&D	4,000	£619,456,518	171,022,369	153,453,685	135,957,212	118,461,956	100,897,250	83,192,766	65,232,916	46,851,913	28,542,921	10,458,284	7,514,940
24	Housing for Elderly (C3) - high density	40	£1,090,243	-	891,074	-	964,182	-	1,037,290	-	1,110,399	-	1,475,940	-
25	Housing for Elderly (C3) - high density	60	£1,409,798	-	1,287,281	-	1,394,000	-	1,607,436	-	1,714,155	-	1,927,591	-
26	Housing for Elderly (C2) extra care	70	£1,589,938	-	1,571,562	-	1,692,663	-	1,834,866	-	2,055,969	-	2,298,172	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	5	£354,963	540,853	510,565	480,620	451,018	421,758	392,841	364,266	336,033	308,143	280,594	253,388
2	Residential Small site - medium density	5	£354,963	548,778	518,439	488,442	458,787	429,475	400,505	371,877	343,592	315,649	288,049	260,791
3	Residential Small site - higher density (flats)	5	£99,390	125,095	103,631	82,430	61,490	40,810	20,393	238	19,956	39,888	59,554	78,954
4	Residential Small site - low density	10	£709,925	1,081,705	1,021,131	961,241	902,036	843,516	785,681	728,530	672,065	616,284	561,188	506,777
5	Residential Small site - medium density	10	£709,925	1,097,557	1,036,878	976,883	917,574	858,949	801,009	743,754	687,184	631,299	576,098	521,582
6	Residential Small site - higher density	10	£198,779	250,190	207,263	164,859	122,978	81,621	40,787	476	39,911	79,776	119,108	157,909
7	Residential Medium site - low density	25	£1,774,813	2,704,263	2,552,826	2,403,102	2,255,091	2,108,791	1,964,202	1,821,327	1,680,162	1,540,711	1,402,970	1,266,943
8	Residential Medium site - medium density	25	£1,774,813	2,316,151	2,173,355	2,032,192	1,892,659	1,754,757	1,618,488	1,483,848	1,350,841	1,219,465	1,089,720	961,606
9	Residential Medium site - higher density	25	£626,154	1,737,602	1,607,137	1,478,190	1,350,762	1,224,851	1,100,459	977,584	856,228	736,390	618,070	501,268
10	Residential Medium site - low density	50	£3,758,428	5,304,646	5,008,149	4,715,004	4,425,211	4,138,772	3,855,684	3,575,949	3,299,565	3,026,535	2,756,857	2,490,530
11	Residential Medium site - medium density	50	£3,758,428	5,381,404	5,084,400	4,790,748	4,500,449	4,213,502	3,929,908	3,649,665	3,372,776	3,099,237	2,829,052	2,562,220
12	Residential Medium site - higher density (flats)	50	£1,052,360	773,237	586,154	401,367	218,872	38,671	141,360	319,653	495,616	669,251	840,557	1,009,534
13	Residential Large site - low density	100	£7,986,660	10,333,316	9,754,695	9,182,612	8,617,068	8,058,061	7,505,593	6,959,662	6,420,269	5,887,415	5,361,098	4,841,320
14	Residential Large site - medium density	100	£7,986,660	10,486,683	9,907,049	9,333,953	8,767,396	8,207,376	7,653,894	7,106,951	6,566,546	6,032,679	5,505,349	4,984,558
15	Residential Large site - high density	100	£3,105,923	8,084,392	7,555,786	7,033,250	6,516,785	6,006,391	5,502,068	5,003,814	4,511,631	4,025,520	3,545,478	3,071,507
16	Residential Large site - low density	200	£18,255,223	19,403,502	18,267,222	17,143,790	16,033,207	14,935,472	13,850,583	12,778,543	11			

Table 6.7.4: Appraisal results – 25% First Homes, 52.5% Social Rent and 22.5% Shared ownership (sales values of £5,204 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£540,795	596,274	563,236	530,572	498,282	466,365	434,824	403,657	372,863	342,444	312,398	282,727	
2 Residential Small site - medium density	5	£540,795	604,200	571,109	538,392	506,050	474,082	442,488	411,268	380,422	349,951	319,853	290,130	
3 Residential Small site - higher density (flats)	5	£151,423	172,203	148,400	124,888	101,664	78,727	56,079	33,721	11,650	-	32,107	53,636	
4 Residential Small site - low density	10	£1,081,591	1,192,547	1,126,471	1,061,143	996,563	932,732	869,648	807,312	745,726	684,887	624,797	565,455	
5 Residential Small site - medium density	10	£1,081,591	1,208,399	1,142,218	1,076,785	1,012,101	948,165	884,976	822,537	760,845	699,901	639,706	580,259	
6 Residential Small site - higher density	10	£302,845	344,406	296,802	249,775	203,326	157,454	112,159	67,441	23,300	-	64,216	107,272	
7 Residential Medium site - low density	25	£2,703,977	2,981,368	2,816,178	2,652,857	2,491,407	2,331,829	2,174,120	2,018,282	1,864,315	1,712,218	1,561,992	1,413,636	
8 Residential Medium site - medium density	25	£2,703,977	2,584,943	2,428,806	2,274,454	2,121,886	1,971,104	1,822,108	1,674,895	1,529,469	1,385,827	1,243,970	1,103,899	
9 Residential Medium site - higher density	25	£953,963	1,994,756	1,851,527	1,709,963	1,570,064	1,431,831	1,295,262	1,160,359	1,027,121	895,549	765,642	637,399	
10 Residential Medium site - low density	50	£5,726,069	5,844,604	5,521,303	5,201,663	4,885,686	4,573,370	4,264,715	3,959,720	3,658,388	3,360,716	3,066,707	2,776,358	
11 Residential Medium site - medium density	50	£5,726,069	5,921,361	5,597,554	5,277,408	4,960,923	4,648,100	4,338,938	4,033,437	3,731,598	3,433,420	3,138,902	2,848,048	
12 Residential Medium site - higher density (flats)	50	£1,603,299	1,223,161	1,013,742	806,875	602,558	400,794	201,581	4,919	192,079	-	578,452	767,755	
13 Residential Large site - low density	100	£12,167,896	11,404,226	10,772,442	10,147,808	9,530,326	8,919,995	8,316,814	7,720,785	7,131,906	6,550,178	5,975,601	5,408,175	
14 Residential Large site - medium density	100	£12,167,896	11,557,592	10,924,795	10,299,149	9,680,654	9,069,310	8,465,116	7,868,074	7,278,182	6,695,441	6,119,852	5,551,413	
15 Residential Large site - high density	100	£4,731,960	9,107,110	8,527,733	7,955,012	7,388,947	6,829,538	6,276,784	5,730,686	5,191,245	4,658,458	4,132,328	3,612,853	
16 Residential Large site - low density	200	£27,812,333	21,467,810	20,229,056	19,004,332	17,793,636	16,596,969	15,414,332	14,245,723	13,091,144	11,950,593	10,824,073	9,711,580	
17 Residential Large site - medium density	200	£19,468,633	18,523,975	17,353,119	16,193,773	15,047,377	13,914,388	12,794,809	11,688,638	10,595,876	9,516,523	8,450,579	7,398,045	
18 Strategic scale site - low density	500	£87,359,253	34,834,581	31,821,371	28,842,270	25,897,281	22,986,402	20,109,633	17,266,974	14,458,426	11,683,988	8,927,021	6,198,821	
19 Strategic scale site - medium density	500	£65,519,439	31,579,059	28,646,762	25,747,788	22,882,129	20,049,794	17,250,779	14,485,084	11,748,080	9,027,319	6,340,140	3,686,542	
20 Strategic scale site - low density	2,000	£378,556,761	125,890,869	114,953,787	104,140,484	93,450,960	82,674,374	72,378,420	62,006,857	51,759,682	41,636,900	31,617,102	21,666,784	
21 Strategic scale site - medium density	2,000	£283,917,571	114,022,849	103,381,926	92,852,097	82,400,279	72,069,933	61,861,056	51,773,649	41,807,713	31,913,034	22,115,643	12,440,628	
22 Strategic scale site - low density	4,000	£825,942,024	210,559,566	191,976,124	173,602,834	155,439,696	137,485,925	119,656,043	102,037,297	84,629,688	67,347,678	50,254,198	33,283,588	
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	204,333,457	185,368,618	166,520,635	147,673,727	128,856,361	109,995,423	90,972,119	71,665,119	51,828,307	32,043,896	12,505,432	
24 Housing for Elderly (C3) - high density	40	£1,090,243	-	608,123	-	690,322	-	854,720	-	1,101,319	-	1,347,917	1,430,116	
25 Housing for Elderly (C3) - high density	60	£1,409,798	-	974,667	-	1,094,929	-	1,335,456	-	1,455,719	-	1,696,245	2,177,297	
26 Housing for Elderly (C2) extra care	70	£1,589,938	-	1,209,332	-	1,346,130	-	1,482,927	-	1,619,725	-	1,756,522	2,577,306	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£354,963	596,274	563,236	530,572	498,282	466,365	434,824	403,657	372,863	342,444	312,398	282,727	
2 Residential Small site - medium density	5	£354,963	604,200	571,109	538,392	506,050	474,082	442,488	411,268	380,422	349,951	319,853	290,130	
3 Residential Small site - higher density (flats)	5	£99,390	172,203	148,400	124,888	101,664	78,727	56,079	33,721	11,650	-	32,107	53,636	
4 Residential Small site - low density	10	£709,925	1,192,547	1,126,471	1,061,143	996,563	932,732	869,648	807,312	745,726	684,887	624,797	565,455	
5 Residential Small site - medium density	10	£709,925	1,208,399	1,142,218	1,076,785	1,012,101	948,165	884,976	822,537	760,845	699,901	639,706	580,259	
6 Residential Small site - higher density	10	£198,779	344,406	296,802	249,775	203,326	157,454	112,159	67,441	23,300	-	64,216	107,272	
7 Residential Medium site - low density	25	£1,774,813	2,981,368	2,816,178	2,652,857	2,491,407	2,331,829	2,174,120	2,018,282	1,864,315	1,712,218	1,561,992	1,413,636	
8 Residential Medium site - medium density	25	£1,774,813	2,584,943	2,428,806	2,274,454	2,121,886	1,971,104	1,822,108	1,674,895	1,529,469	1,385,827	1,243,970	1,103,899	
9 Residential Medium site - higher density	25	£626,154	1,994,756	1,851,527	1,709,963	1,570,064	1,431,831	1,295,262	1,160,359	1,027,121	895,549	765,642	637,399	
10 Residential Medium site - low density	50	£3,758,428	5,844,604	5,521,303	5,201,663	4,885,686	4,573,370	4,264,715	3,959,720	3,658,388	3,360,716	3,066,707	2,776,358	
11 Residential Medium site - medium density	50	£3,758,428	5,921,361	5,597,554	5,277,408	4,960,923	4,648,100	4,338,938	4,033,437	3,731,598	3,433,420	3,138,902	2,848,048	
12 Residential Medium site - higher density (flats)	50	£1,052,360	1,223,161	1,013,742	806,875	602,558	400,794	201,581	4,919	192,079	-	578,452	767,755	
13 Residential Large site - low density	100	£7,986,660	11,404,226	10,772,442	10,147,808	9,530,326	8,919,995	8,316,814	7,720,785	7,131,906	6,550,178	5,975,601	5,408,175	
14 Residential Large site - medium density	100	£7,986,660	11,557,592	10,924,795	10,299,149	9,680,654	9,069,310	8,465,116	7,868,074	7,278,182	6,695,441	6,119,852	5,551,413	
15 Residential Large site - high density	100	£3,105,923	9,107,110	8,527,733	7,955,012	7,388,947	6,829,538	6,276,784	5,730,686	5,191,245	4,658,458	4,132,328	3,612,853	
16 Residential Large site - low density	200	£18,255,223	21,467,810	20,229,056	19,004,332	17,793,636	16,596,969	15,414,332	14,245,723	13,091,144	11,950,593	10,824,073	9,711,580	
17 Residential Large site - medium density	200	£12,778,656	18,523,975	17,353,119	16,193,773	15,047,377	13,914,388	12,794,809	11,688,638	10,595,876	9,516,523	8,450,579	7,398,045	
18 Strategic scale site - low density	500	£57,340,123	34,834,581	31,821,371	28,842,270	25,897,281	22,986,402	20,						

Table 6.7.5: Appraisal results – 25% First Homes, 52.5% Social Rent and 22.5% Shared ownership (sales values of £5,355 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY			Sales value £5,355 psqm		AH tenure		Rented 53%		SO 23% Frst Hms 25%									
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA															
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values					20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	651,694	615,906	580,522	545,545	510,974	476,807	443,048	409,693	376,745	344,203	312,066					
2 Residential Small site - medium density	5	£540,795	659,620	623,779	588,344	553,313	518,690	484,471	450,659	417,253	384,252	351,658	319,468					
3 Residential Small site - higher density (flats)	5	£151,423	219,311	193,171	167,346	141,837	116,644	91,766	67,203	42,956	19,025	4,662	28,318					
4 Residential Small site - low density	10	£1,081,591	1,303,390	1,231,811	1,161,045	1,091,090	1,021,946	953,615	886,095	819,386	753,490	688,405	624,131					
5 Residential Small site - medium density	10	£1,081,591	1,319,241	1,247,558	1,176,687	1,106,627	1,037,379	968,944	901,319	834,505	768,504	703,314	638,936					
6 Residential Small site - higher density	10	£302,845	438,622	386,341	334,692	283,674	233,287	183,531	134,406	85,912	38,049	9,323	56,635					
7 Residential Medium site - low density	25	£2,703,977	3,258,474	3,079,528	2,902,612	2,727,724	2,554,866	2,384,037	2,215,237	2,048,467	1,883,726	1,721,013	1,560,330					
8 Residential Medium site - medium density	25	£2,703,977	2,853,736	2,684,256	2,516,716	2,351,114	2,187,452	2,025,728	1,865,943	1,708,097	1,552,189	1,398,221	1,246,191					
9 Residential Medium site - higher density	25	£953,963	2,251,910	2,095,916	1,941,735	1,789,366	1,638,810	1,490,066	1,343,134	1,198,014	1,054,707	913,213	775,531					
10 Residential Medium site - low density	50	£5,726,069	6,384,561	6,034,457	5,688,323	5,346,161	5,007,968	4,673,745	4,343,493	4,017,211	3,694,899	3,376,558	3,062,186					
11 Residential Medium site - medium density	50	£5,726,069	6,461,319	6,110,708	5,764,068	5,421,397	5,082,698	4,747,969	4,417,209	4,090,420	3,767,602	3,448,753	3,133,875					
12 Residential Medium site - higher density (flats)	50	£1,603,299	1,673,084	1,441,330	1,212,383	986,246	762,918	542,397	324,686	109,784	103,870	316,349	525,975					
13 Residential Large site - low density	100	£12,167,896	12,475,135	11,790,188	11,113,004	10,443,585	9,781,928	9,128,036	8,481,907	7,843,542	7,212,942	6,590,104	5,975,031					
14 Residential Large site - medium density	100	£12,167,896	12,628,501	11,942,542	11,264,345	10,593,913	9,931,244	9,276,339	8,629,197	7,989,819	7,358,205	6,734,355	6,118,269					
15 Residential Large site - high density	100	£4,731,960	10,129,829	9,499,681	8,876,774	8,261,109	7,652,685	7,051,501	6,457,559	5,870,858	5,291,397	4,719,178	4,154,200					
16 Residential Large site - low density	200	£27,812,333	23,532,119	22,190,891	20,864,873	19,554,066	18,258,468	16,978,081	15,712,904	14,462,938	13,228,182	12,008,636	10,804,300					
17 Residential Large site - medium density	200	£19,468,633	20,526,355	19,256,098	18,000,372	16,759,176	15,532,512	14,320,377	13,122,773	11,938,916	10,767,321	9,610,292	8,467,828					
18 Strategic scale site - low density	500	£87,359,253	39,902,252	36,637,448	33,409,653	30,218,869	27,065,096	23,948,334	20,868,583	17,825,841	14,820,111	11,851,391	8,912,242					
19 Strategic scale site - medium density	500	£65,519,439	36,570,714	33,390,597	30,246,657	27,138,894	24,067,308	21,031,900	18,032,669	15,069,614	12,142,737	9,237,593	6,359,262					
20 Strategic scale site - low density	2,000	£378,556,761	144,383,021	132,527,822	120,806,986	109,220,512	97,768,401	86,450,653	75,267,267	64,163,136	53,188,262	42,348,465	31,643,743					
21 Strategic scale site - medium density	2,000	£283,917,571	132,237,620	120,692,350	109,278,390	97,995,737	86,844,393	75,788,646	64,840,882	54,025,114	43,341,338	32,778,220	22,276,034					
22 Strategic scale site - low density	4,000	£825,942,024	242,378,848	222,284,565	202,414,957	182,701,001	163,215,497	143,958,444	124,929,842	106,057,196	87,388,435	68,932,271	50,601,962					
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	237,249,160	216,846,906	196,576,327	176,376,540	156,260,824	136,153,072	115,977,571	95,647,580	74,935,810	53,629,508	32,412,861					
24 Housing for Elderly (C3) - high density	40	£1,090,243	398,280	489,570	580,861	672,151	763,441	854,732	946,022	1,037,312	1,128,603	1,219,893	1,311,183					
25 Housing for Elderly (C3) - high density	60	£1,409,798	662,053	795,860	929,667	1,063,475	1,197,283	1,331,091	1,464,898	1,598,705	1,732,513	1,866,321	2,000,129					
26 Housing for Elderly (C2) extra care	70	£1,589,938	847,102	999,596	1,152,089	1,304,582	1,457,075	1,609,568	1,762,062	1,914,554	2,067,047	2,219,540	2,372,034					

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values							45% AH	50% AH
								25% AH	30% AH	35% AH	40% AH					
1 Residential Small site - low density	5	£354,963	651,694	615,906	580,522	545,545	510,974	476,807	443,048	409,693	376,745	344,203	312,066			
2 Residential Small site - medium density	5	£354,963	659,620	623,779	588,344	553,313	518,690	484,471	450,659	417,253	384,252	351,658	319,468			
3 Residential Small site - higher density (flats)	5	£99,390	219,311	193,171	167,346	141,837	116,644	91,766	67,203	42,956	19,025	4,662	28,318			
4 Residential Small site - low density	10	£709,925	1,303,390	1,231,811	1,161,045	1,091,090	1,021,946	953,615	886,095	819,386	753,490	688,405	624,131			
5 Residential Small site - medium density	10	£709,925	1,319,241	1,247,558	1,176,687	1,106,627	1,037,379	968,944	901,319	834,505	768,504	703,314	638,936			
6 Residential Small site - higher density	10	£198,779	438,622	386,341	334,692	283,674	233,287	183,531	134,406	85,912	38,049	9,323	56,635			
7 Residential Medium site - low density	25	£1,774,813	3,258,474	3,079,528	2,902,612	2,727,724	2,554,866	2,384,037	2,215,237	2,048,467	1,883,726	1,721,013	1,560,330			
8 Residential Medium site - medium density	25	£1,774,813	2,853,736	2,684,256	2,516,716	2,351,114	2,187,452	2,025,728	1,865,943	1,708,097	1,552,189	1,398,221	1,246,191			
9 Residential Medium site - higher density	25	£626,154	2,251,910	2,095,916	1,941,735	1,789,366	1,638,810	1,490,066	1,343,134	1,198,014	1,054,707	913,213	773,531			
10 Residential Medium site - low density	50	£3,758,428	6,461,319	6,110,708	5,764,068	5,421,397	5,082,698	4,747,969	4,417,209	4,090,420	3,767,602	3,448,753	3,133,875			
11 Residential Medium site - medium density	50	£3,758,428	6,461,319	6,110,708	5,764,068	5,421,397	5,082,698	4,747,969	4,417,209	4,090,420	3,767,602	3,448,753	3,133,875			
12 Residential Medium site - higher density (flats)	50	£1,052,360	1,673,084	1,441,330	1,212,383	986,246	782,918	542,397	324,686	109,784	103,870	316,349	525,975			
13 Residential Large site - low density	100	£7,986,660	12,475,135	11,790,188	11,113,004	10,443,585	9,781,928	9,128,036	8,481,907	7,843,542	7,212,942	6,590,104	5,975,031			
14 Residential Large site - medium density	100	£7,986,660	12,628,501	11,942,542	11,264,545	10,593,913	9,931,244	9,276,339	8,623,197	7,969,819	7,358,205	6,734,355	6,118,269			
15 Residential Large site - high density	100	£3,105,923	10,129,829	9,499,681	8,876,774	8,261,109	7,652,685	7,051,501	6,457,559	5,870,858	5,291,397	4,719,178	4,154,200			
16 Residential Large site - low density	200	£18,255,223	23,532,119	22,190,891	20,864,873	19,554,066	18,258,468	16,978,081	15,712,904	14,462,938	13,228,182	12,008,636	10,804,300			
17 Residential Large site - medium density	200	£12,778,656	20,526,355	19,256,098	18,000,372	16,759,176	15,532,512	14,320,377	13,122,773	11,938,916	10,767,321	9,610,292	8,467,828			
18 Strategic scale site - low density	500	£57,340,123	39,902,252	36,637,448	33,409,653	30,218,869	27,065,096	23,948,334	20,868,583	17,825,841	14,820,111	11,851,391	8,912,242			
19 Strategic scale site - medium density	500	£43,005,092	36,570,714	33,390,597	30,246,657	27,138,894	24,067,308	21,031,900	18,032,669	15,069,614	12,142,737	9,237,593	6,359,262			
20 Strategic scale site - low density	2,000	£248,473,865	144,383,021	132,527,822	120,806,986	109,220,512	97,768,401	86,450,653	75,267,267	64,163,136	53,188,262	42,348,465	31,643,743			
21 Strategic scale site - medium density	2,000	£186,355,399	132,237,620	120,692,350	109,278,390	97,995,737	86,844,393	75,788,646	64,840,882	54,025,114	43,341,338	32,778,220	22,276,034			
22 Strategic scale site - low density	4,000	£542,124,796	242,378,848	222,284,585	202,414,957	182,701,001	163,215,497	143,958,444	124,929,842	106,057,196	87,388,435	68,932,271	50,601,962			
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	237,249,160	216,846,906	196,576,327	176,376,540	156,260,824	136,153,072	115,977,571	95,647,580	74,935,810	53,629,508	32,412,861			
24 Housing for Elderly (C3) - high density	40	£715,605	398,280	489,570	580,861	672,151	763,441	854,732	946,022	1,037,312	1,128,603	1,219,893	1,311,183			
25 Housing for Elderly (C3) - high density	60	£925,351	662,053	795,860	929,667	1,063,475	1,197,283	1,331,091	1,464,898	1,598,705	1,732,513	1,866,321	2,000,129			
26 Housing for Elderly (C2) extra care	70	£1,043,590	847,102	999,596	1,152,089	1,304,582	1,457,075	1,609,568	1,762,062	1,914,554	2,067,047	2,219,540	2,372,034			

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA											
Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£58,730	651,694	615,906	580,522	545,545	510,974	476,807	443,048	409,693	376,745	344,203	312,066	
2 Residential Small site - medium density	5	£58,730	659,620	623,779	588,344	553,313	518,690	484,471	450,659	417,253	384,252	351,658	319,468	
3 Residential Small site - higher density (flats)	5	£16,444	219,311	193,171	167,346	141,837	116,644	91,766	67,203	42,956	19,025	4,662	28,318	
4 Residential Small site - low density	10	£117,460	1,303,390	1,231,811	1,161,045	1,091,090	1,021,946	953,615	886,095	819,386	753,490	688,405	624,131	
5 Residential Small site - medium density	10	£117,460	1,319,241	1,247,558	1,176,687	1,106,627	1,037,379	968,944	901,319	834,505	768,504	703,314	638,936	
6 Residential Small site - higher density	10	£32,889	438,622	386,341	334,692	283,674	233,287	183,531	134,406	85,912	38,049	9,323	56,635	
7 Residential Medium site - low density	25	£293,651	3,258,474	3,079,528	2,902,612	2,727,724	2,554,866	2,384,037	2,215,237	2,048,467	1,883,726	1,721,013	1,560,330	
8 Residential Medium site - medium density	25	£293,651	2,893,736	2,684,256	2,516,716	2,351,114	2,187,452	2,025,728	1,865,943	1,708,097	1,552,189	1,398,221	1,248,191	
9 Residential Medium site - higher density	25	£103,600	2,251,910	2,095,916	1,941,735	1,789,366	1,638,810	1,490,066	1,343,134	1,198,014	1,054,707	913,213	773,531	
10 Residential Medium site - low density	50	£621,849	6,384,561	6,034,457	5,688,323	5,346,161	5,007,968	4,673,745	4,343,493	4,017,211	3,694,899	3,376,558	3,062,186	
11 Residential Medium site - medium density	50	£621,849	6,461,319	6,110,700	5,762,068	5,421,397	5,082,698	4,747,989	4,417,209	4,090,420	3,767,602	3,448,753	3,133,875	
12 Residential Medium site - higher density (flats)	50	£174,118	1,673,084	1,441,330	1,212,383	986,246	762,918	542,397	324,686	109,784	103,870	316,349	525,975	
13 Residential Large site - low density	100	£1,321,429	12,475,135	11,790,188	11,113,004	10,443,585	9,781,928	9,128,036	8,481,907	7,843,542	7,212,942	6,590,104	5,975,031	
14 Residential Large site - medium density	100	£1,321,429	12,628,501	11,942,542	11,264,345	10,593,913	9,931,244	9,276,339	8,629,197	7,989,819	7,358,205	6,734,355	6,118,269	
15 Residential Large site - high density	100	£513,889	10,129,829	9,499,681	8,876,774	8,261,109	7,652,685	7,051,501	6,457,559	5,870,858	5,291,397	4,719,178	4,154,200	
16 Residential Large site - low density	200	£3,020,408	23,532,119	22,190,691	20,864,673	19,554,066	18,258,468	16,978,081	15,712,904	14,462,936	13,226,182	12,008,636	10,804,300	
17 Residential Large site - medium density	200	£2,114,286	20,526,355	19,256,098	18,000,372	16,759,176	15,532,512	14,320,377	13,122,773	11,938,916	10,767,321	9,610,292	8,467,828	
18 Strategic scale site - low density	500	£9,487,179	39,022,252	36,637,448	33,409,653	30,218,869	27,065,096	23,948,334	20,868,583	17,825,841	14,820,111	11,851,391	8,912,242	
19 Strategic scale site - medium density	500	£7,115,385	36,570,714	33,390,597	30,246,657	27,138,894	24,067,308	21,051,904	18,032,669	15,069,614	12,142,737	9,237,593	6,369,262	
20 Strategic scale site - low density	2,000	£41,111,111	144,363,021	132,527,622	120,805,936	109,220,512	97,763,401	86,450,653	75,267,297	64,163,136	53,168,262	42,345,465	31,643,743	
21 Strategic scale site - medium density	2,000	£30,833,333	132,237,620	120,692,350	109,278,390	97,995,737	86,844,393	75,768,646	64,840,882	54,025,114	43,341,338	32,778,220	22,276,034	
22 Strategic scale site - low density	4,000	£89,696,970	242,378,648	222,284,565	202,414,957	182,701,001	163,215,497	143,958,444	124,929,842	106,057,196	87,388,435	68,932,271	50,601,962	
23 Strategic scale site - medium density with R&D	4,000	£67,272,727	237,249,160	216,546,906	196,576,327	176,376,501	156,260,824	136,153,072	115,977,571	95,847,580	74,935,810	53,628,508	32,412,681	
24 Housing for Elderly (C3) - high density	40	£118,400	398,280	469,570	560,661	672,151	763,441	854,732	946,022	1,037,312	1,128,603	1,219,693	1,311,163	
25 Housing for Elderly (C3) - high density	60	£153,103	662,053	795,660	929,667	1,063,475	1,197,263	1,331,051	1,464,696	1,598,705	1,732,513	1,866,521	2,000,129	
26 Housing for Elderly (C2) extra care	70	£172,667	847,102	999,596	1,152,089	1,304,582	1,457,075	1,609,568	1,762,062	1,914,554	2,067,047	2,219,540	2,372,034	

Table 6.7.6: Appraisal results – 25% First Homes, 52.5% Social Rent and 22.5% Shared ownership (sales values of £5,506 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY			Sales value £5,506 psqm		AH tenure		Rented 53%		SO 23% Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					
									25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	5	£540,795	707,116	668,576	630,474	592,808	555,581	518,791	482,439	446,524	411,046	376,007	341,405
2	Residential Small site - medium density	5	£540,795	715,042	676,449	638,294	600,577	563,297	526,455	490,050	454,083	418,554	383,461	348,807
3	Residential Small site - higher density (flats)	5	£151,423	266,419	237,941	209,804	182,011	154,560	127,452	100,686	74,262	48,181	22,442	2,999
4	Residential Small site - low density	10	£1,081,591	1,414,232	1,337,152	1,260,947	1,185,617	1,111,162	1,037,582	964,877	893,048	822,093	752,014	682,809
5	Residential Small site - medium density	10	£1,081,591	1,430,083	1,352,899	1,276,589	1,201,154	1,126,595	1,052,910	980,101	908,167	837,108	766,923	697,614
6	Residential Small site - higher density	10	£302,845	532,837	475,880	419,609	364,021	309,120	254,903	201,371	148,524	96,361	44,884	5,998
7	Residential Medium site - low density	25	£2,703,977	3,535,580	3,342,880	3,152,367	2,964,041	2,777,904	2,593,955	2,412,193	2,232,619	2,055,232	1,880,034	1,707,023
8	Residential Medium site - medium density	25	£2,703,977	3,122,528	2,939,707	2,758,978	2,580,342	2,403,799	2,229,348	2,056,990	1,886,724	1,718,551	1,552,472	1,388,483
9	Residential Medium site - higher density	25	£953,963	2,509,064	2,340,306	2,173,508	2,008,669	1,845,790	1,684,870	1,525,909	1,368,908	1,213,867	1,060,785	909,662
10	Residential Medium site - low density	50	£5,726,069	6,924,519	6,547,611	6,174,984	5,806,635	5,442,565	5,082,776	4,727,264	4,376,033	4,029,081	3,686,408	3,348,014
11	Residential Medium site - medium density	50	£5,726,069	7,001,276	6,623,863	6,250,727	5,881,873	5,517,296	5,156,999	4,800,981	4,449,242	4,101,783	3,758,603	3,419,703
12	Residential Medium site - higher density (flats)	50	£1,603,299	2,123,007	1,868,916	1,617,891	1,369,933	1,125,041	883,214	644,454	408,760	176,132	54,244	284,195
13	Residential Large site - low density	100	£12,167,896	13,546,045	12,807,935	12,078,200	11,356,843	10,643,862	9,939,258	9,243,031	8,555,179	7,875,705	7,204,607	6,541,888
14	Residential Large site - medium density	100	£12,167,896	13,699,411	12,960,288	12,229,541	11,507,171	10,793,177	10,087,560	9,390,319	8,701,456	8,020,968	7,348,858	6,685,123
15	Residential Large site - high density	100	£4,731,960	11,152,547	10,471,629	9,798,536	9,133,271	8,475,832	7,826,218	7,184,431	6,550,471	5,924,336	5,306,029	4,695,547
16	Residential Large site - low density	200	£27,812,333	25,596,427	24,152,725	22,725,414	21,314,494	19,919,967	18,541,830	17,180,085	15,834,732	14,505,770	13,193,200	11,897,021
17	Residential Large site - medium density	200	£19,468,633	22,528,734	21,159,077	19,805,097	18,466,792	17,144,165	15,837,213	14,545,938	13,270,340	12,010,418	10,766,172	9,537,603
18	Strategic scale site - low density	500	£87,359,253	44,937,558	41,436,131	37,974,454	34,540,458	31,143,791	27,787,036	24,470,190	21,193,257	17,956,234	14,759,121	11,601,920
19	Strategic scale site - medium density	500	£65,519,439	41,562,370	38,134,432	34,745,528	31,395,659	28,084,823	24,813,021	21,580,252	18,368,518	15,231,818	12,116,151	9,031,981
20	Strategic scale site - low density	2,000	£378,556,761	162,854,931	150,101,858	137,473,488	124,990,065	112,651,588	100,458,057	88,409,472	76,505,834	64,739,626	53,058,424	41,522,982
21	Strategic scale site - medium density	2,000	£283,917,571	150,452,389	138,002,775	125,694,895	113,528,747	101,504,332	89,621,650	77,880,701	66,242,514	54,719,431	43,338,868	32,100,824
22	Strategic scale site - low density	4,000	£825,942,024	274,093,283	252,424,312	231,001,121	209,823,714	188,892,087	168,173,014	147,648,493	127,370,723	107,339,704	87,450,664	67,805,735
23	Strategic scale site - medium density with R&D	4,000	£619,456,518	269,850,478	247,966,824	226,281,466	204,691,186	183,243,541	161,859,446	140,460,226	118,967,629	97,280,746	75,105,120	52,320,291
24	Housing for Elderly (C3) - high density	40	£1,090,243	188,438	268,819	389,200	489,582	589,963	690,345	790,726	891,108	991,489	1,091,870	1,192,251
25	Housing for Elderly (C3) - high density	60	£1,409,798	349,438	496,791	644,142	791,494	938,846	1,086,199	1,233,551	1,380,903	1,528,255	1,675,608	1,822,960
26	Housing for Elderly (C2) extra care	70	£1,589,938	484,873	653,062	821,250	989,439	1,157,628	1,325,818	1,494,006	1,662,195	1,830,384	1,998,572	2,166,761

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					
									25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	5	£354,963	707,116	668,576	630,474	592,808	555,581	518,791	482,439	446,524	411,046	376,007	341,405
2	Residential Small site - medium density	5	£354,963	715,042	676,449	638,294	600,577	563,297	526,455	490,050	454,083	418,554	383,461	348,807
3	Residential Small site - higher density (flats)	5	£99,390	266,419	237,941	209,804	182,011	154,560	127,452	100,686	74,262	48,181	22,442	2,999
4	Residential Small site - low density	10	£709,925	1,414,232	1,337,152	1,260,947	1,185,617	1,111,162	1,037,582	964,877	893,048	822,093	752,014	682,809
5	Residential Small site - medium density	10	£709,925	1,430,083	1,352,899	1,276,589	1,201,154	1,126,595	1,052,910	980,101	908,167	837,108	766,923	697,614
6	Residential Small site - higher density	10	£198,779	532,837	475,880	419,609	364,021	309,120	254,903	201,371	148,524	96,361	44,884	5,998
7	Residential Medium site - low density	25	£1,774,813	3,535,580	3,342,880	3,152,367	2,964,041	2,777,904	2,593,955	2,412,193	2,232,619	2,055,232	1,880,034	1,707,023
8	Residential Medium site - medium density	25	£1,774,813	3,122,528	2,939,707	2,758,978	2,580,342	2,403,799	2,229,348	2,056,990	1,886,724	1,718,551	1,552,472	1,388,483
9	Residential Medium site - higher density	25	£626,154	2,509,064	2,340,306	2,173,508	2,008,669	1,845,790	1,684,870	1,525,909	1,368,908	1,213,867	1,060,785	909,662
10	Residential Medium site - low density	50	£3,758,428	6,924,519	6,547,611	6,174,984	5,806,635	5,442,565	5,082,776	4,727,264	4,376,033	4,029,081	3,686,408	3,348,014
11	Residential Medium site - medium density	50	£3,758,428	7,001,276	6,623,863	6,250,727	5,881,873	5,517,296	5,156,999	4,800,981	4,449,242	4,101,783	3,758,603	3,419,703
12	Residential Medium site - higher density (flats)	50	£1,052,360	2,123,007	1,868,916	1,617,891	1,369,933	1,125,041	883,214	644,454	408,760	176,132	54,244	284,195
13	Residential Large site - low density	100	£7,986,660	13,546,045	12,807,935	12,078,200	11,356,843	10,643,862	9,939,258	9,243,031	8,555,179	7,875,705	7,204,607	6,541,888
14	Residential Large site - medium density	100	£7,986,660	13,699,411	12,960,288	12,229,541	11,507,171	10,793,177	10,087,560	9,390,319	8,701,456	8,020,968	7,348,858	6,685,123
15	Residential Large													

Table 6.7.7: Appraisal results – 25% First Homes, 52.5% Social Rent and 22.5% Shared ownership (sales values of £5,658 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£540,795	762,537	721,246	680,424	640,071	600,188	560,774	521,830	483,354	445,348	407,812	370,743	
2 Residential Small site - medium density	5	£540,795	770,463	729,119	688,246	647,841	607,905	568,439	529,441	490,913	452,855	415,266	378,146	
3 Residential Small site - higher density (flats)	5	£151,423	313,527	282,710	252,263	222,185	192,477	163,137	134,168	105,568	77,337	49,475	21,984	
4 Residential Small site - low density	10	£1,081,591	1,525,074	1,442,492	1,360,849	1,280,144	1,200,377	1,121,549	1,043,659	966,709	890,697	815,622	741,487	
5 Residential Small site - medium density	10	£1,081,591	1,540,926	1,458,239	1,376,491	1,295,681	1,215,810	1,136,877	1,058,883	981,828	905,710	830,531	756,291	
6 Residential Small site - higher density	10	£302,845	627,053	585,420	504,525	444,370	384,953	326,275	268,336	211,135	154,674	98,951	43,967	
7 Residential Medium site - low density	25	£2,703,977	3,812,685	3,606,230	3,402,122	3,200,359	3,000,943	2,803,873	2,609,149	2,416,771	2,226,740	2,039,056	1,853,716	
8 Residential Medium site - medium density	25	£2,703,977	3,391,321	3,195,157	3,001,240	2,809,570	2,620,146	2,432,968	2,248,037	2,065,352	1,884,914	1,706,722	1,530,776	
9 Residential Medium site - higher density	25	£953,963	2,766,218	2,584,696	2,405,280	2,227,971	2,052,768	1,879,672	1,708,684	1,539,801	1,373,025	1,208,356	1,045,793	
10 Residential Medium site - low density	50	£5,726,069	7,464,476	7,060,765	6,661,643	6,267,109	5,877,163	5,491,805	5,111,037	4,734,855	4,363,262	3,996,258	3,633,842	
11 Residential Medium site - medium density	50	£5,726,069	7,541,234	7,137,016	6,737,387	6,342,347	5,951,894	5,566,029	5,184,753	4,808,065	4,435,965	4,068,454	3,705,530	
12 Residential Medium site - higher density (flats)	50	£1,603,299	2,572,931	2,296,504	2,023,400	1,753,620	1,487,163	1,224,030	964,221	707,736	454,574	204,736	42,415	
13 Residential Large site - low density	100	£12,167,896	14,616,954	13,825,680	13,043,396	12,270,102	11,505,796	10,750,480	10,004,153	9,266,816	8,538,469	7,819,110	7,108,740	
14 Residential Large site - medium density	100	£12,167,896	14,770,320	13,978,034	13,194,737	12,420,429	11,655,111	10,898,782	10,151,443	9,413,093	8,683,732	7,963,360	7,251,979	
15 Residential Large site - high density	100	£4,731,960	12,175,266	11,443,576	10,720,298	10,005,433	9,298,978	8,600,935	7,911,303	7,230,084	6,557,275	5,892,878	5,236,894	
16 Residential Large site - low density	200	£27,812,333	27,660,737	26,114,559	24,585,955	23,074,924	21,581,465	20,105,579	18,647,266	17,206,526	15,783,358	14,377,764	12,989,742	
17 Residential Large site - medium density	200	£19,468,633	24,531,113	23,062,057	21,609,822	20,174,408	18,755,818	17,354,050	15,969,104	14,600,980	13,249,678	11,915,200	10,597,542	
18 Strategic scale site - low density	500	£87,359,253	49,958,106	46,207,444	42,499,405	38,833,988	35,211,193	31,625,737	28,071,799	24,560,672	21,092,356	17,666,851	14,284,158	
19 Strategic scale site - medium density	500	£65,519,439	46,508,106	42,848,937	39,231,478	35,652,423	32,102,337	28,594,141	25,127,837	21,703,423	18,320,898	14,980,265	11,681,523	
20 Strategic scale site - low density	2,000	£378,556,761	181,198,146	167,557,640	154,072,113	140,741,565	127,534,776	114,465,463	101,551,679	88,793,426	76,190,703	63,743,509	51,402,220	
21 Strategic scale site - medium density	2,000	£283,917,571	168,602,803	155,297,322	142,111,399	129,061,756	116,164,271	103,418,944	90,825,775	78,384,763	66,095,910	53,888,177	41,831,874	
22 Strategic scale site - low density	4,000	£825,942,024	305,686,633	282,514,185	259,584,333	236,868,541	214,416,684	192,228,762	170,304,773	148,611,755	127,121,416	105,896,127	84,871,764	
23 Strategic scale site - medium density with R&D	4,000	£619,456,516	302,166,601	278,805,059	255,708,608	232,687,784	209,871,845	187,169,469	164,501,573	141,836,743	119,025,357	95,933,213	72,227,719	
24 Housing for Elderly (C3) - high density	40	£1,090,243	21,083	88,067	197,540	307,013	416,485	525,957	635,429	744,902	854,374	963,846	1,073,318	
25 Housing for Elderly (C3) - high density	60	£1,409,798	36,823	197,720	358,617	519,514	680,410	841,308	1,002,205	1,163,102	1,323,998	1,484,895	1,645,792	
26 Housing for Elderly (C2) extra care	70	£1,589,938	122,644	306,528	490,413	674,297	858,182	1,042,066	1,225,951	1,409,836	1,593,719	1,777,604	1,961,486	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£354,963	762,537	721,246	680,424	640,071	600,188	560,774	521,830	483,354	445,348	407,812	370,743	
2 Residential Small site - medium density	5	£354,963	770,463	729,119	688,246	647,841	607,905	568,439	529,441	490,913	452,855	415,266	378,146	
3 Residential Small site - higher density (flats)	5	£99,390	313,527	282,710	252,263	222,185	192,477	163,137	134,168	105,568	77,337	49,475	21,984	
4 Residential Small site - low density	10	£709,925	1,525,074	1,442,492	1,360,849	1,280,144	1,200,377	1,121,549	1,043,659	966,709	890,697	815,622	741,487	
5 Residential Small site - medium density	10	£709,925	1,540,926	1,458,239	1,376,491	1,295,681	1,215,810	1,136,877	1,058,883	981,828	905,710	830,531	756,291	
6 Residential Small site - higher density	10	£198,779	627,053	585,420	504,525	444,370	384,953	326,275	268,336	211,135	154,674	98,951	43,967	
7 Residential Medium site - low density	25	£1,774,813	3,812,685	3,606,230	3,402,122	3,200,359	3,000,943	2,803,873	2,609,149	2,416,771	2,226,740	2,039,056	1,853,716	
8 Residential Medium site - medium density	25	£1,774,813	3,391,321	3,195,157	3,001,240	2,809,570	2,620,146	2,432,968	2,248,037	2,065,352	1,884,914	1,706,722	1,530,776	
9 Residential Medium site - higher density	25	£626,154	2,766,218	2,584,696	2,405,280	2,227,971	2,052,768	1,879,672	1,708,684	1,539,801	1,373,025	1,208,356	1,045,793	
10 Residential Medium site - low density	50	£3,758,428	7,464,476	7,060,765	6,661,643	6,267,109	5,877,163	5,491,805	5,111,037	4,734,855	4,363,262	3,996,258	3,633,842	
11 Residential Medium site - medium density	50	£3,758,428	7,541,234	7,137,016	6,737,387	6,342,347	5,951,894	5,566,029	5,184,753	4,808,065	4,435,965	4,068,454	3,705,530	
12 Residential Medium site - higher density (flats)	50	£1,052,360	2,572,931	2,296,504	2,023,400	1,753,620	1,487,163	1,224,030	964,221	707,736	454,574	204,736	42,415	
13 Residential Large site - low density	100	£7,986,660	14,616,954	13,825,680	13,043,396	12,270,102	11,505,796	10,750,480	10,004,153	9,266,816	8,538,469	7,819,110	7,108,740	
14 Residential Large site - medium density	100	£7,986,660	14,770,320	13,978,034	13,194,737	12,420,429	11,655,111	10,898,782	10,151,443	9,413,093	8,683,732	7,963,360	7,251,979	
15 Residential Large site - high density	100	£3,105,923	12,175,266	11,443,576	10,720,298	10,005,433	9,298,978	8,600,935	7,911,303	7,230,084	6,557,275	5,892,878	5,236,894	
16 Residential Large site - low density	200	£18,255,223	27,660,737	26,114,559	24,585,955	23,074,924	21,581,465	20,105,579	18,647,266	17,206,526	15,783,			

Table 6.7.8: Appraisal results – 25% First Homes, 52.5% Social Rent and 22.5% Shared ownership (sales values of £5,809 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY			Sales value £5,809 psqm		AH tenure		Rented 53%		SO 23% Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£3,407,011 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Residential Small site - low density	5	£540,795	817,959	773,916	730,375	687,335	644,796	602,758	561,221	520,185	479,649	439,615	400,082	
2 Residential Small site - medium density	5	£540,795	825,884	781,790	738,196	695,104	652,513	610,422	568,832	527,744	487,156	447,070	407,484	
3 Residential Small site - higher density (flats)	5	£151,423	360,635	327,480	294,721	262,359	230,393	198,824	167,650	136,874	106,493	76,509	46,922	
4 Residential Small site - low density	10	£1,081,591	1,635,916	1,547,833	1,460,751	1,374,670	1,289,593	1,205,516	1,122,442	1,040,369	959,299	879,230	800,164	
5 Residential Small site - medium density	10	£1,081,591	1,651,768	1,563,579	1,476,392	1,390,209	1,305,026	1,220,845	1,137,665	1,055,488	974,313	894,140	814,969	
6 Residential Small site - higher density	10	£302,845	721,269	654,959	589,442	524,718	460,786	397,647	335,301	273,747	212,986	153,019	93,843	
7 Residential Medium site - low density	25	£2,703,977	4,089,791	3,868,581	3,651,876	3,436,676	3,223,981	3,013,791	2,806,105	2,600,924	2,398,248	2,196,076	2,000,410	
8 Residential Medium site - medium density	25	£2,703,977	3,660,113	3,450,607	3,243,503	3,038,797	2,836,493	2,636,588	2,439,084	2,243,980	2,051,276	1,860,972	1,673,069	
9 Residential Medium site - higher density	25	£953,963	3,023,373	2,829,085	2,637,053	2,447,274	2,259,748	2,074,476	1,891,459	1,710,694	1,532,185	1,355,928	1,181,925	
10 Residential Medium site - low density	50	£5,726,069	8,004,434	7,573,919	7,148,303	6,727,583	6,311,761	5,900,836	5,494,808	5,093,678	4,697,444	4,306,108	3,919,670	
11 Residential Medium site - medium density	50	£5,726,069	8,081,191	7,650,171	7,224,048	6,802,821	6,386,492	5,975,059	5,568,525	5,166,888	4,770,148	4,378,304	3,991,358	
12 Residential Medium site - higher density (flats)	50	£1,603,299	3,022,855	2,724,091	2,428,909	2,137,306	1,849,286	1,564,847	1,283,988	1,006,711	733,016	462,901	196,368	
13 Residential Large site - low density	100	£12,167,896	15,687,863	14,843,426	14,008,592	13,183,360	12,367,729	11,561,702	10,765,277	9,978,453	9,201,231	8,433,613	7,675,596	
14 Residential Large site - medium density	100	£12,167,896	15,841,055	14,995,780	14,159,933	13,333,688	12,517,045	11,710,004	10,912,565	10,124,730	9,346,496	8,577,863	7,818,834	
15 Residential Large site - high density	100	£4,731,960	13,197,984	12,415,524	11,642,061	10,877,595	10,122,125	9,375,653	8,638,176	7,909,697	7,190,215	6,479,729	5,778,241	
16 Residential Large site - low density	200	£27,812,333	29,725,045	28,076,394	26,446,496	24,835,353	23,242,963	21,669,328	20,114,446	18,578,319	17,060,947	15,562,327	14,082,462	
17 Residential Large site - medium density	200	£19,468,633	26,533,493	24,965,036	23,414,547	21,882,024	20,367,471	18,870,886	17,392,269	15,931,620	14,488,939	13,064,226	11,657,481	
18 Strategic scale site - low density	500	£87,359,253	£4,978,655	£0,978,757	£7,024,355	£3,115,450	£9,252,038	£5,434,124	£1,661,705	£2,928,087	£4,228,479	£0,574,582	£6,966,396	
19 Strategic scale site - medium density	500	£65,519,439	£1,453,345	£7,548,680	£3,688,554	£9,872,967	£6,101,918	£2,375,262	£28,675,421	£5,020,326	£21,409,980	£7,844,380	£4,323,528	
20 Strategic scale site - low density	2,000	£378,556,761	£99,541,363	£84,990,196	£70,604,506	£56,384,293	£42,329,558	£28,440,299	£14,693,886	£10,081,018	£7,634,263	£4,353,622	£1,239,095	
21 Strategic scale site - medium density	2,000	£283,917,571	£86,670,871	£72,468,389	£58,427,879	£44,549,340	£30,824,211	£17,216,238	£10,377,848	£6,488,041	£3,767,817	£1,410,176	£51,562,924	
22 Strategic scale site - low density	4,000	£825,942,024	£37,174,037	£12,438,267	£27,983,690	£23,810,306	£29,918,113	£16,251,281	£192,843,366	£169,717,539	£146,873,799	£124,236,819	£101,653,859	
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	£34,225,356	£09,436,731	£28,833,707	£26,043,027	£26,211,700	£12,175,023	£88,197,318	£64,291,130	£40,341,543	£16,210,510	£91,652,194	
24 Housing for Elderly (C3) - high density	40	£1,090,243	227,771	110,990	5,880	124,443	243,006	361,569	480,133	598,696	717,260	835,823	954,386	
25 Housing for Elderly (C3) - high density	60	£1,409,798	271,646	99,827	73,092	247,534	421,975	596,417	770,857	945,299	1,119,740	1,294,182	1,468,623	
26 Housing for Elderly (C2) extra care	70	£1,589,938	235,985	39,405	159,574	359,155	558,735	758,315	957,895	1,157,475	1,357,055	1,556,636	1,756,216	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	817,959	773,916	730,375	687,335	644,796	602,758	561,221	520,185	479,649	439,615	400,082
2 Residential Small site - medium density	5	£354,963	825,884	781,790	738,196	695,104	652,513	610,422	568,832	527,744	487,156	447,070	407,484
3 Residential Small site - higher density (flats)	5	£99,390	360,635	327,480	294,721	262,359	230,393	198,824	167,650	136,874	106,493	76,509	46,922
4 Residential Small site - low density	10	£709,925	1,635,916	1,547,833	1,460,751	1,374,670	1,289,593	1,205,516	1,122,442	1,040,369	959,299	879,230	800,164
5 Residential Small site - medium density	10	£709,925	1,651,768	1,563,579	1,476,392	1,390,209	1,305,026	1,220,845	1,137,665	1,055,488	974,313	894,140	814,969
6 Residential Small site - higher density	10	£198,779	721,269	654,959	589,442	524,718	460,786	397,647	335,301	273,747	212,986	153,019	93,843
7 Residential Medium site - low density	25	£1,774,813	4,089,791	3,868,581	3,651,876	3,436,676	3,223,981	3,013,791	2,806,105	2,600,924	2,398,248	2,196,076	2,000,410
8 Residential Medium site - medium density	25	£1,774,813	3,660,113	3,450,607	3,243,503	3,038,797	2,836,493	2,636,588	2,439,084	2,243,980	2,051,276	1,860,972	1,673,069
9 Residential Medium site - higher density	25	£626,154	3,023,373	2,829,085	2,637,053	2,447,274	2,259,748	2,074,476	1,891,459	1,710,694	1,532,185	1,355,928	1,181,925
10 Residential Medium site - low density	50	£3,758,428	8,004,434	7,573,919	7,148,303	6,727,583	6,311,761	5,900,836	5,494,808	5,093,678	4,697,444	4,306,108	3,919,670
11 Residential Medium site - medium density	50	£3,758,428	8,081,191	7,650,171	7,224,048	6,802,821	6,386,492	5,975,059	5,568,525	5,166,888	4,770,148	4,378,304	3,991,358
12 Residential Medium site - higher density (flats)	50	£1,052,360	3,022,855	2,724,091	2,428,909	2,137,306	1,849,286	1,564,847	1,283,988	1,006,711	733,016	462,901	196,368
13 Residential Large site - low density	100	£7,986,660	15,687,863	14,843,426	14,008,592	13,183,360	12,367,729	11,561,702	10,765,277	9,978,453	9,201,231	8,433,613	7,675,596
14 Residential Large site - medium density	100	£7,986,660	15,841,055	14,995,780	14,159,933	13,333,688	12,517,045	11,710,004	10,912,565	10,124,730	9,346,496	8,577,863	7,818,834
15 Residential Large site - high density	100	£3,105,923	13,197,984	12,415,524	11,642,061	10,877,595	10,122,125	9,375,653	8,638,176	7,909,697	7,190,215	6,479,729	5,778,241
16 Residential Large site - low density	200	£18,255,223	29,725,045	28,076,394	26,446,496	24,835,353	23,242,963	21,669,328	20,114,446	18,578,319	17,060,947		

Table 6.7.9: Appraisal results – 25% First Homes, 52.5% Social Rent and 22.5% Shared ownership (sales values of £5,960 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY		Sales value £5,960 psm		AH tenure		Rented 53%		SO 23% Frst Hms 25%								
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£3,407,011 PER HA														
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 Residential Small site - low density	5	£540,795	873,379	826,586	780,326	734,599	689,404	644,742	600,613	557,015	513,951	471,420	429,421			
2 Residential Small site - medium density	5	£540,795	881,305	834,460	788,148	742,368	697,120	652,406	608,224	564,575	521,458	478,875	436,823			
3 Residential Small site - higher density (flats)	5	£151,423	407,743	372,249	337,179	302,533	268,310	234,510	201,133	168,179	135,650	103,542	71,859			
4 Residential Small site - low density	10	£1,081,591	1,746,759	1,653,173	1,560,653	1,469,197	1,378,807	1,289,484	1,201,224	1,114,031	1,027,902	942,839	858,842			
5 Residential Small site - medium density	10	£1,081,591	1,762,611	1,668,920	1,576,294	1,484,735	1,394,240	1,304,811	1,216,447	1,129,149	1,042,916	957,748	873,646			
6 Residential Small site - higher density	10	£302,845	815,485	744,498	674,359	605,066	536,619	469,019	402,266	336,359	271,299	207,086	143,719			
7 Residential Medium site - low density	25	£2,703,977	4,366,897	4,132,933	3,901,632	3,672,993	3,447,019	3,223,708	3,003,061	2,785,076	2,569,755	2,357,098	2,147,103			
8 Residential Medium site - medium density	25	£2,703,977	3,928,906	3,706,058	3,485,765	3,268,025	3,052,840	2,840,209	2,630,131	2,422,607	2,217,638	2,015,223	1,815,362			
9 Residential Medium site - higher density	25	£953,963	3,280,526	3,073,475	2,868,825	2,666,576	2,466,727	2,269,280	2,074,233	1,881,588	1,691,343	1,503,500	1,318,057			
10 Residential Medium site - low density	50	£5,726,069	8,544,391	8,087,074	7,634,963	7,188,057	6,746,359	6,309,866	5,878,581	5,452,500	5,031,627	4,615,958	4,205,497			
11 Residential Medium site - medium density	50	£5,726,069	8,621,149	8,163,325	7,710,707	7,263,295	6,821,090	6,384,090	5,952,297	5,525,710	5,104,329	4,688,155	4,277,186			
12 Residential Medium site - higher density (flats)	50	£1,603,299	3,469,510	3,150,598	2,834,416	2,520,993	2,211,409	1,905,663	1,603,756	1,305,687	1,011,458	721,066	434,514			
13 Residential Large site - low density	100	£12,167,896	16,751,003	15,854,224	14,967,654	14,091,293	13,225,140	12,369,196	11,523,460	10,687,932	9,862,613	9,047,504	8,242,451			
14 Residential Large site - medium density	100	£12,167,896	16,902,064	16,004,288	15,116,720	14,239,362	13,372,211	12,515,269	11,668,536	10,832,011	10,005,694	9,189,586	8,383,687			
15 Residential Large site - high density	100	£4,731,960	14,220,702	13,367,472	12,563,823	11,749,757	10,945,272	10,150,369	9,365,048	8,589,310	7,823,154	7,066,580	6,319,587			
16 Residential Large site - low density	200	£27,812,333	31,789,354	30,038,228	28,307,037	26,595,781	24,904,461	23,233,077	21,581,628	19,950,113	18,338,534	16,746,892	15,175,184			
17 Residential Large site - medium density	200	£19,468,633	28,535,873	26,868,015	25,219,271	23,589,641	21,979,125	20,387,723	18,815,435	17,262,260	15,728,200	14,213,253	12,717,421			
18 Strategic scale site - low density	500	£87,359,253	59,999,203	55,750,070	51,549,306	47,396,910	43,292,884	39,237,226	35,229,936	31,271,016	27,360,464	23,462,312	19,646,635			
19 Strategic scale site - medium density	500	£65,519,439	56,396,585	52,248,423	48,145,631	44,090,206	40,082,151	36,121,464	32,208,146	28,337,230	24,499,060	20,708,494	16,965,532			
20 Strategic scale site - low density	2,000	£378,556,761	217,884,579	202,422,752	187,136,899	172,027,021	157,093,118	142,335,190	127,753,235	113,347,257	99,077,824	84,963,735	71,026,343			
21 Strategic scale site - medium density	2,000	£283,917,571	204,738,939	189,639,457	174,712,287	159,957,427	145,374,879	130,964,642	116,715,922	102,591,319	88,639,724	74,861,138	61,255,557			
22 Strategic scale site - low density	4,000	£825,942,024	368,661,441	342,362,350	316,362,472	290,661,808	265,260,358	240,158,122	215,355,099	190,790,359	166,498,998	142,507,877	118,771,829			
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	368,154,623	339,855,817	313,777,901	287,991,925	262,327,725	236,909,299	211,634,671	186,442,217	161,302,250	136,033,546	110,506,937			
24 Housing for Elderly (C3) - high density	40	£1,090,243	434,460	308,724	182,989	57,253	-	69,528	-	197,182	-	580,145	-	707,799	-	835,453
25 Housing for Elderly (C3) - high density	60	£1,409,796	579,562	394,402	209,241	24,080	-	163,539	-	351,525	-	539,511	-	727,497	-	915,483
26 Housing for Elderly (C2) extra care	70	£1,589,938	592,771	380,730	168,690	44,012	-	259,268	-	474,564	-	689,639	-	905,116	-	1,120,392

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,236,265 PER HA													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 Residential Small site - low density	5	£354,963	873,379	826,586	780,326	734,599	689,404	644,742	600,613	557,015	513,951	471,420	429,421			
2 Residential Small site - medium density	5	£354,963	881,305	834,460	788,148	742,368	697,120	652,406	608,224	564,575	521,458	478,875	436,823			
3 Residential Small site - higher density (flats)	5	£99,390	407,743	372,249	337,179	302,533	268,310	234,510	201,133	168,179	135,650	103,542	71,859			
4 Residential Small site - low density	10	£709,925	1,746,759	1,653,173	1,560,653	1,469,197	1,378,807	1,289,484	1,201,224	1,114,031	1,027,902	942,839	858,842			
5 Residential Small site - medium density	10	£709,925	1,762,611	1,668,920	1,576,294	1,484,735	1,394,240	1,304,811	1,216,447	1,129,149	1,042,916	957,748	873,646			
6 Residential Small site - higher density	10	£198,779	815,485	744,498	674,359	605,066	536,619	469,019	402,266	336,359	271,299	207,086	143,719			
7 Residential Medium site - low density	25	£1,774,813	4,366,897	4,132,933	3,901,632	3,672,993	3,447,019	3,223,708	3,003,061	2,785,076	2,569,755	2,357,098	2,147,103			
8 Residential Medium site - medium density	25	£1,774,813	3,928,906	3,706,058	3,485,765	3,268,025	3,052,840	2,840,209	2,630,131	2,422,607	2,217,638	2,015,223	1,815,362			
9 Residential Medium site - higher density	25	£626,154	3,280,526	3,073,475	2,868,825	2,666,576	2,466,727	2,269,280	2,074,233	1,881,588	1,691,343	1,503,500	1,318,057			
10 Residential Medium site - low density	50	£3,758,428	8,544,391	8,087,074	7,634,963	7,188,057	6,746,359	6,309,866	5,878,581	5,452,500	5,031,627	4,615,958	4,205,497			
11 Residential Medium site - medium density	50	£3,758,428	8,621,149	8,163,325	7,710,707	7,263,295	6,821,090	6,384,090	5,952,297	5,525,710	5,104,329	4,688,155	4,277,186			
12 Residential Medium site - higher density (flats)	50	£1,052,360	3,469,510	3,150,598	2,834,416	2,520,993	2,211,409	1,905,663	1,603,756	1,305,687	1,011,458	721,066	434,514			
13 Residential Large site - low density	100	£7,986,660	16,751,003	15,854,224	14,967,654	14,091,293	13,225,140	12,369,196	11,523,460	10,687,932	9,862,613	9,047,504	8,242,451			
14 Residential Large site - medium density	100	£7,986,660	16,902,064	16,004,289	15,116,720	14,239,362	13,372,211	12,515,269	11,668,536	10,832,011	10,005,694	9,189,586	8,383,687			
15 Residential Large site - high density	100	£3,105,923	14,220,702	13,367,472	12,563,823	11,749,757	10,945,272	10,150,369	9,365,048	8,589,310	7,823,154	7,066,580	6,319,587			
16 Residential Large site - low density	200	£18,255,223	31,789,354	30,038,228	28,307,037	26,595,781	24,904,461	23,233,077	21,581,628	19,950,113	18,338,534	16,746,892	15,175,184			
17 Residential Large site - medium density	200	£12,778,656	28,535,873	26,868,015	25,219,271	23,589,641	21,979,125	20,387,723	18,815,435	17,262,260	15,728,200	14,213,253	12,717,421			
18 Strategic scale site - low density	500	£57,340,123	59,999,203	55,750,070	51,549,306	47,396,910	43,292,884	39,237,226	35,229,936	31,271,016	27,360,464	23,462,312	19,646,635			
19 Strategic scale site - medium density	500	£43,005,092	56,398,585	52,248,423	48,145,631	44,090,206	40,082,151	36,121,464	32,208,146	28,337,230	24,499,060	20,708,494	16,965,532			
20 Strategic scale site - low density	2,000	£248,473,865	217,884,579	202,422,752	187,136,899	172,027,021	157,093,118	142,335,190	127,753,235	113,347,257	99,077,824	84,963,735	71,026,343			
21 Strategic scale site - medium density	2,000	£186,355,399	204,738,939	189,639,457	174,712,287	159,957,427	145,374,879	130,964,642	116,715,922	102,591,319	88,639,724	74,861,138	61,255,557			
22 Strategic scale site - low density	4,000	£542,124,796	368,661,441	342,362,350	316,362,472	290,661,808	265,260,358	240,158,122	215,355,099	190,790,359	166,498,998	142,507,877	118,771,829			
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	366,154,623	339,855,817	313,777,901	287,991,925	262,327,725	236,909,299	211,634,671	186,442,217	161,302,250	136,033,546	110,506,937			
24 Housing for Elderly (C3) - high density	40	£715,605	434,460	308,724	182,989	57,253	-	69,528	-	197,182	-	580,145	-	707,799	-	835,453
25 Housing for Elderly (C3) - high density	60	£925,351	579,562	394,402	209,241	24,080	-	163,539	-	351,525	-	539,511	-	727,497	-	915,483
26 Housing for Elderly (C2) extra care	70	£1,043,590	592,771	360,730	168,690	44,012	-	259,268	-	474,564	-	689,639	-	905,116	-	1,120,392

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA													
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
				25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1	Residential Small site - low density	5	£58,730	873,379	826,586	780,326	734,599	689,404	644,742	600,613	557,015	513,951	471,420	429,421	
2	Residential Small site - medium density	5	£58,730	881,305	834,460	788,148	742,368	697,120	652,406	608,224	564,575	521,458	478,875	436,823	
3	Residential Small site - higher density (flats)	5	£16,444	407,743	372,249	337,179	302,533	268,310	234,510	201,133	168,179	135,650	103,542	71,859	
4	Residential Small site - low density	10	£117,460	1,746,759	1,653,173	1,560,653	1,469,197	1,378,807	1,289,484	1,201,224	1,114,031	1,027,902	942,839	858,842	
5	Residential Small site - medium density	10	£117,460	1,762,611	1,668,920	1,576,294	1,484,735	1,394,240	1,304,811	1,216,447	1,129,149	1,042,916	957,748	873,646	
6	Residential Small site - higher density	10	£32,889	815,485	744,498	674,359	605,066	536,619	469,019	402,266	336,359	271,299	207,086	143,719	
7	Residential Medium site - low density	25	£293,651	4,366,897	4,132,933	3,901,632	3,672,993	3,447,019	3,223,708	3,003,061	2,785,076	2,569,755	2,357,098	2,147,103	
8	Residential Medium site - medium density	25	£293,651	3,928,906	3,706,058	3,485,765	3,268,025	3,052,840	2,840,209	2,630,131	2,422,607	2,217,638	2,015,223	1,815,362	
9	Residential Medium site - higher density	25	£103,600	3,280,526	3,073,475	2,868,825	2,666,576	2,466,727	2,269,280	2,074,233	1,881,588	1,691,341	1,503,500	1,318,057	
10	Residential Medium site - low density	50	£621,849	8,544,391	8,087,074	7,634,963	7,188,057	6,746,359	6,305,866	5,876,531	5,452,500	5,031,627	4,615,958	4,205,437	
11	Residential Medium site - medium density	50	£621,849	8,621,149	8,163,325	7,710,707	7,263,295	6,821,090	6,384,090	5,952,297	5,525,710	5,104,329	4,688,155	4,277,166	
12	Residential Medium site - higher density (flats)	50	£174,118	3,489,510	3,150,598	2,834,416	2,520,993	2,211,409	1,905,663	1,603,756	1,305,687	1,011,458	721,066	434,514	
13	Residential Large site - low density	100	£1,321,429	16,751,003	15,854,224	14,967,654	14,091,293	13,225,140	12,369,196	11,523,460	10,687,932	9,862,613	9,047,504	8,242,451	
14	Residential Large site - medium density	100	£1,321,429	16,902,064	16,004,288	15,116,720	14,239,362	13,372,211	12,515,269	11,668,536	10,832,011	10,005,694	9,189,586	8,383,687	
15	Residential Large site - high density	100	£513,889	14,220,702	13,387,472	12,563,923	11,745,757	10,945,272	10,150,369	9,365,048	8,589,310	7,823,154	7,065,580	6,319,537	
16	Residential Large site - low density	200	£3,020,408	31,789,354	30,038,228	28,307,037	26,595,781	24,904,461	23,233,077	21,581,628	19,950,113	18,338,534	16,746,892	15,175,184	
17	Residential Large site - medium density	200	£2,114,286	28,535,873	26,868,015	25,219,271	23,589,641	21,979,125	20,387,723	18,815,435	17,262,260	15,728,200	14,213,253	12,717,421	
18	Strategic scale site - low density	500	£9,487,179	59,999,203	55,750,070	51,549,306	47,396,910	43,292,884	39,237,226	35,229,936	31,271,016	27,360,464	23,482,312	19,648,635	
19	Strategic scale site - medium density	500	£7,115,385	56,398,585	52,248,423	48,145,631	44,090,208	40,082,151	36,121,484	32,208,146	28,337,230	24,499,060	20,708,494	16,965,532	
20	Strategic scale site - low density	2,000	£41,111,111	217,684,579	202,422,752	187,136,899	172,027,021	157,093,116	142,395,190	127,753,235	113,347,257	99,077,824	84,963,735	71,026,343	
21	Strategic scale site - medium density	2,000	£30,833,333	204,738,939	189,639,457	174,712,287	159,957,427	145,374,879	130,964,642	116,715,922	102,591,319	88,639,724	74,861,138	61,255,557	
22	Strategic scale site - low density	4,000	£89,696,970	368,661,441	342,362,350	316,362,472	290,661,808	265,260,358	240,158,122	215,355,099	190,790,359	166,498,998	142,507,877	118,771,829	
23	Strategic scale site - medium density with R&D	4,000	£67,272,727	366,154,623	339,951,617	313,777,901	287,991,925	262,327,725	236,809,298	211,634,671	186,442,217	161,302,250	136,033,546	110,506,937	
24	Housing for Elderly (C3) - high density	40	£118,400	434,460	308,724	132,869	57,253	69,526	197,162	324,636	452,491	580,145	707,799	835,453	
25	Housing for Elderly (C3) - high density	60	£153,103	579,562	394,402	209,241	24,080	163,539	351,525	539,511	727,497	915,483	1,103,469	1,291,455	
26	Housing for Elderly (C2) extra care	70	£172,667	592,771	380,730	168,690	44,012	259,288	474,564	689,839	905,116	1,120,392	1,335,668	1,550,943	

- 6.8 There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is the emerging Local Plan policy, which sets relatively challenging affordable housing targets which are subject to a degree of tailoring to reflect existing use and area, but also explicitly accepts that some schemes may provide lower percentages, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for the targets in the emerging plan.
- 6.9 Our appraisals also test the impact of different approaches to tenure mixes. The emerging policy indicates that the Council will seek a tenure mix of 25% First Homes, 52.5% social rent and 22.5% shared ownership and the appraisal outputs reflecting this mix are provided at tables 6.7.1 to 6.7.9 and Appendix 8. We have also tested an alternative tenure mix which removes the First Homes¹⁵ requirement of 70% social rent and 30% shared ownership (attached as Appendix 9). These appraisals indicate marginally lower residual land values in comparison with the outputs reflecting the tenure mix in the emerging Plan, due to the overall lower percentage of intermediate housing. When taking First Homes and Shared Ownership together, the emerging plan policy tenure mix is 52.5% social rent and 48.5% intermediate.
- 6.10 Clearly, including higher proportions of First Homes and shared ownership (which both generate higher values than social rented housing) will improve viability to a degree and this may be an option for the Council to consider on specific applications when viability is under pressure. However, the difference the tenure split makes on overall scheme viability declines as private sales values increase and at the highest sales values in the Borough range, varying the tenure mix has a lower impact than varying the overall percentage of affordable housing.

Affordable housing payments in lieu

- 6.11 The emerging policy seeks affordable housing on-site from schemes providing 5 or more units. There may be circumstances where the Council may accept that payments in lieu would be a more appropriate option instead of on-site provision (e.g. in a flatted scheme).
- 6.12 Our appraisals test the provision of affordable housing on-site and the outputs are incorporated within tables 6.7.1 to 6.7.9. Typologies 1 to 3 are all schemes providing 5 units and the appraisals indicate that in most cases, the emerging policy will be financially viable at the relevant levels for different site types. Typology 3 (a flatted scheme) is slightly less viable than the two other 5 unit typologies, due to its higher build costs. Nevertheless, the overall outcome is broadly similar to larger sites.
- 6.13 Should the Council decide that it is appropriate to opt for a payment in lieu in an individual case, there are three main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.14 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:

¹⁵ The draft NPPF issued for consultation in August 2024 removes the requirement for First Homes but retains this tenure within the definition of affordable housing. If this amendment is eventually adopted, First Homes will no longer a mandatory requirement within local plan policies.

Formula for calculating payments in lieu

$X = ((A - B) \times C) - ((A \times C) \times D)$ where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership)

C = the number of square metres that would be required on-site to meet the 10% or 20% target.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing¹⁶)

- 6.15 If it is established to the Council's satisfaction that a development proposal could not viably provide the required percentage of units as affordable, a (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 5 unit development would typically require 2 units (40%) to be provided as affordable housing to meet the policy target. If it is agreed that only (say) 20% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 1 unit of affordable housing.
- 6.16 The third approach is a tariff based system, in which a flat rate fee is charged per unit provided on the development. The tariff would need to be established, most likely using the first approach outlined above (i.e. a comparison of residuals), but then discounted below the maximum potential rate to allow for site specific differences in costs and benchmark land value. This type of approach is more straightforward to operate, but inevitably results in lower overall income than a more nuanced approach would raise.

Impact of other emerging Local Plan policies

- 6.17 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 35% affordable housing (25% First Homes, 52.5% social rented and 22.5% shared ownership) as a mid point between the various targets. Clearly, as noted above, there may be scenarios where these targets are unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief; CIL in Kind; provision of grant funding; or variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.18 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy costs cannot be absorbed through a reduction to land value.
- 6.19 The tables show a 'baseline' residual land value for each typology (i.e. policy off), tested at each of the nine price points, ranging from A (£4,750 per square metre) to I (£5,960 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

¹⁶ Developer's profit is typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

Biodiversity Net Gain

- 6.20 Table 6.20.1 summarises the results of our testing of the impact of the emerging requirement for a 10% Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance of 0.7% of build costs, in line with the DEFRA Impact Assessment, which achieves 10% biodiversity net gain. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of circa 3%. We have also tested the impact of a 20% biodiversity net gain and the typical reduction of residual land value is marginally higher at circa 5% (see Table 6.20.2). The impact can be more significant when the starting residual land value is very low and is therefore unlikely to either prevent schemes coming forward, or to have a significant impact on the percentages of affordable housing that can be provided.

Electric Vehicle Charging

- 6.21 Policy C5 requires that developments incorporate electric vehicle charging points. We have tested the impact this has, assuming that each residential unit will have access to a parking space. The cost of installing an electrical vehicle charging point at the time of construction is relatively modest at circa £500 per space, although this increases if charging points are installed retrospectively. Given the increasing use of electric vehicles, developers will wish to install charging points to ensure that their units are marketable.
- 6.22 The impact of this requirement on the residual land value outputs from our appraisals is modest, with a typical reduction of circa 1.3% of residual land value. This is unlikely to have any material impact on the viability of developments in the Borough. The outputs of our appraisals are summarised in Table 6.22.1.

Accessibility

- 6.23 Policy H1 requires that residential schemes providing 20 or more units should provide 5% of units to M4(3) standard. Our appraisals assume that all other units meet M4(2) standards. The impact of this requirement on the residual land values generated by our appraisals is summarised in Table 6.23.1. This shows that the requirement has a modest downwards impact on residual land values, with a typical reduction of circa 3.8%.

Net Zero Carbon – on-site approach

- 6.24 We have tested the viability implications of a policy approach seeking to implement a range of options to achieve net zero carbon development in line with the UK's long term ambition to become carbon neutral. As noted in Section 4, we have tested two scenarios, reflecting the range of costs identified by the research carried out by the Council and by other specialist firms on behalf of other authorities.
- 6.25 Scenario 1 and 2 test the range of costs for on-site carbon reduction. Scenario 1 applies a 5% cost uplift and Scenario 2 applies a 7.5% uplift. The residual land values for these two scenarios are summarised in Table 6.25.1 (Scenario 1) and Table 6.25.2 (Scenario 2). Table 6.25.3 provides a summary of the change in residual land values for schemes assuming a price point of £5,355 per square metre (the middle of the Borough-wide range) which indicates that the reduction in residual land values is typically circa 15% for Scenario 1 and circa 22% for Scenario 2, but with higher reductions on larger schemes and some mixed use developments. Where schemes are on the margins of viability, and developers are unable to pass back the cost of NZC to landowners through a lower land price, it is possible that developers will seek to offset the additional cost by reducing the provision of affordable housing. However, the costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve.

Table 6.20.1: Biodiversity Net Gain (10%)

[illegible]

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			\$4,750 psm		\$4,901 psm		\$5,053 psm		\$5,204 psm		\$5,355 psm		\$5,506 psm		\$5,656 psm		\$5,809 psm		\$5,960 psm		
Description	No of units	Site area	BLV (€ /m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Residential Small site - low density	5	0.16	€ 0.35	€0.2197	€0.2138	€0.3165	€0.3107	€0.3534	€0.3475	€0.3902	€0.3843	€0.4270	€0.4212	€0.4639	€0.4580	€0.5007	€0.4948	€0.5375	€0.5317	€0.5744	€0.5685
2 Residential Small site - medium density	5	0.16	€ 0.35	€0.2673	€0.2614	€0.3241	€0.3182	€0.3609	€0.3551	€0.3978	€0.3919	€0.4346	€0.4287	€0.4714	€0.4655	€0.5083	€0.5024	€0.5451	€0.5392	€0.5819	€0.5761
3 Residential Small site - higher density (flats)	5	0.04	€ 0.63	€0.0634	€0.0702	€0.0316	€0.0394	€0.0002	€0.0067	€0.0316	€0.0247	€0.0628	€0.0560	€0.0941	€0.0874	€0.1254	€0.1187	€0.1567	€0.1500	€0.1880	€0.1813
4 Residential Small site - low density	10	0.32	€ 0.71	€0.5584	€0.5477	€0.6331	€0.6214	€0.7087	€0.6950	€0.7804	€0.7687	€0.8541	€0.8423	€0.9277	€0.9160	€1.0014	€0.9897	€1.0750	€1.0633	€1.1487	€1.1370
5 Residential Small site - medium density	10	0.32	€ 0.71	€0.5745	€0.5628	€0.6462	€0.6365	€0.7219	€0.7101	€0.7955	€0.7838	€0.8692	€0.8575	€0.9428	€0.9311	€1.0165	€1.0048	€1.0902	€1.0784	€1.1638	€1.1521
6 Residential Small site - higher density	10	0.09	€ 0.20	€0.1267	€0.1405	€0.0831	€0.0769	€0.0004	€0.0133	€0.0630	€0.0495	€0.1258	€0.1121	€0.1882	€0.1747	€0.2509	€0.2373	€0.3135	€0.2999	€0.3761	€0.3625
7 Residential Medium site - low density	25	0.79	€ 1.77	€0.1985	€0.1892	€0.5521	€0.5434	€1.7689	€1.7375	€1.9510	€1.9217	€2.1352	€2.1058	€2.3193	€2.2900	€2.5035	€2.4741	€2.6876	€2.6583	€2.8718	€2.8425
8 Residential Medium site - medium density	25	0.79	€ 1.77	€0.1828	€0.1526	€1.2514	€1.2312	€1.4401	€1.4098	€1.6187	€1.5885	€1.7973	€1.7671	€1.9759	€1.9457	€2.1546	€2.1243	€2.3332	€2.3030	€2.5118	€2.4816
9 Residential Medium site - higher density	25	0.28	€ 0.63	€0.0872	€0.5757	€0.7781	€0.7486	€0.9450	€0.9175	€1.1199	€1.0884	€1.2908	€1.2593	€1.4617	€1.4302	€1.6325	€1.6011	€1.8034	€1.7719	€1.9743	€1.9428
10 Residential Medium site - low density	50	1.68	€ 3.76	€2.7498	€2.6931	€3.1087	€3.0519	€3.4675	€3.4107	€3.8263	€3.7695	€4.1851	€4.1283	€4.5439	€4.4872	€4.9028	€4.8460	€5.2616	€5.2048	€5.6204	€5.5636
11 Residential Medium site - medium density	50	1.68	€ 3.76	€2.8230	€2.7663	€3.1819	€3.1251	€3.5407	€3.4839	€3.8995	€3.8427	€4.2583	€4.2016	€4.6172	€4.5604	€4.9760	€4.9192	€5.3348	€5.2780	€5.6936	€5.6368
12 Residential Medium site - higher density (flats)	50	0.47	€ 1.05	€0.9048	€0.9723	€0.6013	€0.6687	€0.2977	€0.3652	€0.0057	€0.0617	€0.3047	€0.2382	€0.6037	€0.5372	€0.9026	€0.8362	€1.2016	€1.1352	€1.5006	€1.4341
13 Residential Large site - low density	100	3.57	€ 7.99	€5.3325	€5.2190	€6.0441	€5.9307	€6.7556	€6.6423	€7.4674	€7.3540	€8.1790	€8.0656	€8.8907	€8.7772	€9.6023	€9.4889	€10.3133	€10.2005	€11.0184	€10.9066
14 Residential Large site - medium density	100	3.57	€ 7.99	€5.4768	€5.3653	€6.1904	€6.0770	€6.9020	€6.7886	€7.6137	€7.5002	€8.3253	€8.2119	€9.0369	€8.9235	€9.7486	€9.6351	€10.4574	€10.3458	€11.1625	€11.0507
15 Residential Large site - high density	100	1.39	€ 3.11	€3.5026	€3.3838	€4.1822	€4.0634	€4.8618	€4.7431	€5.5414	€5.4227	€6.2210	€6.1023	€6.9006	€6.7819	€7.5802	€7.4615	€8.2598	€8.1411	€8.9395	€8.8207
16 Residential Large site - low density	200	8.16	€18.26	€9.5865	€9.3781	€10.9811	€10.7626	€12.3578	€12.1419	€13.7286	€13.5137	€15.1014	€14.8855	€16.4732	€16.2573	€17.8450	€17.6291	€19.2168	€19.0009	€20.5886	€20.3727
17 Residential Large site - medium density	200	5.71	€12.78	€7.2317	€7.0064	€8.5747	€8.3495	€9.9178	€9.6925	€11.2696	€11.0355	€12.5967	€12.3742	€13.9274	€13.7048	€15.2580	€15.0354	€16.5887	€16.3661	€17.9193	€17.6967
18 Strategic scale site - low density	500	25.64	€57.34	€5.9405	€5.3175	€9.3472	€8.7242	€12.7441	€12.1289	€16.1116	€15.4964	€19.4790	€18.8638	€22.8464	€22.2312	€26.2138	€25.5986	€29.5895	€28.9612	€32.9057	€32.2874
19 Strategic scale site - medium density	500	19.23	€43.01	€3.3784	€2.7471	€6.7340	€6.1027	€10.0896	€9.4583	€13.4287	€12.8053	€16.7456	€16.1222	€20.0625	€19.4391	€23.3794	€22.7560	€26.6963	€26.0729	€29.9995	€29.3830
20 Strategic scale site - low density	2000	111.11	€248.47	€20.4134	€16.3132	€32.9503	€30.6689	€45.4197	€43.1632	€57.8231	€55.5667	€70.2208	€67.9701	€82.5804	€80.2746	€94.7960	€92.5622	€107.0836	€104.8498	€119.2950	€117.0816
21 Strategic scale site - medium density	2000	83.33	€186.36	€10.9502	€6.8108	€23.3502	€21.0363	€35.6990	€33.3876	€47.9549	€45.6683	€60.1723	€57.8857	€72.3670	€70.1031	€84.7804	€82.2066	€96.5736	€94.3099	€108.6768	€106.4132
22 Strategic scale site - low density	4000	242.42	€542.12	€10.0103	€26.0132	€1.51.8801	€47.9250	€73.5436	€69.6278	€95.0536	€91.1744	€116.4818	€112.6209	€137.7029	€133.8579	€158.8919	€155.0785	€179.9647	€176.1513	€202.2001	€197.2241
23 Strategic scale site - medium density with R&D	4000	181.82	€406.59	€10.3136	€4.4851	€35.3200	€29.4916	€60.3271	€56.4966	€84.7443	€79.8871	€108.3780	€102.6768	€131.4564	€126.0904	€154.0932	€148.7975	€176.3926	€171.1583	€198.4100	€193.2335
24 Housing for Elderly (C3) - high density	40	0.32	€ 0.72	€1.5079	€1.3545	€1.3517	€1.3989	€1.2155	€1.2527	€1.0693	€1.1065	€0.9231	€0.9603	€0.7769	€0.8141	€0.6307	€0.6679	€0.4845	€0.5216	€0.3383	€0.3754
25 Housing for Elderly (C3) - high density	60	0.41	€ 0.93	€2.2687	€2.2451	€2.2809	€2.1367	€1.8631	€1.9186	€1.6453	€1.7010	€1.4275	€1.4832	€1.2097	€1.2654	€0.9919	€1.0476	€0.7741	€0.8298	€0.5563	€0.6120
26 Housing for Elderly (C2) extra care	70	0.47	€ 1.04	€2.7245	€2.7894	€2.4721	€2.5371	€2.2198	€2.2647	€1.9674	€2.0323	€1.7150	€1.7800	€1.4627	€1.5276	€1.2103	€1.2753	€0.9560	€1.0229	€0.7058	€0.7704
27 Retail (comparison)	0	0.25	€ 0.56	€3.7171	€3.6704	€3.7171	€3.6704	€3.7171	€3.6704	€3.7171	€3.6704	€3.7171	€3.6704	€3.7171	€3.6704	€3.7171	€3.6704	€3.7171	€3.6704	€3.7171	€3.6704
28 Retail (convenience)	0	1.00	€ 2.24	€1.3183	€1.2989	€1.3183	€1.2989	€1.3183	€1.2989	€1.3183	€1.2989	€1.3183	€1.2989	€1.3183	€1.2989	€1.3183	€1.2989	€1.3183	€1.2989	€1.3183	€1.2989
29 Office	0	0.50	€ 1.12	€0.7210	€0.5693	€0.7210	€0.5693	€0.7210	€0.5693	€0.7210	€0.5693	€0.7210	€0.5693	€0.7210	€0.5693	€0.7210	€0.5693	€0.7210	€0.5693	€0.7210	€0.5693
30 Office	0	0.75	€ 1.68	€1.0815	€0.8536	€1.0815	€0.8539	€1.0815	€0.8539	€1.0815	€0.8539	€1.0815	€0.8539	€1.0815	€0.8539	€1.0815	€0.8539	€1.0815	€0.8539	€1.0815	€0.8539
31 Industrial (40% plot ratio)	0	1.00	€ 2.24	€1.3455	€1.3135	€1.3455	€1.3135	€1.3455	€1.3135	€1.3455	€1.3135	€1.3455	€1.3135	€1.3455	€1.3135	€1.3455	€1.3135	€1.3455	€1.3135	€1.3455	€1.3135
32 Warehousing/logistics (50% plot ratio)	0	1.00	€ 2.24	€1.7242	€1.6842	€1.7242	€1.6842	€1.7242	€1.6842	€1.7242	€1.6842	€1.7242	€1.6842	€1.7242	€1.6842	€1.7242	€1.6842	€1.7242	€1.6842	€1.7242	€1.6842
33 Warehousing/logistics (60% plot ratio)	0	1.00	€ 2.24	€2.1029	€2.0548	€2.1029	€2.0548	€2.1029	€2.0548	€2.1029	€2.0548	€2.1029	€2.0548	€2.1029	€2.0548	€2.1029	€2.0548	€2.1029	€2.0548	€2.1029	€2.0548
34 Student housing development (medium density) 200	0	0.30	€ 0.67	€10.7917	€10.7233	€10.7917	€10.7233	€10.7917	€10.7233	€10.7917	€10.7233	€10.7917	€10.7233	€10.7917	€10.7233	€10.7917	€10.7233	€10.7917	€10.7233	€10.7917	€10.7233
35 Student housing development (medium density) 250	0	0.42	€ 0.93	€14.9020	€14.8081	€14.9020	€14.8081	€14.9020	€14.8081	€14.9020	€14.8081	€14.9020	€14.8081	€14.9020	€14.8081	€14.9020	€14.8081	€14.9020	€14.8081	€14.9020	€14.8081
36 Student housing development (medium density) 300	0	0.52	€ 1.17	€17.9163	€17.8035	€17.9163	€17.8035	€17.9163	€17.8035	€17.9163	€17.8035	€17.9163	€17.8035	€17.9163	€17.8035	€17.9163	€17.8035	€17.9163	€17.8035	€17.9163	€17.8035
37 Student housing development (high density) 200 bed	0	0.16	€ 0.36	€9.6956	€9.6340	€9.6956	€9.6340	€9.6956	€9.6340	€9.6956	€9.6340	€9.6956	€9.6340	€9.6956	€9.6340	€9.6956	€9.6340	€9.6956	€9.6340	€9.6956	€9.6340
38 Student housing development (high density) 250 bed	0	0.20	€ 0.45	€12.1618	€12.0849	€12.1618	€12.0849	€12.1618	€12.0849	€12.1618	€12.0849	€12.1618	€12.0849	€12.1618	€12.0849	€12.1618	€12.0849	€12.1618	€12.0849	€12.1618	€12.0849
39 Student housing development (high density) 300 bed	0	0.24	€ 0.54	€14.6280	€14.5357	€14.6280	€14.5357	€14.6280	€14.5357	€14.6280	€14.5357	€14.6280	€14.5357	€14.6280	€14.5357	€14.6280	€14.5357	€14.6280	€14.5357	€14.6280	€14.5357
40 Hotel (100 rooms)	0	0.15	€ 0.34	€2.1382	€2.0894	€2.1382	€2.0894	€2.1382	€2.0894	€2.1382	€2.0894	€2.1382	€2.0894	€2.1382	€2.0894	€2.1382	€2.0894	€2.1382	€2.0894	€2.1382	€2.0894
41 Hotel (125 rooms)	0	0.15	€ 0.34	€3.0035	€2.9364	€3.0035	€2.9364	€3.0035	€2.9364	€3.0035	€2.9364	€3.0035	€2.9364	€3.0035	€2.9364	€3.0035	€2.9364	€3.0035	€2.9364	€3.0035	€2.9364
42 Hotel (150 rooms)	0	0.15	€ 0.34	€3.9843	€3.8964	€3.9843	€3.8964	€3.9843	€3.8964	€3.9843	€3.8964	€3.9843	€3.8964	€3.9843	€3.8964	€3.9843	€3.8964	€3.9843	€3.8964	€3.9843	€3.8964
43 Leisure use	0	0.30	€ 0.67	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953
44 Leisure use	0	0.30	€ 0.67	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953	€0.0788	€0.0953
45 Leisure use	0	0.30	€ 0.67	€0.0802	€0.0967	€0.0802	€0.0967	€0.0802	€0.0967	€0.0802	€0.0967	€0.0802	€0.0967	€0.0802	€0.0967	€0.0802	€0.0967	€0.0802	€0.0967	€0.0802	€0.0967
46 Community use	0	0.17	€ 0.37	€0.0497	€0.0717	€0.0497	€0.0717	€0.0497													



Table 6.20.1: Biodiversity Net Gain (10%) (continued)

BLV: GREENFIELD (HIGHER)				£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm	
Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Residential Small site - low density	5	0.16	£0.06	£0.2797	£0.2738	£0.3165	£0.3107	£0.3534	£0.3475	£0.3902	£0.3843	£0.4270	£0.4212	£0.4639	£0.4580	£0.5007	£0.4948	£0.5375	£0.5317	£0.5744	£0.5685
2 Residential Small site - medium density	5	0.16	£0.06	£0.2873	£0.2814	£0.3241	£0.3182	£0.3609	£0.3551	£0.3978	£0.3919	£0.4346	£0.4287	£0.4714	£0.4655	£0.5083	£0.5024	£0.5451	£0.5392	£0.5819	£0.5761
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.0634	£0.0702	£0.0316	£0.0384	£0.0002	£0.0067	£0.0315	£0.0247	£0.0628	£0.0560	£0.0941	£0.0874	£0.1254	£0.1187	£0.1567	£0.1500	£0.1880	£0.1813
4 Residential Small site - low density	10	0.32	£0.12	£0.5594	£0.5477	£0.6331	£0.6214	£0.7067	£0.6950	£0.7804	£0.7687	£0.8541	£0.8423	£0.9277	£0.9160	£1.0014	£0.9897	£1.0750	£1.0633	£1.1487	£1.1370
5 Residential Small site - medium density	10	0.32	£0.12	£0.5745	£0.5628	£0.6482	£0.6365	£0.7219	£0.7101	£0.7955	£0.7838	£0.8692	£0.8575	£0.9428	£0.9311	£1.0165	£1.0048	£1.0902	£1.0784	£1.1638	£1.1521
6 Residential Small site - higher density	10	0.09	£0.03	£0.1267	£0.1405	£0.0631	£0.0769	£0.0004	£0.0133	£0.0630	£0.0495	£0.1256	£0.1121	£0.1882	£0.1747	£0.2509	£0.2373	£0.3135	£0.2999	£0.3761	£0.3625
7 Residential Medium site - low density	25	0.79	£0.29	£1.3985	£1.3692	£1.5827	£1.5534	£1.7669	£1.7375	£1.9510	£1.9217	£2.1352	£2.1058	£2.3193	£2.2900	£2.5035	£2.4741	£2.6876	£2.6583	£2.8718	£2.8425
8 Residential Medium site - medium density	25	0.79	£0.29	£1.0828	£1.0526	£1.2614	£1.2312	£1.4401	£1.4098	£1.6187	£1.5885	£1.7973	£1.7671	£1.9759	£1.9457	£2.1546	£2.1243	£2.3332	£2.3030	£2.5118	£2.4816
9 Residential Medium site - higher density	25	0.28	£0.10	£0.6072	£0.5757	£0.7781	£0.7466	£0.9490	£0.9175	£1.1199	£1.0884	£1.2908	£1.2593	£1.4617	£1.4302	£1.6325	£1.6011	£1.8034	£1.7719	£1.9743	£1.9428
10 Residential Medium site - low density	50	1.68	£0.62	£2.7498	£2.6931	£3.1087	£3.0519	£3.4675	£3.4107	£3.8263	£3.7695	£4.1851	£4.1283	£4.5439	£4.4872	£4.9028	£4.8460	£5.2616	£5.2048	£5.6204	£5.5636
11 Residential Medium site - medium density	50	1.68	£0.62	£2.8230	£2.7663	£3.1819	£3.1251	£3.5407	£3.4839	£3.8995	£3.8427	£4.2583	£4.2016	£4.6172	£4.5604	£4.9760	£4.9192	£5.3348	£5.2780	£5.6936	£5.6368
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£0.9048	£0.9723	£0.8613	£0.8687	£0.2977	£0.3652	£0.0057	£0.0617	£0.3047	£0.2382	£0.6037	£0.5372	£0.9026	£0.8362	£1.2016	£1.1352	£1.5008	£1.4341
13 Residential Large site - low density	100	3.57	£1.32	£5.3325	£5.2190	£6.0441	£5.9307	£6.7558	£6.6423	£7.4674	£7.3540	£8.1790	£8.0656	£8.8907	£8.7772	£9.6023	£9.4889	£10.3133	£10.2005	£11.0184	£10.9068
14 Residential Large site - medium density	100	3.57	£1.32	£5.4788	£5.3653	£6.1904	£6.0770	£6.9020	£6.7886	£7.6137	£7.5002	£8.3253	£8.2119	£9.0369	£8.9235	£9.7486	£9.6351	£10.4574	£10.3456	£11.1625	£11.0507
15 Residential Large site - high density	100	1.39	£0.51	£3.5026	£3.3838	£4.1822	£4.0634	£4.8618	£4.7431	£5.5414	£5.4227	£6.2210	£6.1023	£6.9006	£6.7819	£7.5802	£7.4615	£8.2598	£8.1411	£8.9395	£8.8207
16 Residential Large site - low density	200	8.16	£3.02	£9.5965	£9.3781	£10.9811	£10.7626	£12.3578	£12.1419	£13.7296	£13.5137	£15.1014	£14.8855	£16.4732	£16.2573	£17.8450	£17.6291	£19.2168	£19.0009	£20.5886	£20.3727
17 Residential Large site - medium density	200	5.71	£2.11	£7.2317	£7.0064	£8.5747	£8.3495	£9.9178	£9.6925	£11.2808	£11.0555	£12.5967	£12.3742	£13.9274	£13.7048	£15.2580	£15.0354	£16.5887	£16.3661	£17.9193	£17.6967
18 Strategic scale site - low density	500	25.64	£9.49	£5.9405	£5.3175	£9.3472	£8.7242	£12.7441	£12.1289	£16.1116	£15.4964	£19.4790	£18.8638	£22.8464	£22.2312	£26.2138	£25.5986	£29.5695	£28.9612	£32.9057	£32.2974
19 Strategic scale site - medium density	500	19.23	£7.12	£3.3784	£2.7471	£6.7340	£6.1027	£10.0896	£9.4583	£13.4287	£12.8053	£16.7456	£16.1222	£20.0625	£19.4391	£23.3794	£22.7560	£26.6963	£26.0729	£29.9995	£29.3830
20 Strategic scale site - low density	2000	111.11	£41.11	£20.4134	£18.1321	£32.9503	£30.6689	£45.4197	£43.1632	£57.8231	£55.5667	£70.2206	£67.9701	£82.5084	£80.2746	£94.7960	£92.5622	£107.0836	£104.8498	£119.2950	£117.0816
21 Strategic scale site - medium density	2000	83.33	£30.83	£10.9502	£8.6108	£23.3502	£21.0385	£35.6990	£33.3872	£47.9549	£45.6683	£60.1723	£57.8857	£72.3670	£70.1031	£84.4703	£82.2066	£96.5736	£94.3099	£108.6768	£106.4132
22 Strategic scale site - low density	4000	242.42	£89.70	£30.0103	£28.0132	£51.8801	£47.9250	£73.5436	£69.6278	£95.0536	£91.1744	£116.4618	£112.6019	£137.7029	£133.8579	£158.9919	£155.0785	£179.9647	£176.1513	£201.0201	£197.2241
23 Strategic scale site - medium density with R&D	4000	181.82	£67.27	£10.3136	£4.4851	£35.3203	£29.4918	£60.3271	£54.4986	£84.7443	£79.0871	£108.3780	£102.8768	£131.4564	£126.0904	£154.0932	£148.7975	£176.3926	£171.1583	£198.4100	£193.2335
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	£1.5079	£1.5451	£1.3617	£1.3989	£1.2155	£1.2527	£1.0893	£1.1085	£0.9231	£0.9603	£0.7769	£0.8141	£0.6307	£0.6679	£0.4845	£0.5216	£0.3383	£0.3754
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	£2.2967	£2.3545	£2.0809	£2.1367	£1.8631	£1.9188	£1.6453	£1.7010	£1.4275	£1.4832	£1.2097	£1.2654	£0.9919	£1.0476	£0.7741	£0.8298	£0.5563	£0.6120
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	£2.7245	£2.7894	£2.4721	£2.5371	£2.2198	£2.2847	£1.9674	£2.0323	£1.7150	£1.7800	£1.4627	£1.5276	£1.2103	£1.2753	£0.9580	£1.0229	£0.7056	£0.7705
27 Retail (comparison)	0	0.25	£0.09	£3.7171	£3.6704	£3.7171	£3.6704	£3.7171	£3.6704	£3.7171	£3.6704	£3.7171	£3.6704	£3.7171	£3.6704	£3.7171	£3.6704	£3.7171	£3.6704	£3.7171	£3.6704
28 Retail (convenience)	0	1.00	£0.37	£3.1183	£1.2989	£1.3183	£1.2989	£1.3183	£1.2989	£1.3183	£1.2989	£1.3183	£1.2989	£1.3183	£1.2989	£1.3183	£1.2989	£1.3183	£1.2989	£1.3183	£1.2989
29 Office	0	0.50	£0.19	£0.7210	£0.5693	£0.7210	£0.5693	£0.7210	£0.5693	£0.7210	£0.5693	£0.7210	£0.5693	£0.7210	£0.5693	£0.7210	£0.5693	£0.7210	£0.5693	£0.7210	£0.5693
30 Office	0	0.75	£0.28	£1.0815	£0.8539	£1.0815	£0.8539	£1.0815	£0.8539	£1.0815	£0.8539	£1.0815	£0.8539	£1.0815	£0.8539	£1.0815	£0.8539	£1.0815	£0.8539	£1.0815	£0.8539
31 Industrial (40% plot ratio)	0	1.00	£0.37	£3.1455	£1.3135	£1.3455	£1.3135	£1.3455	£1.3135	£1.3455	£1.3135	£1.3455	£1.3135	£1.3455	£1.3135	£1.3455	£1.3135	£1.3455	£1.3135	£1.3455	£1.3135
32 Warehousing/logistics (50% plot ratio)	0	1.00	£0.37	£1.7242	£1.6842	£1.7242	£1.6842	£1.7242	£1.6842	£1.7242	£1.6842	£1.7242	£1.6842	£1.7242	£1.6842	£1.7242	£1.6842	£1.7242	£1.6842	£1.7242	£1.6842
33 Warehousing/logistics (60% plot ratio)	0	1.00	£0.37	£2.1029	£2.0549	£2.1029	£2.0549	£2.1029	£2.0549	£2.1029	£2.0549	£2.1029	£2.0549	£2.1029	£2.0549	£2.1029	£2.0549	£2.1029	£2.0549	£2.1029	£2.0549
34 Student housing development (medium density) 200	0	0.30	£0.11	£10.7917	£10.7233	£10.7917	£10.7233	£10.7917	£10.7233	£10.7917	£10.7233	£10.7917	£10.7233	£10.7917	£10.7233	£10.7917	£10.7233	£10.7917	£10.7233	£10.7917	£10.7233
35 Student housing development (medium density) 250	0	0.42	£0.15	£14.9020	£14.8081	£14.9020	£14.8081	£14.9020	£14.8081	£14.9020	£14.8081	£14.9020	£14.8081	£14.9020	£14.8081	£14.9020	£14.8081	£14.9020	£14.8081	£14.9020	£14.8081
36 Student housing development (medium density) 300	0	0.52	£0.19	£17.9163	£17.8035	£17.9163	£17.8035	£17.9163	£17.8035	£17.9163	£17.8035	£17.9163	£17.8035	£17.9163	£17.8035	£17.9163	£17.8035	£17.9163	£17.8035	£17.9163	£17.8035
37 Student housing development (high density) 200 beds	0	0.16	£0.06	£9.6956	£9.6340	£9.6956	£9.6340	£9.6956	£9.6340	£9.6956	£9.6340	£9.6956	£9.6340	£9.6956	£9.6340	£9.6956	£9.6340	£9.6956	£9.6340	£9.6956	£9.6340
38 Student housing development (high density) 250 beds	0	0.20	£0.07	£12.1618	£12.0849	£12.1618	£12.0849	£12.1618	£12.0849	£12.1618	£12.0849	£12.1618	£12.0849	£12.1618	£12.0849	£12.1618	£12.0849	£12.1618	£12.0849	£12.1618	£12.0849
39 Student housing development (high density) 300 beds	0	0.24	£0.09	£14.6280	£14.5357	£14.6280	£14.5357	£14.6280	£14.5357	£14.6280	£14.5357	£14.6280	£14.5357	£14.6280	£14.5357	£14.6280	£14.5357	£14.6280	£14.5357	£14.6280	£14.5357
40 Hotel (100 rooms)	0	0.15	£0.06	£2.1382	£2.0894	£2.1382	£2.0894	£2.1382	£2.0894	£2.1382	£2.0894	£2.1382	£2.0894	£2.1382	£2.0894	£2.1382	£2.0894	£2.1382	£2.0894	£2.1382	£2.0894

Table 6.20.2: Biodiversity Net Gain (20%)

Biodiversity Net Gain (20%)

Sales value (£ ps/m)

BLV: SECONDARY OFFICES

Description	No of units	Site area	BLV (£/m)	£4,750 ps/m		£4,901 ps/m		£5,053 ps/m		£5,204 ps/m		£5,355 ps/m		£5,506 ps/m		£5,658 ps/m		£5,809 ps/m		£5,960 ps/m	
				Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Residential Small site - low density	5	0.16	£0.54	£0.2797	£0.2680	£0.3165	£0.3048	£0.3534	£0.3416	£0.3902	£0.3785	£0.4270	£0.4153	£0.4639	£0.4521	£0.5007	£0.4889	£0.5375	£0.5256	£0.5744	£0.5626
2 Residential Small site - medium density	5	0.16	£0.54	£0.2873	£0.2755	£0.3241	£0.3124	£0.3609	£0.3492	£0.3976	£0.3860	£0.4346	£0.4229	£0.4714	£0.4597	£0.5083	£0.4965	£0.5451	£0.5334	£0.5819	£0.5702
3 Residential Small site - higher density (flats)	5	0.04	£0.15	-£0.0634	-£0.0771	-£0.0316	-£0.0445	£0.0002	-£0.0335	£0.0315	£0.0180	£0.0626	£0.0493	£0.0941	£0.0806	£0.1254	£0.1119	£0.1567	£0.1432	£0.1880	£0.1745
4 Residential Small site - low density	10	0.32	£1.08	£0.5594	£0.5360	£0.6331	£0.6098	£0.7067	£0.6833	£0.7804	£0.7570	£0.8541	£0.8306	£0.9277	£0.9043	£1.0014	£0.9779	£1.0750	£1.0516	£1.1487	£1.1253
5 Residential Small site - medium density	10	0.32	£1.08	£0.5745	£0.5511	£0.6482	£0.6247	£0.7219	£0.6984	£0.7955	£0.7721	£0.8692	£0.8457	£0.9428	£0.9194	£1.0165	£0.9931	£1.0902	£1.0667	£1.1638	£1.1404
6 Residential Small site - higher density	10	0.09	£0.30	-£0.1267	-£0.1542	-£0.0631	-£0.0906	£0.0004	-£0.0271	£0.0630	£0.0359	£0.1256	£0.0986	£0.1882	£0.1612	£0.2509	£0.2236	£0.3135	£0.2864	£0.3761	£0.3490
7 Residential Medium site - low density	25	0.79	£2.70	£1.3895	£1.3399	£1.5827	£1.5241	£1.7669	£1.7082	£1.9510	£1.8924	£2.1352	£2.0765	£2.3193	£2.2607	£2.5035	£2.4448	£2.6876	£2.6290	£2.8718	£2.8131
8 Residential Medium site - medium density	25	0.79	£2.70	£1.0828	£1.0224	£1.2614	£1.2010	£1.4401	£1.3796	£1.6187	£1.5582	£1.7973	£1.7369	£1.9759	£1.9155	£2.1546	£2.0941	£2.3332	£2.2727	£2.5118	£2.4514
9 Residential Medium site - higher density	25	0.28	£0.95	£0.6027	£0.5442	£0.7781	£0.7151	£0.9490	£0.8860	£1.1199	£1.0569	£1.2908	£1.2278	£1.4617	£1.3987	£1.6325	£1.5696	£1.8034	£1.7405	£1.9743	£1.9113
10 Residential Medium site - low density	50	1.68	£5.73	£2.7496	£2.6363	£3.1087	£2.9951	£3.4675	£3.3539	£3.8263	£3.7127	£4.1851	£4.0716	£4.5439	£4.4304	£4.9028	£4.7892	£5.2616	£5.1480	£5.6204	£5.5069
11 Residential Medium site - medium density	50	1.68	£5.73	£2.8230	£2.7095	£3.1819	£3.0683	£3.5407	£3.4271	£3.8995	£3.7860	£4.2583	£4.1448	£4.6172	£4.5036	£4.9760	£4.8624	£5.3348	£5.2212	£5.6936	£5.5801
12 Residential Medium site - higher density (flats)	50	0.47	£1.60	-£0.9048	-£1.0397	-£0.6013	-£0.7362	-£0.2977	-£0.4327	£0.0057	-£0.1291	£0.3047	£0.1718	£0.6037	£0.4708	£0.9028	£0.7697	£1.2016	£1.0687	£1.5006	£1.3677
13 Residential Large site - low density	100	3.57	£12.17	£5.3325	£5.1058	£6.0441	£5.8172	£6.7558	£6.5289	£7.4674	£7.2405	£8.1790	£7.9521	£8.8907	£8.6638	£9.6023	£9.3754	£10.3133	£10.0871	£11.0184	£10.7949
14 Residential Large site - medium density	100	3.57	£12.17	£5.4766	£5.2519	£6.1904	£5.9635	£6.9020	£6.6752	£7.6137	£7.3868	£8.3253	£8.0984	£9.0369	£8.8101	£9.7486	£9.5217	£10.4574	£10.2335	£11.1625	£10.9390
15 Residential Large site - high density	100	1.39	£4.73	£3.5026	£3.2651	£4.1822	£3.9447	£4.8818	£4.6243	£5.5414	£5.3040	£6.2210	£5.9836	£6.9008	£6.6632	£7.5802	£7.3428	£8.2598	£8.0224	£8.9395	£8.7020
16 Residential Large site - low density	200	8.16	£27.81	£9.5985	£9.1596	£10.9911	£10.5442	£12.3578	£11.9260	£13.7296	£13.2978	£15.1014	£14.6696	£16.4732	£16.0414	£17.8450	£17.4132	£19.2168	£18.7850	£20.5886	£20.1568
17 Residential Large site - medium density	200	5.71	£19.47	£7.2317	£6.7812	£8.5747	£8.1242	£9.9178	£9.4673	£11.2608	£10.8103	£12.5987	£12.1482	£13.9274	£13.4822	£15.2580	£14.8129	£16.5887	£16.1435	£17.9193	£17.4741
18 Strategic scale site - low density	500	25.64	£87.36	£5.9405	£4.6946	£9.3472	£8.1013	£12.7441	£11.5079	£16.1116	£14.8812	£19.4960	£18.2466	£22.8464	£21.6100	£26.2138	£24.9834	£29.5869	£28.3508	£32.9057	£31.6890
19 Strategic scale site - medium density	500	19.23	£65.52	£3.3784	£2.1159	£6.7340	£5.4714	£10.0896	£8.8270	£13.4287	£12.1818	£16.7456	£15.4987	£20.0625	£18.8158	£23.3794	£22.1326	£26.6983	£25.4495	£29.9995	£28.7684
20 Strategic scale site - low density	2,000	111.11	£378.56	£20.4134	£15.8507	£32.9503	£28.3876	£45.4197	£40.0968	£57.6231	£53.3102	£70.2208	£65.7137	£82.5084	£78.0406	£94.7980	£90.3284	£107.0636	£102.6180	£119.2950	£114.8682
21 Strategic scale site - medium density	2,000	83.33	£283.92	£10.9502	£6.2714	£23.3502	£16.7285	£35.6990	£31.0753	£47.9549	£43.3817	£60.1723	£55.5991	£72.7679	£67.1815	£84.4703	£79.9490	£96.5738	£92.0482	£108.6768	£104.1495
22 Strategic scale site - low density	4,000	242.42	£825.94	£30.0103	£22.0160	£51.8801	£43.9698	£73.5436	£65.7119	£95.0538	£87.2953	£116.4618	£108.7228	£137.3020	£130.0129	£158.8919	£151.2539	£179.9647	£172.3379	£201.0201	£193.4018
23 Strategic scale site - medium density with R&D	4,000	181.82	£619.46	£10.3136	£1.3639	£35.3203	£23.6633	£60.3217	£48.6700	£64.7443	£73.4296	£108.3780	£97.3751	£131.4554	£120.6612	£154.0932	£143.5018	£176.3928	£165.9329	£198.4100	£188.0570
41 Housing for Elderly (C3) - high density	40	0.32	£1.09	-£1.5079	-£1.5823	-£1.3617	-£1.4361	-£1.2155	-£1.2899	-£1.0693	-£1.1436	-£0.9231	-£0.9974	-£0.7769	-£0.8512	-£0.6307	-£0.7050	-£0.4845	-£0.5588	-£0.3383	-£0.4126
25 Housing for Elderly (C3) - high density	60	0.41	£1.41	-£2.2697	-£2.4102	-£2.0809	-£2.1924	-£1.8631	-£1.9746	-£1.6453	-£1.7568	-£1.4275	-£1.5390	-£1.2097	-£1.3212	-£0.9919	-£1.1034	-£0.8856	-£0.5563	-£0.6678	
26 Housing for Elderly (C2) extra care	70	0.47	£1.59	-£2.7245	-£2.8544	-£2.4721	-£2.6020	-£2.2198	-£2.3496	-£1.9674	-£2.0973	-£1.7150	-£1.8449	-£1.4627	-£1.5928	-£1.2103	-£1.3402	-£0.9580	-£1.0870	-£0.7056	-£0.8355
27 Retail (comparison)	-	0.25	£0.85	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238
28 Retail (convenience)	-	1.00	£3.41	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794
29 Office	-	0.50	£1.70	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176
30 Office	-	0.75	£2.56	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264
31 Industrial (40% plot ratio)	-	1.00	£3.41	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815
32 Warehousing/logistics (50% plot ratio)	-	1.00	£3.41	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442
33 Warehousing/logistics (60% plot ratio)	-	1.00	£3.41	£2.1029	£2.0069	£2.1029	£2.0069	£2.1029	£2.0069	£2.1029	£2.0069	£2.1029	£2.0069	£2.1029	£2.0069	£2.1029	£2.0069	£2.1029	£2.0069	£2.1029	£2.0069
34 Student housing development (medium density) 200	-	0.30	£1.02	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550
35 Student housing development (medium density) 250	-	0.42	£1.42	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141
36 Student housing development (medium density) 300	-	0.52	£1.78	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908
37 Student housing development (high density) 200 bed	-	0.16	£0.55	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725
38 Student housing development (high density) 250 bed	-	0.20	£0.68	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080
39 Student housing development (high density) 300 bed	-	0.24	£0.82	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435
40 Hotel (100 rooms)	-	0.15	£0.51	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406
41 Hotel (125 rooms)	-	0.15	£0.51	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693
42 Hotel (150 rooms)	-	0.15	£0.51	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085
43 Leisure use	-	0.30	£1.02	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118
44 Leisure use	-	0.30	£1.02	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118	-£0.0768	-£0.1118
45 Leisure use	-	0.30	£1.02	-£0.0802	-£0.1131	-£0.0802	-£0.1131	-£0.0802	-£0.1131	-£0.0802	-£0.1131	-£0.0802	-£0.1131	-£0.0802	-£0.1131	-£0.0802	-£0.1131	-£0.0802	-£0.1131	-£0.0802	-£0.1131
46 Community use	-	0.17	£0.57	-£0.0497	-£0.0937	-£0.0497	-£0.0937	-£0.0497	-£0.0937	-£0.0497	-										

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			C4,750 psm		C4,901 psm		C5,053 psm		C5,204 psm		C5,355 psm		C5,506 psm		C5,658 psm		C5,809 psm		C5,960 psm		
Description	No of units	Site area	BLV (€ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Residential Small site - low density	5	0.16	€0.35	€0.2797	€0.3165	€0.3165	€0.3048	€0.3554	€0.3416	€0.3902	€0.3785	€0.4270	€0.4153	€0.4639	€0.4521	€0.5007	€0.4890	€0.5375	€0.5258	€0.5744	€0.5628
2 Residential Small site - medium density	5	0.16	€0.35	€0.2973	€0.3241	€0.3241	€0.3124	€0.3505	€0.3499	€0.3978	€0.3865	€0.4375	€0.4259	€0.4744	€0.4597	€0.5083	€0.4965	€0.5451	€0.5334	€0.5819	€0.5702
3 Residential Small site - higher density (flats)	5	0.04	€0.10	€0.0634	€0.0316	€0.0316	€0.0453	€0.0602	€0.0155	€0.0316	€0.0180	€0.0626	€0.0493	€0.0941	€0.0806	€0.1254	€0.1119	€0.1587	€0.1432	€0.1880	€0.1745
4 Residential Small site - low density	10	0.32	€0.71	€0.5594	€0.6331	€0.6331	€0.6098	€0.7067	€0.6833	€0.7804	€0.7570	€0.8541	€0.8306	€0.9277	€0.9043	€1.0014	€0.9779	€1.0750	€1.0516	€1.1487	€1.1253
5 Residential Small site - medium density	10	0.32	€0.71	€0.5745	€0.6482	€0.6482	€0.6247	€0.7219	€0.6984	€0.7955	€0.7721	€0.8992	€0.8857	€0.9428	€0.9194	€1.0165	€0.9931	€1.0902	€1.0667	€1.1638	€1.1404
6 Residential Small site - higher density	10	0.09	€0.20	€0.1287	€0.0631	€0.0631	€0.0908	€0.0604	€0.0271	€0.0630	€0.0359	€0.1256	€0.0968	€0.1682	€0.1612	€0.2509	€0.2238	€0.3135	€0.2864	€0.3761	€0.3490
7 Residential Medium site - low density	25	0.79	€1.77	€1.3985	€1.5827	€1.5827	€1.5241	€1.7889	€1.7032	€1.9510	€1.9324	€2.1352	€2.1055	€2.3193	€2.2607	€2.5035	€2.4448	€2.6876	€2.6290	€2.8718	€2.8131
8 Residential Medium site - medium density	25	0.79	€1.77	€1.0828	€1.2614	€1.2614	€1.2010	€1.4401	€1.3796	€1.6187	€1.5582	€1.7973	€1.7368	€1.9759	€1.9155	€2.1546	€2.0941	€2.3332	€2.2727	€2.5118	€2.4514
9 Residential Medium site - higher density	25	0.28	€0.63	€0.6072	€0.7781	€0.7781	€0.7151	€0.9490	€0.8960	€1.1199	€1.0569	€1.2908	€1.2278	€1.4617	€1.3987	€1.6325	€1.5696	€1.8034	€1.7405	€1.9743	€1.9113
10 Residential Medium site - low density	50	1.68	€3.76	€2.7498	€3.1087	€3.1087	€2.9951	€3.4875	€3.3539	€3.8263	€3.7127	€4.1851	€4.0716	€4.5439	€4.4304	€4.9028	€4.7892	€5.2616	€5.1480	€5.6204	€5.5069
11 Residential Medium site - medium density	50	1.68	€3.76	€2.8230	€3.1819	€3.1819	€3.0683	€3.5407	€3.4271	€3.8995	€3.7860	€4.2583	€4.1448	€4.6172	€4.5036	€4.9760	€4.8624	€5.3345	€5.2212	€5.6936	€5.5801
12 Residential Medium site - higher density (flats)	50	0.47	€1.05	€0.9048	€0.6013	€0.6013	€0.7382	€0.2977	€0.4327	€0.0057	€0.1291	€0.3047	€0.1718	€0.8037	€0.4708	€0.9028	€0.7697	€1.2016	€1.0687	€1.5006	€1.3677
13 Residential Large site - low density	100	3.57	€7.99	€5.3325	€6.0441	€6.0441	€5.8172	€6.7558	€6.5209	€7.4874	€7.2405	€8.1790	€7.9521	€8.8907	€8.6638	€9.6023	€9.3754	€10.3103	€10.0714	€11.0184	€10.7949
14 Residential Large site - medium density	100	3.57	€7.99	€5.4788	€6.1904	€6.1904	€5.9635	€6.9020	€6.6752	€7.6137	€7.3668	€8.3253	€8.0984	€9.0369	€8.8101	€9.7486	€9.5217	€10.4574	€10.2333	€11.1625	€10.9390
15 Residential Large site - high density	100	1.39	€3.11	€3.5026	€4.1822	€4.1822	€3.9447	€4.6243	€4.4618	€5.1434	€5.0404	€5.7210	€5.5636	€6.2446	€6.0862	€6.7692	€6.6108	€7.2948	€7.1364	€7.8214	€7.6630
16 Residential Large site - low density	200	8.16	€18.26	€9.5965	€10.9811	€10.9811	€10.5442	€12.3578	€11.9260	€13.7296	€13.2978	€15.1014	€14.6696	€16.4732	€16.0414	€17.8450	€17.4132	€19.2168	€18.7850	€20.5886	€20.1568
17 Residential Large site - medium density	200	5.71	€12.78	€7.2317	€8.5747	€8.5747	€6.1242	€9.9178	€9.4673	€11.2608	€10.8103	€12.5987	€12.1562	€13.9274	€13.4822	€15.2580	€14.8129	€16.5887	€16.1435	€17.9193	€17.4741
18 Strategic scale site - low density	500	25.64	€57.34	€5.9405	€9.3472	€9.3472	€6.1013	€12.7441	€11.5079	€16.1118	€14.8812	€19.4780	€18.2468	€22.8464	€21.6180	€26.2138	€24.9854	€29.5850	€28.3567	€32.9507	€31.6890
19 Strategic scale site - medium density	500	19.23	€43.01	€3.3784	€6.7340	€6.7340	€5.4714	€10.0896	€8.8270	€13.4287	€12.1818	€16.7456	€15.4987	€20.0625	€18.8156	€23.3794	€22.1326	€26.6963	€25.4495	€29.9995	€28.7664
20 Strategic scale site - low density	2000	111.11	€248.47	€20.4134	€32.9503	€32.9503	€28.3678	€45.4197	€40.9688	€57.6231	€53.3102	€70.2208	€65.7137	€82.5804	€78.0408	€94.7960	€90.3284	€107.0838	€102.6180	€119.2950	€114.8682
21 Strategic scale site - medium density	2000	83.33	€186.36	€10.9502	€32.3502	€32.3502	€18.7265	€35.6990	€31.0753	€47.9549	€43.3817	€60.1723	€55.5991	€72.3670	€67.8165	€84.4703	€79.9340	€96.5753	€92.0462	€108.6768	€104.1495
22 Strategic scale site - low density	4000	242.42	€542.12	€30.0103	€51.8801	€51.8801	€43.9698	€73.5436	€65.7119	€95.0536	€87.2953	€116.4816	€108.7228	€137.7029	€130.6129	€158.8919	€151.2539	€179.9647	€172.3739	€201.0201	€193.4105
23 Strategic scale site - medium density with RD	4000	181.82	€406.59	€10.3136	€35.3203	€35.3203	€23.6833	€60.3271	€48.6700	€66.7443	€63.4798	€80.3780	€77.3251	€93.1454	€90.0612	€114.0932	€103.5106	€127.3926	€116.9239	€139.8104	€128.0570
24 Housing for Elderly (C3) - high density	40	0.32	€0.71	€1.5079	€1.3617	€1.3617	€1.14361	€1.2155	€1.2699	€1.0693	€1.1436	€0.9231	€0.9974	€0.7769	€0.8512	€0.6307	€0.7050	€0.4845	€0.5568	€0.3363	€0.4106
25 Housing for Elderly (C3) - high density	60	0.41	€0.93	€2.2987	€2.0809	€2.0809	€2.1924	€1.8631	€1.9746	€1.6453	€1.7565	€1.4275	€1.5390	€1.2097	€1.3212	€0.9919	€1.1034	€0.7741	€0.8856	€0.5563	€0.6678
26 Housing for Elderly (C2) extra care	70	0.47	€1.04	€2.7245	€2.4721	€2.4721	€2.6020	€2.2198	€2.3496	€1.9674	€2.0973	€1.7150	€1.8449	€1.4527	€1.5808	€1.2103	€1.3402	€0.9580	€1.0878	€0.7056	€0.8355
27 Retail (comparison)	0	0.25	€0.56	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171
28 Retail (convenience)	0	1.00	€2.24	€1.3183	€1.3183	€1.3183	€1.2794	€1.3183	€1.2794	€1.3183	€1.2794	€1.3183	€1.2794	€1.3183	€1.2794	€1.3183	€1.2794	€1.3183	€1.2794	€1.3183	€1.2794
29 Office	0	0.50	€1.12	€0.7210	€0.7210	€0.7210	€0.4176	€0.7210	€0.4176	€0.7210	€0.4176	€0.7210	€0.4176	€0.7210	€0.4176	€0.7210	€0.4176	€0.7210	€0.4176	€0.7210	€0.4176
30 Office	0	0.75	€1.68	€1.0815	€1.0815	€1.0815	€0.6264	€1.0815	€0.6264	€1.0815	€0.6264	€1.0815	€0.6264	€1.0815	€0.6264	€1.0815	€0.6264	€1.0815	€0.6264	€1.0815	€0.6264
31 Warehouse (40% plot ratio)	0	1.00	€2.24	€1.3455	€1.3455	€1.3455	€1.2815	€1.3455	€1.2815	€1.3455	€1.2815	€1.3455	€1.2815	€1.3455	€1.2815	€1.3455	€1.2815	€1.3455	€1.2815	€1.3455	€1.2815
32 Warehousing/logistics (50% plot ratio)	0	1.00	€2.24	€1.7242	€1.7242	€1.7242	€1.6442	€1.7242	€1.6442	€1.7242	€1.6442	€1.7242	€1.6442	€1.7242	€1.6442	€1.7242	€1.6442	€1.7242	€1.6442	€1.7242	€1.6442
33 Warehousing/logistics (60% plot ratio)	0	1.00	€2.24	€2.1029	€2.1029	€2.1029	€2.0069	€2.1029	€2.0069	€2.1029	€2.0069	€2.1029	€2.0069	€2.1029	€2.0069	€2.1029	€2.0069	€2.1029	€2.0069	€2.1029	€2.0069
34 Student housing development (medium density) 200	0	0.30	€0.67	€10.7917	€10.7917	€10.7917	€10.6550	€10.7917	€10.6550	€10.7917	€10.6550	€10.7917	€10.6550	€10.7917	€10.6550	€10.7917	€10.6550	€10.7917	€10.6550	€10.7917	€10.6550
35 Student housing development (medium density) 250	0	0.42	€0.93	€14.9020	€14.9020	€14.9020	€14.7141	€14.9020	€14.7141	€14.9020	€14.7141	€14.9020	€14.7141	€14.9020	€14.7141	€14.9020	€14.7141	€14.9020	€14.7141	€14.9020	€14.7141
36 Student housing development (medium density) 300	0	0.52	€1.17	€17.9163	€17.9163	€17.9163	€17.6908	€17.9163	€17.6908	€17.9163	€17.6908	€17.9163	€17.6908	€17.9163	€17.6908	€17.9163	€17.6908	€17.9163	€17.6908	€17.9163	€17.6908
37 Student housing development (high density) 200 beds	0	0.16	€0.36	€9.6956	€9.6956	€9.6956	€9.5725	€9.6956	€9.5725	€9.6956	€9.5725	€9.6956	€9.5725	€9.6956	€9.5725	€9.6956	€9.5725	€9.6956	€9.5725	€9.6956	€9.5725
38 Student housing development (high density) 250 beds	0	0.20	€0.45	€12.1618	€12.1618	€12.1618	€12.0080	€12.1618	€12.0080	€12.1618	€12.0080	€12.1618	€12.0080	€12.1618	€12.0080	€12.1618	€12.0080	€12.1618	€12.0080	€12.1618	€12.0080
39 Student housing development (high density) 300 beds	0	0.24	€0.54	€14.6280	€14.6280	€14.6280	€14.4435	€14.6280	€14.4435	€14.6280	€14.4435	€14.6280	€14.4435	€14.6280	€14.4435	€14.6280	€14.4435	€14.6280	€14.4435	€14.6280	€14.4435
40 Hotel (100 rooms)	0	0.15	€0.34	€2.1382	€2.1382	€2.1382	€2.0406	€2.1382	€2.0406	€2.1382	€2.0406	€2.1382	€2.0406	€2.1382	€2.0406	€2.1382	€2.0406	€2.1382	€2.0406	€2.1382	€2.0406
41 Hotel (125 rooms)	0	0.15	€0.34	€3.0035	€3.0035	€3.0035	€2.8693	€3.0035	€2.8693	€3.0035	€2.8693	€3.0035	€2.8693	€3.0035	€2.8693	€3.0035	€2.8693	€3.0035	€2.8693	€3.0035	€2.8693
42 Hotel (150 rooms)	0	0.15	€0.34	€3.9843	€3.9843	€3.9843	€3.8085	€3.9843	€3.8085	€3.9843	€3.8085	€3.9843	€3.8085	€3.9843	€3.8085	€3.9843	€3.8085	€3.9843	€3.8085	€3.9843	€3.8085
43 Leisure use	0	0.30	€0.67	€0.0788	€0.0788	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118
44 Leisure use	0	0.30	€0.67	€0.0788	€0.0788	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118	€0.0788	€0.1118
45 Leisure use	0	0.30	€0.67	€0.0602	€0.0602	€0.0602	€0.0802	€0.1131	€0.0602	€0.1131	€0.0602	€0.1131	€0.0602	€0.1131	€0.0602	€0.1131	€0.0602	€0.1131	€0.0602	€0.1131	€0.0602
46 Community use	0	0.17	€0.37	€0.0497	€0.0497	€0.0497	€0.0937	€0.0497	€0.0937	€0.0497	€0.093										

Table 6.20.2: Biodiversity Net Gain (20%) (continued)

BLV: GREENFIELD (HIGHER)					£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm	
Description	No of units	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Residential Small site - low density	5	0.16	£0.06	£0.2797	£0.3185	£0.3185	£0.3048	£0.3534	£0.3416	£0.3902	£0.3785	£0.4270	£0.4153	£0.4639	£0.4521	£0.5007	£0.4890	£0.5375	£0.5258	£0.5744	£0.5626	
2 Residential Small site - medium density	5	0.16	£0.06	£0.2873	£0.3241	£0.3241	£0.3124	£0.3609	£0.3492	£0.3978	£0.3860	£0.4346	£0.4229	£0.4714	£0.4597	£0.5083	£0.4965	£0.5451	£0.5334	£0.5819	£0.5702	
3 Residential Small site - higher density (flats)	5	0.04	£0.02	-£0.0634	-£0.0316	-£0.0316	-£0.0453	£0.0002	-£0.0135	£0.0315	£0.0180	£0.0628	£0.0493	£0.0941	£0.0806	£0.1254	£0.1119	£0.1567	£0.1432	£0.1880	£0.1745	
4 Residential Small site - low density	10	0.32	£0.12	£0.5594	£0.6331	£0.6331	£0.6096	£0.7067	£0.6833	£0.7804	£0.7570	£0.8541	£0.8306	£0.9277	£0.9043	£1.0014	£0.9779	£1.0750	£1.0516	£1.1487	£1.1253	
5 Residential Small site - medium density	10	0.32	£0.12	£0.5745	£0.6482	£0.6482	£0.6247	£0.7219	£0.6984	£0.7955	£0.7721	£0.8692	£0.8457	£0.9428	£0.9194	£1.0165	£0.9931	£1.0902	£1.0667	£1.1638	£1.1404	
6 Residential Small site - higher density	10	0.09	£0.03	-£0.1267	-£0.0631	-£0.0631	-£0.0906	£0.0004	-£0.0271	£0.0630	£0.0359	£0.1256	£0.0986	£0.1882	£0.1612	£0.2509	£0.2238	£0.3135	£0.2864	£0.3761	£0.3490	
7 Residential Medium site - low density	25	0.79	£0.29	£1.3985	£1.5827	£1.5827	£1.5241	£1.7669	£1.7082	£1.9510	£1.8924	£2.1352	£2.0765	£2.3193	£2.2607	£2.5035	£2.4448	£2.6876	£2.6290	£2.8718	£2.8131	
8 Residential Medium site - medium density	25	0.79	£0.29	£1.0828	£1.2614	£1.2614	£1.2010	£1.4401	£1.3796	£1.6187	£1.5582	£1.7973	£1.7369	£1.9759	£1.9155	£2.1546	£2.0941	£2.3332	£2.2727	£2.5118	£2.4514	
9 Residential Medium site - higher density	25	0.28	£0.10	£0.6072	£0.7781	£0.7781	£0.7151	£0.9490	£0.8860	£1.1199	£1.0569	£1.2908	£1.2278	£1.4617	£1.3987	£1.6325	£1.5696	£1.8034	£1.7405	£1.9743	£1.9113	
10 Residential Medium site - low density	50	1.68	£0.62	£2.7498	£3.1087	£3.1087	£2.9951	£3.4675	£3.3539	£3.8263	£3.7127	£4.1851	£4.0716	£4.5439	£4.4304	£4.9028	£4.7892	£5.2616	£5.1480	£5.6204	£5.5069	
11 Residential Medium site - medium density	50	1.68	£0.62	£2.8230	£3.1819	£3.1819	£3.0683	£3.5407	£3.4271	£3.8995	£3.7860	£4.2583	£4.1448	£4.6172	£4.5036	£4.9760	£4.8624	£5.3348	£5.2212	£5.6936	£5.5801	
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	-£0.9048	-£0.6013	-£0.6013	-£0.7362	-£0.2977	-£0.4327	£0.0957	-£0.1291	£0.3047	£0.1718	£0.6037	£0.4708	£0.9026	£0.7697	£1.2016	£1.0687	£1.5008	£1.3677	
13 Residential Large site - low density	100	3.57	£1.32	£5.3325	£6.0441	£6.0441	£5.8172	£6.7558	£6.5289	£7.4674	£7.2405	£8.1790	£7.9521	£8.8907	£8.6638	£9.6023	£9.3754	£10.3133	£10.0871	£11.0184	£10.7949	
14 Residential Large site - medium density	100	3.57	£1.32	£5.4788	£6.1904	£6.1904	£5.9635	£6.9020	£6.6752	£7.6137	£7.3868	£8.3253	£8.0984	£9.0369	£8.8101	£9.7486	£9.5217	£10.4574	£10.2333	£11.1625	£10.9390	
15 Residential Large site - high density	100	1.39	£0.51	£3.5026	£4.1822	£4.1822	£3.9447	£4.8618	£4.6243	£5.5414	£5.3040	£6.2210	£5.9836	£6.9006	£6.6632	£7.5802	£7.3428	£8.2598	£8.0224	£8.9395	£8.7020	
16 Residential Large site - low density	200	8.16	£3.02	£9.5965	£10.9811	£10.9811	£10.5442	£12.3578	£11.9260	£13.7296	£13.2978	£15.1014	£14.6696	£16.4732	£16.0414	£17.8450	£17.4132	£19.2168	£18.7850	£20.5886	£20.1568	
17 Residential Large site - medium density	200	5.71	£2.11	£6.5747	£8.5747	£8.5747	£8.1242	£9.9178	£9.4673	£11.2608	£10.8103	£12.5967	£12.1516	£13.9274	£13.4822	£15.2580	£14.8129	£16.5887	£16.1435	£17.9193	£17.4741	
18 Strategic scale site - low density	500	25.64	£9.49	£5.9405	£9.3472	£9.3472	£8.1013	£12.7441	£11.5079	£16.1116	£14.8812	£19.4790	£18.2486	£22.8464	£21.6180	£26.2138	£24.9834	£29.5695	£28.3508	£32.9057	£31.6890	
19 Strategic scale site - medium density	500	19.23	£7.12	£3.3784	£6.7340	£6.7340	£5.4714	£10.0896	£8.8270	£13.4287	£12.1818	£16.7456	£15.4967	£20.0625	£18.8156	£23.3794	£22.1326	£26.6963	£25.4495	£29.9995	£28.7664	
20 Strategic scale site - low density	2000	111.11	£41.11	£20.4134	£32.9503	£32.9503	£28.3876	£45.4197	£40.9068	£57.8231	£53.3102	£70.2208	£65.7137	£82.5084	£78.0408	£94.7960	£90.3284	£107.0836	£102.6160	£119.2950	£114.8682	
21 Strategic scale site - medium density	2000	83.33	£30.83	£10.9502	£23.3502	£23.3502	£18.7265	£35.6990	£31.0753	£47.9549	£43.3817	£60.1723	£55.5991	£72.3670	£67.8165	£84.4703	£79.9430	£96.5736	£92.0462	£108.6768	£104.1495	
22 Strategic scale site - low density	4000	242.42	£89.70	£30.0103	£51.8801	£51.8801	£43.9698	£73.5436	£65.7119	£95.0536	£87.2953	£116.4618	£108.7228	£137.7029	£130.0129	£158.8919	£151.2539	£179.9647	£172.3379	£201.0201	£193.4108	
23 Strategic scale site - medium density with R&D	4000	181.82	£67.27	£10.3136	£35.3203	£35.3203	£23.6633	£60.3271	£48.6700	£84.7443	£73.4298	£108.3780	£97.3751	£131.4564	£120.6612	£154.0932	£143.5018	£176.3926	£165.9239	£198.4100	£188.0570	
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	-£1.5079	-£1.3617	-£1.3617	-£1.4361	-£1.2155	-£1.2699	-£1.0693	-£1.1438	-£0.9231	-£0.9974	-£0.7769	-£0.8512	-£0.6307	-£0.7050	-£0.4845	-£0.5588	-£0.3383	-£0.4126	
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	-£2.2967	-£2.0809	-£2.0809	-£2.1924	-£1.8631	-£1.9746	-£1.6453	-£1.7568	-£1.4275	-£1.5390	-£1.2097	-£1.3212	-£0.9919	-£1.1034	-£0.7741	-£0.8856	-£0.5563	-£0.6678	
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	-£2.7245	-£2.4721	-£2.4721	-£2.6020	-£2.2198	-£2.3498	-£1.9674	-£2.0973	-£1.7150	-£1.8449	-£1.4627	-£1.5926	-£1.2103	-£1.3402	-£0.9580	-£1.0878	-£0.7056	-£0.8355	
27 Retail (comparison)	0	0.25	£0.09	£3.7171	£3.7171	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	
28 Retail (convenience)	0	1.00	£0.37	£1.3183	£1.3183	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	
29 Office	0	0.50	£0.19	£0.7210	£0.7210	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	
30 Office	0	0.75	£0.28	£1.0815	£1.0815	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	
31 Industrial (40% plot ratio)	0	1.00	£0.37	£1.3455	£1.3455	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	
32 Warehousing/logistics (50% plot ratio)	0	1.00	£0.37	£1.7242	£1.7242	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	
33 Warehousing/logistics (60% plot ratio)	0	1.00	£0.37	£2.1029	£2.1029	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089	
34 Student housing development (medium density) 200	0	0.30	£0.11	£10.7917	£10.7917	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	
35 Student housing development (medium density) 250	0	0.42	£0.15	£14.9020	£14.9020	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	
36 Student housing development (medium density) 300	0	0.52	£0.19	£17.9163	£17.9163	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	
37 Student housing development (high density) 200 beds	0	0.16	£0.06	£9.6956	£9.6956	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	
38 Student housing development (high density) 250 beds	0	0.20	£0.07	£12.1618	£12.1618	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	
39 Student housing development (high density) 300 beds	0	0.24	£0.09	£14.6280	£14.6280	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	
40 Hotel (100 rooms)	0	0.15	£0.06	£2.1382	£2.1382	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	
41 Hotel (125 rooms)	0	0.15	£0.06	£3.0035	£3.0035	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	
42 Hotel (150 rooms)	0	0.15	£0.06	£3.9843	£3.9843	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	
43 Leisure use	0	0.30	£0.11	-£0.0788	-£0.0788	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	
44 Leisure use	0	0.30	£0.11	-£0.0788	-£0.0788	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	-£0.0788	-£0.1116	
45 Leisure use	0	0.30	£0.11	-£0.0802	-£0.0802	-£0.0802	-£0.1131	-£0.0802	-£0.1131	-£0												



Table 6.22.1: Electric Vehicle Charging

BLV: SECONDARY OFFICES			£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm		
Description	No of units	Site area	BLV (£/m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1 Residential Small site - low density	5	0.16	£0.54	£0.2797	£0.2775	£0.3165	£0.3143	£0.3534	£0.3512	£0.3902	£0.3880	£0.4270	£0.4248	£0.4639	£0.4617	£0.5007	£0.4985	£0.5375	£0.5353	£0.5744	£0.5722
2 Residential Small site - medium density	5	0.16	£0.54	£0.2873	£0.2851	£0.3241	£0.3219	£0.3609	£0.3587	£0.3978	£0.3956	£0.4346	£0.4324	£0.4714	£0.4692	£0.5083	£0.5061	£0.5451	£0.5429	£0.5819	£0.5797
3 Residential Small site - higher density (flats)	5	0.04	£0.15	-£0.0634	-£0.0656	-£0.0316	-£0.0338	£0.0002	-£0.0020	£0.0315	£0.0293	£0.0626	£0.0606	£0.0941	£0.0919	£0.1254	£0.1232	£0.1567	£0.1545	£0.1880	£0.1858
4 Residential Small site - low density	10	0.32	£1.08	£0.5594	£0.5550	£0.6331	£0.6287	£0.7067	£0.7023	£0.7804	£0.7760	£0.8541	£0.8497	£0.9277	£0.9233	£1.0014	£0.9970	£1.0750	£1.0707	£1.1487	£1.1443
5 Residential Small site - medium density	10	0.32	£1.08	£0.5745	£0.5701	£0.6482	£0.6438	£0.7219	£0.7175	£0.7955	£0.7911	£0.8692	£0.8648	£0.9428	£0.9384	£1.0165	£1.0121	£1.0902	£1.0858	£1.1638	£1.1594
6 Residential Small site - higher density	10	0.09	£0.30	£0.1267	£0.1312	£0.0631	£0.0676	£0.0004	-£0.0040	£0.0630	£0.0586	£0.1256	£0.1212	£0.1882	£0.1839	£0.2509	£0.2465	£0.3135	£0.3091	£0.3761	£0.3717
7 Residential Medium site - low density	25	0.79	£2.70	£1.3985	£1.3876	£1.5827	£1.5717	£1.7659	£1.7559	£1.9510	£1.9400	£2.1352	£2.1242	£2.3193	£2.3083	£2.5035	£2.4925	£2.6876	£2.6766	£2.8718	£2.8608
8 Residential Medium site - medium density	25	0.79	£2.70	£1.0828	£1.0718	£1.2614	£1.2504	£1.4401	£1.4291	£1.6187	£1.6077	£1.7973	£1.7863	£1.9759	£1.9650	£2.1546	£2.1436	£2.3327	£2.3222	£2.5116	£2.5008
9 Residential Medium site - higher density	25	0.28	£0.95	£0.6072	£0.5962	£0.7781	£0.7671	£0.9490	£0.9380	£1.1199	£1.1089	£1.2908	£1.2798	£1.4617	£1.4507	£1.6325	£1.6216	£1.8034	£1.7925	£1.9743	£1.9634
10 Residential Medium site - low density	50	1.68	£5.73	£2.7498	£2.7288	£3.1087	£3.0874	£3.4675	£3.4462	£3.8263	£3.8050	£4.1851	£4.1638	£4.5439	£4.5227	£4.9028	£4.8815	£5.2616	£5.2403	£5.6204	£5.5991
11 Residential Medium site - medium density	50	1.68	£5.73	£2.8230	£2.8018	£3.1819	£3.1606	£3.5407	£3.5194	£3.8995	£3.8782	£4.2583	£4.2371	£4.6172	£4.5959	£4.9760	£4.9547	£5.3348	£5.3135	£5.6936	£5.6723
12 Residential Medium site - higher density (flats)	50	0.47	£1.60	-£0.9048	-£0.9267	-£0.6013	-£0.6232	-£0.2977	-£0.3196	£0.0057	-£0.0161	£0.3047	£0.2831	£0.6037	£0.5821	£0.9028	£0.8811	£1.2016	£1.1801	£1.5006	£1.4790
13 Residential Large site - low density	100	3.57	£12.17	£5.3325	£5.2900	£6.0441	£6.0016	£6.7558	£6.7132	£7.4674	£7.4249	£8.1790	£8.1365	£8.8907	£8.8482	£9.6023	£9.5598	£10.3133	£10.2714	£11.0814	£11.0395
14 Residential Large site - medium density	100	3.57	£12.17	£5.4788	£5.4363	£6.1904	£6.1479	£6.9020	£6.8595	£7.6137	£7.5712	£8.3253	£8.2828	£9.0369	£8.9944	£9.7486	£9.7061	£10.4574	£10.4155	£11.1625	£11.1206
15 Residential Large site - high density	100	1.39	£4.73	£3.5026	£3.4600	£4.1822	£4.1397	£4.8618	£4.8193	£5.5414	£5.4989	£6.2210	£6.1785	£6.9006	£6.8581	£7.5802	£7.5377	£8.2598	£8.2173	£8.9395	£8.8969
16 Residential Large site - low density	200	8.16	£27.81	£9.5965	£9.5147	£10.9811	£10.8992	£12.3578	£12.2759	£13.7296	£13.6487	£15.1014	£15.0205	£16.4732	£16.3923	£17.8450	£17.7641	£19.2168	£19.1359	£20.5886	£20.5077
17 Residential Large site - medium density	200	5.71	£19.47	£7.2317	£7.1498	£8.5747	£8.4928	£9.9178	£9.8359	£11.2608	£11.1789	£12.5967	£12.5158	£13.9274	£13.8465	£15.2580	£15.1771	£16.5887	£16.5078	£17.9193	£17.8384
18 Strategic scale site - low density	500	25.64	£67.36	£5.9405	£5.7393	£9.3472	£9.1459	£12.7441	£12.5454	£16.1116	£15.9128	£19.4790	£19.2802	£22.8464	£22.6477	£26.2138	£26.0151	£29.5895	£29.3730	£32.9057	£32.7092
19 Strategic scale site - medium density	500	19.23	£65.52	£3.3784	£3.1772	£6.7340	£6.5326	£10.0896	£9.8884	£13.4287	£13.2299	£16.7456	£16.5469	£20.0625	£19.8638	£23.3794	£23.1807	£26.6963	£26.4976	£29.9995	£29.8008
20 Strategic scale site - low density	2,000	111.11	£378.56	£20.4134	£19.6764	£32.9503	£32.2133	£45.4197	£44.6908	£57.8231	£57.0942	£70.2206	£69.4977	£82.5084	£81.7868	£94.7960	£94.0744	£107.0836	£106.3620	£119.2950	£118.5804
21 Strategic scale site - medium density	2,000	83.33	£283.92	£10.9502	£10.2045	£23.3502	£22.6132	£35.6990	£34.9620	£47.9549	£47.2280	£60.1723	£59.4434	£72.3670	£71.6454	£83.8703	£83.1487	£95.5736	£94.8520	£108.6768	£107.9552
22 Strategic scale site - low density	4,000	242.42	£825.94	£30.0103	£28.7191	£51.8801	£50.6025	£73.5436	£72.2786	£95.0536	£93.8005	£116.4618	£115.2197	£137.7029	£136.4608	£158.8919	£157.6500	£179.9647	£178.7328	£201.0201	£199.7877
23 Strategic scale site - medium density with R&D	4,000	181.82	£619.46	£10.3136	£9.8597	£35.3203	£33.8685	£60.3271	£58.8732	£84.7443	£83.3332	£108.3780	£107.0057	£131.4564	£130.1193	£154.0932	£152.7722	£176.3926	£175.0870	£198.4100	£197.1188
24 Housing for Elderly (C3) - high density	40	0.32	£1.09	-£1.5079	-£1.5251	-£1.3617	-£1.3789	-£1.2155	-£1.2327	-£1.0693	-£1.0865	-£0.9231	-£0.9403	-£0.7769	-£0.7941	-£0.6307	-£0.6479	-£0.4845	-£0.5017	-£0.3383	-£0.3555
25 Housing for Elderly (C3) - high density	60	0.41	£1.41	£2.2967	£2.3246	£2.0809	£2.1088	£1.8631	£1.8890	£1.6453	£1.6712	£1.4275	£1.4534	£1.2097	£1.2356	£0.9919	£1.0178	£0.7741	£0.8000	£0.5563	£0.5821
26 Housing for Elderly (C2) extra care	70	0.47	£1.59	£2.7245	£2.7546	£2.4721	£2.5022	£2.2198	£2.2499	£1.9674	£1.9975	£1.7150	£1.7451	£1.4627	£1.4928	£1.2103	£1.2404	£0.9580	£0.9881	£0.7056	£0.7357
27 Retail (comparison)	-	0.25	£0.85	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171
28 Retail (convenience)	-	1.00	£3.41	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183
29 Office	-	0.50	£1.70	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210
30 Office	-	0.75	£2.56	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815
31 Industrial (40% plot ratio)	-	1.00	£3.41	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455
32 Warehousing/logistics (50% plot ratio)	-	1.00	£3.41	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242
33 Warehousing/logistics (60% plot ratio)	-	1.00	£3.41	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029
34 Student housing development (medium density) 200	-	0.30	£0.93	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917
35 Student housing development (medium density) 250	-	0.42	£0.93	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020
36 Student housing development (medium density) 300	-	0.52	£1.17</																		

Table 6.22.1: Electric Vehicle Charging (continued)

BLV: GREENFIELD (HIGHER)					£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm	
Description	No of units		BLV (€ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	
1 Residential Small site - low density	5	0.16	€0.06	€0.2797	€0.2775	€0.3165	€0.3143	€0.3534	€0.3512	€0.3902	€0.3880	€0.4270	€0.4248	€0.4639	€0.4617	€0.5007	€0.4985	€0.5375	€0.5353	€0.5744	€0.5722	
2 Residential Small site - medium density	5	0.16	€0.06	€0.2873	€0.2851	€0.3241	€0.3219	€0.3609	€0.3587	€0.3978	€0.3956	€0.4346	€0.4324	€0.4714	€0.4692	€0.5083	€0.5061	€0.5451	€0.5429	€0.5819	€0.5797	
3 Residential Small site - higher density (flats)	5	0.04	€0.02	-€0.0634	-€0.0656	-€0.0316	-€0.0338	-€0.0002	-€0.0020	€0.0315	€0.0293	€0.0628	€0.0606	€0.0941	€0.0919	€0.1254	€0.1232	€0.1567	€0.1545	€0.1880	€0.1858	
4 Residential Small site - low density	10	0.32	€0.12	€0.5594	€0.5550	€0.6331	€0.6287	€0.7057	€0.7023	€0.7804	€0.7760	€0.8541	€0.8497	€0.9277	€0.9233	€1.0014	€0.9970	€1.0750	€1.0707	€1.1457	€1.1443	
5 Residential Small site - medium density	10	0.32	€0.12	€0.5745	€0.5701	€0.6482	€0.6438	€0.7219	€0.7175	€0.7955	€0.7911	€0.8692	€0.8648	€0.9428	€0.9384	€1.0165	€1.0121	€1.0902	€1.0858	€1.1638	€1.1594	
6 Residential Small site - higher density	10	0.09	€0.03	-€0.1267	-€0.1312	-€0.0631	-€0.0676	-€0.0004	-€0.0040	€0.0630	€0.0586	€0.1256	€0.1212	€0.1882	€0.1839	€0.2509	€0.2465	€0.3135	€0.3091	€0.3761	€0.3717	
7 Residential Medium site - low density	25	0.79	€0.29	€1.3985	€1.3876	€1.5827	€1.5717	€1.7669	€1.7559	€1.9510	€1.9400	€2.1352	€2.1242	€2.3193	€2.3083	€2.5035	€2.4925	€2.6876	€2.6766	€2.8718	€2.8608	
8 Residential Medium site - higher density	25	0.79	€0.29	€1.0828	€1.0782	€1.2614	€1.2504	€1.4401	€1.4291	€1.6187	€1.6077	€1.7973	€1.7863	€1.9759	€1.9650	€2.1546	€2.1436	€2.3332	€2.3222	€2.5118	€2.5008	
9 Residential Medium site - medium density	25	0.28	€0.10	€0.6072	€0.5962	€0.7781	€0.7671	€0.9490	€0.9380	€1.1199	€1.1089	€1.2909	€1.2798	€1.4617	€1.4507	€1.6325	€1.6216	€1.8034	€1.7925	€1.9743	€1.9634	
10 Residential Medium site - low density	50	1.68	€0.62	€2.7498	€2.7289	€3.1087	€3.0874	€3.4675	€3.4462	€3.8263	€3.8050	€4.1851	€4.1638	€4.5439	€4.5227	€4.9028	€4.8815	€5.2616	€5.2403	€5.6204	€5.5991	
11 Residential Medium site - medium density	50	1.68	€0.62	€2.8230	€2.8018	€3.1819	€3.1605	€3.5407	€3.5194	€3.8995	€3.8782	€4.2583	€4.2371	€4.6172	€4.5959	€4.9760	€4.9547	€5.3348	€5.3135	€5.6936	€5.6723	
12 Residential Medium site - higher density (flats)	50	0.47	€0.17	-€0.9648	-€0.9267	-€0.8013	-€0.8232	-€0.2977	-€0.3166	€0.0957	€0.0161	€0.3047	€0.2831	€0.5037	€0.5821	€0.9026	€0.8811	€1.12016	€1.1001	€1.5006	€1.4790	
13 Residential Large site - low density	100	3.57	€1.32	€5.3325	€5.2900	€6.0441	€6.0016	€6.7558	€6.7132	€7.4674	€7.4249	€8.1790	€8.1365	€8.8907	€8.8482	€9.6023	€9.5598	€10.3133	€10.2714	€11.0814	€11.0785	
14 Residential Large site - medium density	100	3.57	€1.32	€5.4788	€5.4363	€6.1944	€6.1479	€6.9020	€6.8595	€7.6137	€7.5712	€8.3253	€8.2828	€9.0369	€8.9944	€9.7486	€9.7061	€10.4574	€10.4155	€11.1625	€11.1206	
15 Residential Large site - high density	100	1.39	€0.51	€5.5026	€5.4600	€4.1822	€4.1397	€4.8618	€4.8193	€5.5414	€5.4989	€6.2210	€6.1785	€6.9006	€6.8581	€7.5802	€7.5377	€8.2598	€8.2173	€8.9395	€8.8969	
16 Residential Large site - low density	200	8.16	€3.02	€9.5965	€9.5147	€10.9811	€10.8992	€12.3578	€12.2769	€13.7296	€13.6487	€15.1014	€15.0205	€16.4732	€16.3923	€17.8450	€17.7641	€19.2168	€19.1359	€20.5886	€20.5077	
17 Residential Large site - medium density	200	5.71	€2.11	€7.2317	€7.1498	€8.5747	€8.4928	€9.8178	€9.7359	€11.2608	€11.1789	€12.5967	€12.5158	€13.9274	€13.8465	€15.2580	€15.1771	€16.5887	€16.5078	€17.9193	€17.8384	
18 Strategic scale site - low density	500	25.64	€9.49	€5.9405	€5.7393	€9.3472	€9.1459	€12.7441	€12.5454	€16.1116	€15.9128	€19.4790	€19.2802	€22.8464	€22.6477	€26.2138	€26.0151	€29.5695	€29.3707	€32.9553	€32.7566	
19 Strategic scale site - medium density	500	19.23	€7.12	€3.3784	€3.1772	€6.7340	€6.5328	€10.0896	€9.8884	€13.4287	€13.2299	€16.7456	€16.5469	€20.0625	€19.8638	€23.3794	€23.1807	€26.6963	€26.4976	€29.9955	€29.8030	
20 Strategic scale site - low density	2000	111.11	€41.11	€20.4134	€19.6764	€32.9503	€32.2133	€45.4197	€44.6898	€57.8231	€57.0924	€70.2286	€69.4977	€82.5084	€81.7688	€94.7960	€94.0744	€107.0836	€106.3620	€119.2995	€118.5830	
21 Strategic scale site - medium density	2000	83.33	€30.83	€10.9502	€10.2045	€23.3502	€22.6132	€35.6990	€34.9620	€47.9549	€47.2260	€60.1723	€59.4434	€72.3760	€71.6454	€84.4703	€83.7487	€95.8576	€95.1360	€107.6788	€106.9552	
22 Strategic scale site - low density	4000	242.42	€89.70	€30.0103	€28.7191	€51.8801	€50.6025	€73.5436	€72.2786	€95.0536	€93.8005	€116.4168	€115.2197	€137.7029	€136.4608	€158.8919	€157.6600	€178.7328	€177.5001	€199.7752	€198.5425	
23 Strategic scale site - medium density w/R&D	4000	181.82	€67.27	€10.3136	€8.8597	€35.3203	€33.8665	€60.3271	€58.8732	€84.7443	€83.3332	€108.3780	€106.9707	€131.4564	€130.0193	€154.0932	€152.7722	€176.3926	€175.0870	€198.4100	€197.1111	
24 Housing for Elderly (C3) - high density	40	0.32	€0.12	-€1.5079	-€1.5251	-€1.3617	-€1.3789	-€1.1237	-€1.1093	-€1.0693	-€1.0923	-€1.0403	-€1.0769	-€1.0241	-€1.0307	-€0.9479	-€0.9479	-€0.8479	-€0.8479	-€0.7507	-€0.7507	
25 Housing for Elderly (C3) - high density	60	0.41	€0.15	-€2.2987	-€2.3246	-€2.0909	-€2.1068	-€1.6851	-€1.6880	-€1.6453	-€1.6712	-€1.4275	-€1.4534	-€1.2097	-€1.2356	-€0.9919	-€0.9919	-€0.8771	-€0.8771	-€0.7623	-€0.7623	
26 Housing for Elderly (C2) extra care	70	0.47	€0.17	-€2.7245	-€2.7546	-€2.4721	-€2.5022	-€2.1988	-€2.2499	-€1.9674	-€1.9975	-€1.7150	-€1.7451	-€1.4627	-€1.4928	-€1.2103	-€1.2404	-€0.9580	-€0.9881	-€0.7056	-€0.7357	
27 Retail (comparison)	0	0.25	€0.09	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	€3.7171	
28 Retail (convenience)	0	1.00	€0.37	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	€1.3183	
29 Office	0	0.50	€0.19	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	€0.7210	
30 Office	0	0.75	€0.28	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	€1.0815	
31 Industrial (40% plot ratio)	0	1.00	€0.37	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	€1.3455	
32 Warehousing/logistics (50% plot ratio)	0	1.00	€0.37	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	€1.7242	
33 Warehousing/logistics (60% plot ratio)	0	1.00	€0.37	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	€2.1029	
34 Student housing development (medium density) 200	0	0.30	€0.11	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	€10.7917	
35 Student housing development (medium density) 250	0	0.42	€0.15	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	€14.9020	
36 Student housing development (medium density) 300	0	0.52	€0.19	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	€17.9163	
37 Student housing development (high density) 200 bed	0	0.16	€0.06	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	€9.6956	
38 Student housing development (high density) 250 bed	0	0.20	€0.07	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	€12.1618	
39 Student housing development (high density) 300 bed	0	0.24	€0.09	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	€14.6280	
40 Hotel (100 rooms)	0	0.15	€0.06	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	€2.1382	
41 Hotel (125 rooms)	0	0.15	€0.06	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	€3.0035	
42 Hotel (150 rooms)	0	0.15	€0.06	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	€3.9843	
43 Leisure use	0	0.30	€0.11	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	
44 Leisure use	0	0.30	€0.11	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	-€0.0788	
45 Leisure use	0	0.30	€0.11	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	-€0.0802	
46 Community use	0	0.17	€0.06	-€0.0497	-€0.0497	-€0.0497	-€0.0497	-€0.0497	-€0.0497	-€0.0497	-€0.049											

BLV: GREENFIELD (LOWER)					£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm	
Description	No of units		BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	
1 Residential Small site - low density	5	0.16	£0.04	£0.2797	£0.2775	£0.3165	£0.3143	£0.3534	£0.3512	£0.3902	£0.3880	£0.4270	£0.4248	£0.4639	£0.4617	£0.5007	£0.4985	£0.5375	£0.5353	£0.5744	£0.5722	
2 Residential Small site - medium density	5	0.16	£0.04	£0.2873	£0.2851	£0.3241	£0.3219	£0.3609	£0.3587	£0.3978	£0.3956	£0.4346	£0.4324	£0.4714	£0.4692	£0.5083	£0.5061	£0.5451	£0.5429	£0.5819	£0.5797	
3 Residential Small site - higher density (flats)	5	0.04	£0.04	£-0.0634	£-0.0656	£-0.0316	£-0.0338	£0.0002	£-0.0020	£0.0315	£0.0293	£0.0628	£0.0606	£0.0941	£0.0919	£0.1254	£0.1232	£0.1567	£0.1545	£0.1880	£0.1858	
4 Residential Small site - low density	10	0.32	£0.08	£0.5594	£0.5550	£0.6331	£0.6287	£0.7067	£0.7023	£0.7804	£0.7760	£0.8541	£0.8497	£0.9277	£0.9233	£1.0014	£0.9970	£1.0750	£1.0707	£1.1487	£1.1443	
5 Residential Small site - medium density	10	0.32	£0.08	£0.5745	£0.5701	£0.6482	£0.6438	£0.7219	£0.7175	£0.7955	£0.7911	£0.8692	£0.8648	£0.9428	£0.9384	£1.0165	£1.0121	£1.0902	£1.0858	£1.1638	£1.1594	
6 Residential Small site - higher density	10	0.09	£0.02	£-0.1267	£-0.1312	£-0.0631	£-0.0676	£0.0004	£-0.0040	£0.0630	£0.0586	£0.1256	£0.1212	£0.1882	£0.1839	£0.2509	£0.2465	£0.3135	£0.3091	£0.3761	£0.3717	
7 Residential Medium site - low density	25	0.79	£0.20	£1.3985	£1.3876	£1.5827	£1.5717	£1.7669	£1.7559	£1.9510	£1.9400	£2.1256	£2.1242	£2.3193	£2.3083	£2.5035	£2.4925	£2.6876	£2.6766	£2.8718	£2.8608	
8 Residential Medium site - medium density	25	0.79	£0.20	£1.0828	£1.0718	£1.2614	£1.2504	£1.4401	£1.4291	£1.6187	£1.6077	£1.7973	£1.7863	£1.9759	£1.9650	£2.1546	£2.1436	£2.3332	£2.3222	£2.5118	£2.5008	
9 Residential Medium site - higher density	25	0.28	£0.07	£0.6072	£0.5962	£0.7781	£0.7671	£0.9490	£0.9380	£1.1199	£1.1089	£1.2908	£1.2798	£1.4617	£1.4507	£1.6325	£1.6216	£1.8034	£1.7925	£1.9743	£1.9634	
10 Residential Medium site - low density	50	1.68	£0.42	£2.7498	£2.7286	£3.1087	£3.0874	£3.4675	£3.4462	£3.8263	£3.8050	£4.1851	£4.1638	£4.5439	£4.5227	£4.9028	£4.8815	£5.2616	£5.2403	£5.6204	£5.5991	
11 Residential Medium site - medium density	50	1.68	£0.42	£2.8230	£2.8018	£3.1819	£3.1606	£3.5407	£3.5194	£3.8995	£3.8782	£4.2593	£4.2371	£4.6172	£4.5959	£4.9760	£4.9547	£5.3348	£5.3135	£5.6936	£5.6723	
12 Residential Medium site - higher density (flats)	50	0.47	£0.12	£-0.9048	£-0.9287	£-0.6013	£-0.6232	£-0.2977	£-0.3198	£0.0957	£-0.0181	£0.3047	£0.2831	£0.6037	£0.5821	£0.9026	£0.8811	£1.2016	£1.1801	£1.5006	£1.4790	
13 Residential Large site - low density	100	3.57	£0.88	£8.3325	£5.2900	£6.9441	£6.0016	£8.7558	£6.7132	£7.4674	£7.4249	£8.1790	£8.1365	£8.8907	£8.8482	£9.6023	£9.5598	£10.3133	£10.2714	£11.0104	£11.0785	
14 Residential Large site - medium density	100	3.57	£0.88	£5.4768	£5.4363	£6.9441	£6.1479	£8.9020	£6.8595	£7.6137	£7.5712	£8.3253	£8.2828	£9.0369	£8.9944	£9.7466	£9.7061	£10.4574	£10.4155	£11.1625	£11.1206	
15 Residential Large site - high density	100	1.39	£0.34	£3.5026	£3.4800	£4.1822	£4.1397	£4.8618	£4.8193	£5.5414	£5.4989	£6.2210	£6.1785	£6.9006	£6.8581	£7.5802	£7.5377	£8.2598	£8.2173	£8.9395	£8.8969	
16 Residential Large site - low density	200	1.66	£2.02	£9.5965	£9.5147	£10.9811	£10.8992	£12.3578	£12.2769	£13.7296	£13.6487	£15.1014	£15.0205	£16.4732	£16.3923	£17.8450	£17.7641	£19.2168	£19.1359	£20.5866	£20.5057	
17 Residential Large site - medium density	200	5.71	£1.41	£7.2317	£7.1498	£8.5747	£8.4928	£9.9178	£9.8359	£11.2608	£11.1789	£12.5967	£12.5158	£13.9274	£13.8465	£15.2580	£15.1771	£16.5887	£16.5078	£17.9193	£17.8384	
18 Strategic scale site - low density	500	25.64	£6.33	£5.9405	£5.7993	£9.3472	£9.1459	£12.7441	£12.5454	£16.1116	£15.9128	£19.4790	£19.2802	£22.8464	£22.6477	£26.2138	£26.0151	£29.5695	£29.3707	£32.9507	£32.7520	
19 Strategic scale site - medium density	500	19.23	£4.75	£3.3784	£3.1772	£6.7340	£6.5328	£10.0896	£9.8884	£13.4287	£13.2299	£16.7456	£16.5469	£20.0625	£19.8638	£23.3794	£23.1807	£26.6963	£26.4976	£29.9955	£29.8000	
20 Strategic scale site - low density	2000	111.11	£27.44	£20.4134	£19.6764	£32.9053	£32.2133	£45.4197	£44.6908	£57.8231	£57.0942	£70.2208	£69.4977	£82.5084	£81.7888	£94.7960	£94.0744	£107.0836	£106.3620	£119.2950	£118.5830	
21 Strategic scale site - medium density	2000	83.33	£20.58	£10.9502	£10.2045	£23.3502	£22.6132	£35.6990	£34.9620	£47.9549	£47.2260	£60.1723	£59.4434	£72.3760	£71.6454	£84.4703	£83.7487	£95.8520	£95.1288	£107.6788	£106.9552	
22 Strategic scale site - low density	4000	242.42	£59.88	£30.0103	£28.7191	£51.8801	£50.6025	£72.7856	£71.5286	£95.0536	£93.8005	£116.4618	£115.2197	£137.7029	£136.4608	£158.8919	£157.6800	£179.9647	£178.7328	£201.0201	£199.7977	
23 Strategic scale site - medium density with R&D	4000	181.82	£44.91	£10.3136	£6.8597	£35.3203	£33.6865	£60.3271	£58.8732	£84.7443	£83.3332	£108.3780	£106.9707	£131.4564	£130.1193	£154.0932	£152.7762	£176.3926	£175.0870	£198.4100	£197.1111	
24 Housing for Elderly (C3) - high density	40	0.32	£0.08	£-1.5079	£-1.5251	£-1.3617	£-1.3789	£-1.2327	£-1.0893	£-1.0863	£-0.9231	£-0.9403	£-0.7769	£-0.7941	£-0.6307	£-0.6479	£-0.4845	£-0.5017	£-0.3393	£-0.3565		
25 Housing for Elderly (C3) - high density	60	0.41	£0.10	£-2.2987	£-2.3246	£-2.0809	£-2.1068	£-1.8831	£-1.8890	£-1.6453	£-1.6712	£-1.4275	£-1.4534	£-1.2097	£-1.2356	£-0.9919	£-1.0178	£-0.8000	£-0.8259	£-0.5821		
26 Housing for Elderly (C2) extra care	70	0.47	£0.12	£-2.7245	£-2.7546	£-2.4721	£-2.5022	£-2.2198	£-2.2499	£-1.9874	£-1.9975	£-1.7150	£-1.7451	£-1.4827	£-1.4928	£-1.2103	£-1.2404	£-0.9580	£-0.9881	£-0.7056	£-0.7357	
27 Retail (comparison)	0	0.25	£0.06	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	
28 Retail (convenience)	0	1.00	£0.25	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	
29 Office	0	0.50	£0.12	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	
30 Office	0	0.75	£0.19	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	
31 Industrial (40% plot ratio)	0	1.00	£0.25	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	
32 Warehousing/logistics (50% plot ratio)	0	1.00	£0.25	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	
33 Warehousing/logistics (60% plot ratio)	0	1.00	£0.25	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	
34 Student housing development (medium density) 200	0	0.30	£0.07	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	
35 Student housing development (medium density) 250	0	0.42	£0.10	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	
36 Student housing development (medium density) 300	0	0.52	£0.13	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	
37 Student housing development (high density) 200 ber	0	0.16	£0.04	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	£6.9556	
38 Student housing development (high density) 250 ber	0	0.20	£0.05	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	
39 Student housing development (high density) 300 ber	0	0.24	£0.06	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	
40 Hotel (100 rooms)	0	0.15	£0.04	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	
41 Hotel (125 rooms)	0	0.15	£0.04	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	
42 Hotel (150 rooms)	0	0.15	£0.04	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	
43 Leisure use	0	0.30	£0.07	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	
44 Leisure use	0	0.30	£0.07	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	£-0.0788	
45 Leisure use	0	0.30	£0.07	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	£-0.0802	
46 Community use	0	0.17	£0.04																			

Table 6.23.1: Accessibility requirements

Accessibility			Sales value (£ psm):																								
BLV: SECONDARY OFFICES			No of units		Site area		BLV (£/m)		£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm		
Description						Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	Residential Small site - low density	5	0.16	£0.54	£0.2797	£0.2704	£0.3165	£0.3073	£0.3534	£0.3441	£0.3902	£0.3809	£0.4270	£0.4178	£0.4639	£0.4546	£0.5007	£0.4914	£0.5375	£0.5282	£0.5744	£0.5651					
2	Residential Small site - medium density	5	0.16	£0.54	£0.2873	£0.2780	£0.3241	£0.3148	£0.3609	£0.3517	£0.3978	£0.3885	£0.4346	£0.4253	£0.4714	£0.4621	£0.5083	£0.4990	£0.5451	£0.5358	£0.5819	£0.5726					
3	Residential Small site - higher density (flats)	5	0.04	£0.15	£0.0634	£0.0744	£0.0516	£0.0426	£0.0002	£0.0106	£0.0315	£0.0206	£0.0626	£0.0519	£0.0941	£0.0832	£0.1254	£0.1145	£0.1567	£0.1458	£0.1880	£0.1771					
4	Residential Small site - low density	10	0.32	£1.08	£0.5594	£0.5409	£0.6331	£0.6145	£0.7067	£0.6882	£0.7804	£0.7618	£0.8541	£0.8355	£0.9277	£0.9092	£1.0014	£0.9828	£1.0750	£1.0565	£1.1487	£1.1302					
5	Residential Small site - medium density	10	0.32	£1.08	£0.5745	£0.5560	£0.6482	£0.6296	£0.7219	£0.7033	£0.7955	£0.7770	£0.8692	£0.8506	£0.9428	£0.9243	£1.0165	£0.9979	£1.0902	£1.0716	£1.1638	£1.1453					
6	Residential Small site - higher density	10	0.09	£0.30	£0.1267	£0.1488	£0.0631	£0.0853	£0.0004	£0.0217	£0.0630	£0.0412	£0.1256	£0.1038	£0.1882	£0.1665	£0.2509	£0.2291	£0.3135	£0.2917	£0.3761	£0.3543					
7	Residential Medium site - low density	25	0.79	£2.70	£1.3985	£1.3522	£1.5827	£1.5363	£1.7669	£1.7205	£1.9510	£1.9046	£2.1352	£2.0888	£2.3193	£2.2729	£2.5035	£2.4571	£2.6876	£2.6412	£2.8718	£2.8254					
8	Residential Medium site - medium density	25	0.79	£2.70	£1.0828	£1.0348	£1.2614	£1.2134	£1.4401	£1.3920	£1.6187	£1.5707	£1.7973	£1.7493	£1.9759	£1.9279	£2.1546	£2.1066	£2.3332	£2.2852	£2.5118	£2.4638					
9	Residential Medium site - higher density	25	0.28	£0.95	£0.6072	£0.5569	£0.7781	£0.7278	£0.9490	£0.8987	£1.1199	£1.0696	£1.2908	£1.2405	£1.4617	£1.4114	£1.6325	£1.5823	£1.8034	£1.7532	£1.9743	£1.9241					
10	Residential Medium site - low density	50	1.68	£5.73	£2.7498	£2.6800	£3.1087	£3.0188	£3.4675	£3.3776	£3.8263	£3.7364	£4.1851	£4.0953	£4.5439	£4.4541	£4.9028	£4.8129	£5.2616	£5.1717	£5.6204	£5.5306					
11	Residential Medium site - medium density	50	1.68	£5.73	£2.8230	£2.7332	£3.1819	£3.0920	£3.5407	£3.4508	£3.8995	£3.8097	£4.2583	£4.1685	£4.6172	£4.5273	£4.9760	£4.8861	£5.3348	£5.2449	£5.6936	£5.6038					
12	Residential Medium site - higher density (flats)	50	0.47	£1.60	£0.9048	£1.0133	£0.6013	£0.7098	£0.2977	£0.4063	£0.0057	£0.1027	£0.3047	£0.1978	£0.6037	£0.4968	£0.9026	£0.7957	£1.2016	£1.0947	£1.5006	£1.3937					
13	Residential Large site - low density	100	3.57	£12.17	£5.3325	£5.1530	£6.0441	£5.8646	£6.7558	£6.5762	£7.4674	£7.2879	£8.1790	£7.9995	£8.8907	£8.7111	£9.6023	£9.4228	£10.3133	£10.1344	£11.0184	£10.8415					
14	Residential Large site - medium density	100	3.57	£12.17	£5.4788	£5.2992	£6.1904	£6.0109	£6.9020	£6.7225	£7.6137	£7.4341	£8.3253	£8.1458	£9.0369	£8.8574	£9.7486	£9.5691	£10.4574	£10.2805	£11.1825	£10.9856					
15	Residential Large site - high density	100	1.39	£4.73	£3.5026	£3.3136	£4.1822	£3.9933	£4.8618	£4.6729	£5.5414	£5.3525	£6.2210	£6.0321	£6.9006	£6.7117	£7.5802	£7.3913	£8.2598	£8.0709	£8.9395	£8.7505					
16	Residential Large site - low density	200	8.16	£27.81	£9.5965	£9.2508	£10.9811	£10.6354	£12.3578	£12.0161	£13.7296	£13.3879	£15.1014	£14.7597	£16.4732	£16.1315	£17.8450	£17.5033	£19.2168	£18.8751	£20.5886	£20.2468					
17	Residential Large site - medium density	200	5.71	£19.47	£7.2317	£6.8739	£8.5747	£8.2169	£9.9178	£9.5600	£11.2608	£10.9030	£12.5967	£12.2432	£13.9274	£13.5738	£15.2580	£14.9045	£16.5887	£16.2351	£17.9193	£17.5657					
18	Strategic scale site - low density	500	25.64	£87.36	£5.9405	£5.0907	£9.3472	£8.4974	£12.7441	£11.9041	£16.1116	£15.2724	£19.4790	£18.6396	£22.8464	£22.0072	£26.2135	£25.3746	£29.5895	£28.7396	£32.9057	£32.0759					
19	Strategic scale site - medium density	500	19.23	£65.52	£3.3784	£2.5138	£6.7340	£5.8694	£10.0896	£9.2250	£13.4287	£12.5749	£16.7456	£15.8918	£20.0625	£19.2087	£23.3794	£22.5256	£26.8963	£25.8425	£29.9995	£29.1552					
20	Strategic scale site - low density	2,000	111.11	£378.56	£20.4134	£17.3014	£32.9503	£29.8382	£45.4197	£42.3416	£57.8231	£54.7450	£70.2206	£67.1485	£82.5084	£79.4612	£94.7960	£91.7488	£107.0836	£104.0364	£119.2950	£116.2756					
21	Strategic scale site - medium density	2,000	83.33	£283.92	£10.9502	£7.7462	£23.3502	£20.1839	£35.6990	£32.5328	£47.9549	£44.8232	£60.1723	£57.0406	£72.3670	£69.2580	£84.4703	£81.3700	£96.5736	£93.4733	£108.6768	£105.5766					
22	Strategic scale site - low density	4,000	242.42	£825.94	£30.0103	£24.5577	£51.8801	£46.4848	£73.5436	£68.2019	£95.0536	£89.7619	£116.4618	£111.1894	£137.7029	£132.4578	£158.8919	£153.6899	£179.9647	£174.7628	£201.0201	£195.8356					
23	Strategic scale site - medium density with R&D	4,000	181.82	£619.46	£10.3136	£4.1208	£35.3203	£29.1275	£60.3271	£54.1343	£84.7443	£78.5353	£108.3780	£102.5327	£131.4564	£125.7510	£154.0932	£148.4665	£176.3926	£170.8311	£198.4100	£192.9100					
24	Housing for Elderly (C3) - high density	40	0.32	£1.09	£1.5079	£1.5877	£1.3617	£1.4215	£1.2155	£1.0693	£1.1291	£0.9231	£0.9829	£0.7769	£0.8367	£0.6307	£0.6905	£0.4845	£0.5443	£0.3383	£0.3981						
25	Housing for Elderly (C3) - high density	60	0.41	£1.41	£2.2967	£2.3884	£2.0809	£2.1706	£1.8631	£1.9528	£1.6453	£1.7350	£1.4275	£1.5172	£1.2097	£1.2994	£0.9919	£1.0816	£0.7741	£0.8638	£0.5563	£0.6460					
26	Housing for Elderly (C2) extra care	70	0.47	£1.59	£2.7245	£2.8289	£2.4721	£2.5766	£2.2198	£2.3242	£1.9674	£2.0719	£1.7150	£1.8195	£1.4627	£1.5672	£1.2103	£1.3148	£0.9580	£1.0624	£0.7056	£0.8101					
27	Retail (comparison)	-	0.25	£0.85	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171					
28	Retail (convenience)	-	1.00	£3.41	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183					
29	Office	-	0.50	£1.70	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210					
30	Office	-	0.75	£2.56	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815					
31	Industrial (40% plot ratio)	-	1.00	£3.41	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455					
32	Warehousing/logistics (50% plot ratio)	-	1.00	£3.41	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242					
33	Warehousing/logistics (60% plot ratio)	-	1.00	£3.41	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029					
34	Student housing development (medium density) 200	-	0.30	£1.02	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917					
35	Student housing development (medium density) 250	-	0.42	£1.42	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020					
36	Student housing development (medium density) 300	-	0.52	£1.78	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163					
37	Student housing development (high density) 200 bed	-	0.16	£0.55	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956					
38	Student housing development (high density) 250 bed	-	0.20	£0.68	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618					
39	Student housing development (high density) 300 bed	-	0.24	£0.82	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280					
40	Hotel (100 rooms)	-	0.15	£0.51	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382					
41	Hotel (125 rooms)	-	0.15	£0.51	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035	£3.0035					
42	Hotel (150 rooms)	-	0.15	£0.51	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843	£3.9843					
43	Leisure use	-	0.30	£1.02	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788					
44	Leisure use	-	0.30	£1.02	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788	£0.0788					
45	Leisure use	-	0.30	£1.02	£0.0802	£0.0802	£0.0802	£0.08																			



Table 6.23.1: Accessibility requirements (continued)

BLV: GREENFIELD (HIGHER)					£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm		
Description	No of units		BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Residential Small site - low density	5	0.16	£0.06	£0.2797	£0.2704	£0.3165	£0.3073	£0.3534	£0.3441	£0.3902	£0.3809	£0.4270	£0.4178	£0.4639	£0.4546	£0.5007	£0.4914	£0.5375	£0.5282	£0.5744	£0.5651		
2 Residential Small site - medium density	5	0.16	£0.06	£0.2873	£0.2780	£0.3241	£0.3148	£0.3609	£0.3517	£0.3978	£0.3885	£0.4346	£0.4253	£0.4714	£0.4621	£0.5083	£0.4990	£0.5451	£0.5358	£0.5819	£0.5726		
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.0634	£0.0744	£0.0316	£0.0426	£0.0002	£0.0106	£0.0315	£0.0206	£0.0628	£0.0519	£0.0941	£0.0832	£0.1254	£0.1145	£0.1567	£0.1458	£0.1880	£0.1771		
4 Residential Small site - low density	10	0.32	£0.12	£0.5594	£0.5403	£0.6331	£0.6145	£0.7067	£0.6882	£0.7804	£0.7618	£0.8541	£0.8355	£0.9277	£0.9092	£1.0014	£0.9828	£1.0750	£1.0565	£1.1487	£1.1302		
5 Residential Small site - medium density	10	0.32	£0.12	£0.5745	£0.5560	£0.6482	£0.6296	£0.7219	£0.7033	£0.7955	£0.7770	£0.8692	£0.8506	£0.9428	£0.9243	£1.0165	£0.9979	£1.0902	£1.0716	£1.1638	£1.1453		
6 Residential Small site - higher density	10	0.09	£0.03	£0.1267	£0.1468	£0.0631	£0.0853	£0.0004	£0.0217	£0.0630	£0.0412	£0.1256	£0.1038	£0.1882	£0.1665	£0.2509	£0.2291	£0.3135	£0.2917	£0.3761	£0.3543		
7 Residential Medium site - low density	25	0.79	£0.29	£1.3965	£1.3522	£1.5627	£1.5363	£1.7668	£1.7205	£1.9510	£1.9046	£2.1352	£2.0888	£2.3193	£2.2729	£2.5035	£2.4571	£2.6876	£2.6412	£2.8718	£2.8254		
8 Residential Medium site - medium density	25	0.79	£0.29	£1.0828	£1.0348	£1.2614	£1.2134	£1.4401	£1.3920	£1.6187	£1.5707	£1.7973	£1.7493	£1.9759	£1.9279	£2.1546	£2.1066	£2.3332	£2.2852	£2.5118	£2.4638		
9 Residential Medium site - higher density	25	0.28	£0.10	£0.6072	£0.5589	£0.7781	£0.7278	£0.9490	£0.8987	£1.1199	£1.0696	£1.2908	£1.2405	£1.4617	£1.4114	£1.6325	£1.5823	£1.8034	£1.7532	£1.9743	£1.9241		
10 Residential Medium site - low density	50	1.68	£0.62	£2.7498	£2.6600	£3.1087	£3.0188	£3.4675	£3.3776	£3.8263	£3.7364	£4.1851	£4.0953	£4.5439	£4.4541	£4.9028	£4.8129	£5.2616	£5.1717	£5.6204	£5.5306		
11 Residential Medium site - medium density	50	1.68	£0.62	£2.8230	£2.7332	£3.1819	£3.0920	£3.5407	£3.4508	£3.8995	£3.8097	£4.2583	£4.1685	£4.6172	£4.5273	£4.9760	£4.8861	£5.3348	£5.2449	£5.6936	£5.6038		
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£0.9048	£1.0133	£0.6013	£0.7086	£0.2977	£0.4063	£0.0057	£0.1027	£0.3047	£0.1978	£0.6037	£0.4968	£0.9026	£0.7957	£1.2016	£1.0947	£1.5008	£1.3937		
13 Residential Large site - low density	100	3.57	£1.32	£5.3325	£5.1530	£6.0441	£5.8646	£6.7558	£6.5762	£7.4674	£7.2879	£8.1790	£7.9995	£8.8907	£8.7111	£9.6023	£9.4228	£10.3133	£10.1344	£11.0184	£10.8415		
14 Residential Large site - medium density	100	3.57	£1.32	£5.4788	£5.2992	£6.1904	£6.0109	£6.9020	£6.7225	£7.6137	£7.4341	£8.3253	£8.1458	£9.0369	£8.8574	£9.7486	£9.5691	£10.4574	£10.2805	£11.1625	£10.9856		
15 Residential Large site - high density	100	1.39	£0.51	£3.5026	£3.3136	£4.1822	£3.9933	£4.8618	£4.6729	£5.5414	£5.3525	£6.2210	£6.0321	£6.9006	£6.7117	£7.5802	£7.3913	£8.2598	£8.0709	£8.9395	£8.7505		
16 Residential Large site - low density	200	8.16	£3.02	£9.5965	£9.2508	£10.9811	£10.6354	£12.3578	£12.0161	£13.7296	£13.3879	£15.1014	£14.7597	£16.4732	£16.1315	£17.8450	£17.5033	£19.2168	£18.8751	£20.5886	£20.2469		
17 Residential Large site - medium density	200	5.71	£2.11	£7.2317	£6.8739	£8.5747	£8.2169	£9.9178	£9.5600	£11.2608	£10.9030	£12.5967	£12.2432	£13.9274	£13.5738	£15.2580	£14.9045	£16.5887	£16.2351	£17.9193	£17.5657		
18 Strategic scale site - low density	500	25.64	£9.49	£5.9405	£5.0907	£9.3472	£8.4974	£12.7441	£11.9041	£16.1116	£15.2724	£19.4790	£18.6398	£22.8464	£22.0072	£26.2138	£25.3746	£29.5895	£28.7396	£32.9057	£32.0759		
19 Strategic scale site - medium density	500	19.23	£7.12	£3.3784	£2.5138	£6.7340	£5.8694	£10.0896	£9.2250	£13.4287	£12.5749	£16.7456	£15.8918	£20.0625	£19.2087	£23.3794	£22.5256	£26.6963	£25.8425	£29.9995	£29.1552		
20 Strategic scale site - low density	2000	111.11	£41.11	£20.4134	£17.3014	£32.9503	£29.8382	£45.4197	£42.3416	£57.8231	£54.7450	£70.2206	£67.1485	£82.5084	£79.4612	£94.7960	£91.7488	£107.0836	£104.0364	£119.2950	£116.2756		
21 Strategic scale site - medium density	2000	83.33	£30.83	£10.9502	£7.7462	£23.3502	£20.1839	£35.6990	£32.5328	£47.9549	£44.8232	£60.1723	£57.0406	£72.3670	£69.2580	£84.4703	£81.3700	£96.5736	£93.4733	£108.6768	£105.5766		
22 Strategic scale site - low density	4000	242.42	£89.70	£30.0103	£24.5577	£51.8801	£46.4848	£73.5436	£68.2019	£95.0536	£89.7619	£116.4618	£111.1894	£137.7029	£132.4578	£158.9919	£153.6899	£179.9647	£174.7628	£201.0201	£195.8356		
23 Strategic scale site - medium density with R&D	4000	181.82	£67.27	£10.3136	£4.1208	£35.3203	£29.1275	£60.3271	£54.1343	£84.7443	£78.7335	£108.3780	£102.5327	£131.4564	£125.7510	£154.0932	£148.4665	£176.3926	£170.8311	£198.4100	£192.9100		
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	£1.5079	£1.5877	£1.3617	£1.4215	£1.2155	£1.2753	£1.0893	£1.1291	£0.9231	£0.9829	£0.7769	£0.8367	£0.6307	£0.6905	£0.4845	£0.5443	£0.3383	£0.3981		
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	£2.2967	£2.3864	£2.0809	£2.1706	£1.8631	£1.9528	£1.6453	£1.7350	£1.4275	£1.5172	£1.2097	£1.2994	£0.9919	£1.0816	£0.7741	£0.8638	£0.5563	£0.6460		
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	£2.7245	£2.8289	£2.4721	£2.5766	£2.2198	£2.3242	£1.9674	£2.0719	£1.7150	£1.8195	£1.4627	£1.5672	£1.2103	£1.3148	£0.9580	£1.0624	£0.7056	£0.8101		
27 Retail (comparison)	0	0.25	£0.09	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171	£3.7171		
28 Retail (convenience)	0	1.00	£0.37	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183	£1.3183		
29 Office	0	0.50	£0.19	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210	£0.7210		
30 Office	0	0.75	£0.28	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815	£1.0815		
31 Industrial (40% plot ratio)	0	1.00	£0.37	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455	£1.3455		
32 Warehousing/logistics (50% plot ratio)	0	1.00	£0.37	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242	£1.7242		
33 Warehousing/logistics (60% plot ratio)	0	1.00	£0.37	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029	£2.1029		
34 Student housing development (medium density) 200	0	0.30	£0.11	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917	£10.7917		
35 Student housing development (medium density) 250	0	0.42	£0.15	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020	£14.9020		
36 Student housing development (medium density) 300	0	0.52	£0.19	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163	£17.9163		
37 Student housing development (high density) 200 beds	0	0.16	£0.06	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956	£9.6956		
38 Student housing development (high density) 250 beds	0	0.20	£0.07	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618	£12.1618		
39 Student housing development (high density) 300 beds	0	0.24	£0.09	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280	£14.6280		
40 Hotel (100 rooms)	0	0.15	£0.06	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382	£2.1382		



Table 6.24.1: Net Zero Carbon – Scenario 1 (5% cost uplift)

Net zero carbon A / X			Sales value (£ psm):																								
BLV: SECONDARY OFFICES			No of units		Site area		BLV (£/m)		£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm		
Description						Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1
1	Residential Small site - low density	5	0.16	£0.54	£0.2797	£0.2349	£0.3165	£0.2717	£0.3534	£0.3086	£0.3902	£0.3454	£0.4270	£0.3822	£0.4639	£0.4191	£0.5007	£0.4559	£0.5375	£0.4927	£0.5744	£0.5296					
2	Residential Small site - medium density	5	0.16	£0.54	£0.2873	£0.2425	£0.3241	£0.2793	£0.3609	£0.3161	£0.3978	£0.3530	£0.4346	£0.3898	£0.4714	£0.4266	£0.5083	£0.4634	£0.5451	£0.5003	£0.5819	£0.5371					
3	Residential Small site - higher density (flats)	5	0.04	£0.15	-£0.0634	-£0.1159	-£0.0316	-£0.0841	£0.0002	-£0.0523	£0.0315	-£0.0206	£0.0626	£0.0111	£0.0941	£0.0424	£0.1254	£0.0737	£0.1567	£0.1050	£0.1880	£0.1363					
4	Residential Small site - low density	10	0.32	£1.08	£0.5594	£0.4898	£0.6331	£0.5435	£0.7067	£0.6171	£0.7804	£0.6908	£0.8541	£0.7644	£0.9277	£0.8381	£1.0014	£0.9118	£1.0750	£0.9854	£1.1487	£1.0591					
5	Residential Small site - medium density	10	0.32	£1.08	£0.5745	£0.4849	£0.6482	£0.5586	£0.7219	£0.6322	£0.7955	£0.7059	£0.8692	£0.7796	£0.9428	£0.8532	£1.0165	£0.9269	£1.0902	£1.0006	£1.1638	£1.0742					
6	Residential Small site - higher density	10	0.09	£0.30	-£0.1267	-£0.2318	-£0.0631	-£0.1682	£0.0004	-£0.1047	£0.0630	-£0.0411	£0.1256	£0.0221	£0.1882	£0.0847	£0.2509	£0.1474	£0.3135	£0.2100	£0.3761	£0.2726					
7	Residential Medium site - low density	25	0.79	£2.70	£1.3985	£1.1745	£1.5827	£1.3587	£1.7669	£1.5428	£1.9510	£1.7270	£2.1352	£1.9111	£2.3193	£2.0953	£2.5035	£2.2794	£2.6876	£2.4636	£2.8718	£2.6477					
8	Residential Medium site - medium density	25	0.79	£2.70	£1.0828	£0.8518	£1.2614	£1.0304	£1.4401	£1.2091	£1.6187	£1.3877	£1.7973	£1.5663	£1.9759	£1.7450	£2.1546	£1.9236	£2.3332	£2.1022	£2.5118	£2.2808					
9	Residential Medium site - higher density	25	0.28	£0.95	£0.6072	£0.3685	£0.7781	£0.5374	£0.9490	£0.7083	£1.1199	£0.8792	£1.2908	£1.0501	£1.4617	£1.2209	£1.6325	£1.3918	£1.8034	£1.5627	£1.9743	£1.7336					
10	Residential Medium site - low density	50	1.68	£5.73	£2.7498	£2.3159	£3.1087	£2.6747	£3.4675	£3.0335	£3.8263	£3.3924	£4.1851	£3.7512	£4.5439	£4.1100	£4.9028	£4.4688	£5.2616	£4.8276	£5.6204	£5.1885					
11	Residential Medium site - medium density	50	1.68	£5.73	£2.8230	£2.3891	£3.1819	£2.7479	£3.5407	£3.1067	£3.8995	£3.4656	£4.2583	£3.8244	£4.6172	£4.1832	£4.9760	£4.5420	£5.3348	£4.9009	£5.6936	£5.2597					
12	Residential Medium site - higher density (flats)	50	0.47	£1.60	-£0.9048	-£1.4204	-£0.6013	-£1.1169	-£0.2977	-£0.8134	£0.0057	-£0.5098	£0.3047	-£0.2063	£0.8037	£0.0958	£0.9026	£0.3948	£1.2016	£0.8937	£1.5008	£0.9927					
13	Residential Large site - low density	100	3.57	£12.17	£5.3325	£4.4855	£6.0441	£5.1771	£6.7558	£5.8887	£7.4674	£6.6004	£8.1790	£7.3120	£8.8907	£8.0236	£9.6023	£8.7353	£10.3133	£9.4469	£11.0184	£10.1585					
14	Residential Large site - medium density	100	3.57	£12.17	£5.4788	£4.6117	£6.1904	£5.3234	£6.9020	£6.0350	£7.6137	£6.7468	£8.3253	£7.4583	£9.0369	£8.1699	£9.7486	£8.8818	£10.4574	£9.5932	£11.1625	£10.3048					
15	Residential Large site - high density	100	1.39	£4.73	£3.5026	£2.5952	£4.1822	£3.2748	£4.8618	£3.9544	£5.5414	£4.6340	£6.2210	£5.3136	£6.9006	£5.9933	£7.5802	£6.6729	£8.2598	£7.3525	£8.9395	£8.0321					
16	Residential Large site - low density	200	8.16	£27.81	£9.5965	£7.9268	£10.9811	£9.3113	£12.3578	£10.6959	£13.7296	£12.0798	£15.1014	£13.4514	£16.4732	£14.8232	£17.8450	£16.1950	£19.2168	£17.5668	£20.5886	£18.9386					
17	Residential Large site - medium density	200	5.71	£19.47	£7.2317	£5.5101	£8.5747	£6.8532	£9.9178	£8.1962	£11.2608	£9.5393	£12.5967	£10.8823	£13.9274	£12.2253	£15.2580	£13.5569	£16.5887	£14.8875	£17.9193	£16.2182					
18	Strategic scale site - low density	500	25.64	£87.36	£5.9405	£1.8365	£9.3472	£5.2432	£12.7441	£8.6499	£16.1116	£12.0566	£19.4790	£15.4262	£22.8464	£18.7936	£26.2138	£22.1610	£29.5695	£25.5284	£32.9057	£28.8958					
19	Strategic scale site - medium density	500	19.23	£65.52	£3.3784	-£0.8248	£6.7340	£2.5684	£10.0896	£5.9220	£13.4287	£9.2776	£16.7456	£12.6299	£20.0625	£15.9468	£23.3794	£19.2637	£26.6963	£22.5806	£29.9995	£25.8976					
20	Strategic scale site - low density	2,000	111.11	£378.56	£20.4134	£5.2681	£32.9503	£17.9212	£45.4197	£30.4581	£57.8231	£42.9580	£70.2206	£55.3615	£82.5084	£67.7649	£94.7960	£80.0801	£107.0836	£92.3677	£119.2950	£104.6553					
21	Strategic scale site - medium density	2,000	83.33	£283.92	£10.9502	-£4.5824	£23.3502	£8.0040	£35.6990	£20.4368	£47.9549	£32.7857	£60.1723	£45.0767	£72.3670	£57.2941	£69.4703	£69.5115	£96.5736	£81.6295	£108.6768	£93.7327					
22	Strategic scale site - low density	4,000	242.42	£825.94	£30.0103	£3.6154	£51.8801	£25.7772	£73.5436	£47.6805	£95.0536	£69.3792	£116.4618	£90.9260	£137.7029	£112.3535	£158.8919	£133.8137	£179.9647	£154.8429	£201.0201	£175.9157					
23	Strategic scale site - medium density with R&D	4,000	181.82	£619.46	£10.3136	-£29.6464	£35.3203	-£4.4581	£60.3271	£20.6156	£84.7443	£45.6224	£108.3780	£70.3774	£131.4564	£94.3292	£154.0932	£117.6226	£176.3926	£140.4804	£198.4100	£162.9234					
24	Housing for Elderly (C3) - high density	40	0.32	£1.09	-£1.5079	-£1.7921	-£1.3617	-£1.6459	-£1.2155	-£1.4997	-£1.0693	-£1.3535	-£0.9231	-£1.2072	-£0.7769	-£1.0610	-£0.6307	-£0.9148	-£0.4845	-£0.7686	-£0.3383	-£0.6224					
25	Housing for Elderly (C3) - high density	60	0.41	£1.41	-£2.2987	-£2.7246	-£2.0809	-£2.5068	-£1.8631	-£2.2890	-£1.6453	-£2.0712	-£1.4275	-£1.8534	-£1.2097	-£1.6356	-£0.9919	-£1.4178	-£0.7741	-£1.2000	-£0.5563	-£0.9822					
26	Housing for Elderly (C2) extra care	70	0.47	£1.59	-£2.7245	-£3.2208	-£2.4721	-£2.9684	-£2.2188	-£2.7161	-£1.9674	-£2.4637	-£1.7150	-£2.2114	-£1.4627	-£1.9590	-£1.2103	-£1.7068	-£0.9580	-£1.4543	-£0.7056	-£1.2019					
27	Retail (comparison)	-	0.25	£0.85	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791					
28	Retail (convenience)	-	1.00	£3.41	£1.3183	£1.1764	£1.3183	£1.1764	£1.3183	£1.1764	£1.3183	£1.1764	£1.3183	£1.1764	£1.3183	£1.1764	£1.3183	£1.1764	£1.3183	£1.1764	£1.3183	£1.1764					
29	Office	-	0.50	£1.70	£0.7210	-£0.4349	£0.7210	-£0.4349	£0.7210	-£0.4349	£0.7210	-£0.4349	£0.7210	-£0.4349	£0.7210	-£0.4349	£0.7210	-£0.4349	£0.7210	-£0.4349	£0.7210	-£0.4349					
30	Office	-	0.75	£2.56	£1.0815	-£0.6523	£1.0815	-£0.6523	£1.0815	-£0.6523	£1.0815	-£0.6523	£1.0815	-£0.6523	£1.0815	-£0.6523	£1.0815	-£0.6523	£1.0815	-£0.6523	£1.0815	-£0.6523					
31	Industrial (40% plot ratio)	-	1.00	£3.41	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050					
32	Warehousing/logistics (50% plot ratio)	-	1.00	£3.41	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236					
33	Warehousing/logistics (60% plot ratio)	-	1.00	£3.41	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422					
34	Student housing development (medium density) 200	-	0.30	£1.02	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733					
35	Student housing development (medium density) 250	-	0.42	£1.42	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893					
36	Student housing development (medium density) 300	-	0.52	£1.78	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611					
37	Student housing development (high density) 200 bed	-	0.16	£0.55	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291					
38	Student housing development (high density) 250 bed	-	0.20	£0.68	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787					
39	Student housing development (high density) 300 bed	-	0.24	£0.82	£14.6280	£13.9283	£14.6280	£13.9283	£14.6280	£13.9283	£14.6280	£13.9283	£14.6280	£13.9283	£14.6280	£13.9283											

Table 6.24.1: Net Zero Carbon – Scenario 1 (5% cost uplift) – continued

BLV: GREENFIELD (HIGHER)				£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm	
Description	No of units	BLV (£ m)	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	Baseline	NZC Sc1	
1 Residential Small site - low density	5	0.16	£0.06	£0.2797	£0.2349	£0.3165	£0.2717	£0.3534	£0.3086	£0.3902	£0.3454	£0.4270	£0.3822	£0.4639	£0.4191	£0.5007	£0.4559	£0.5375	£0.4927	£0.5744	£0.5295
2 Residential Small site - medium density	5	0.16	£0.06	£0.2873	£0.2425	£0.3241	£0.2793	£0.3609	£0.3161	£0.3978	£0.3530	£0.4346	£0.3898	£0.4714	£0.4266	£0.5083	£0.4634	£0.5451	£0.5003	£0.5819	£0.5371
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.0634	£0.1159	£0.0316	£0.0841	£0.0002	£0.0523	£0.0315	£0.0206	£0.0626	£0.0111	£0.0941	£0.0424	£0.1254	£0.0737	£0.1567	£0.1050	£0.1880	£0.1363
4 Residential Small site - low density	10	0.32	£0.12	£0.5594	£0.4696	£0.6331	£0.5435	£0.7067	£0.6171	£0.7804	£0.6908	£0.8541	£0.7644	£0.9277	£0.8381	£1.0014	£0.9118	£1.0750	£0.9854	£1.1487	£1.0591
5 Residential Small site - medium density	10	0.32	£0.12	£0.5745	£0.4848	£0.6482	£0.5586	£0.7219	£0.6322	£0.7955	£0.7059	£0.8692	£0.7796	£0.9428	£0.8532	£1.0165	£0.9269	£1.0902	£1.0006	£1.1638	£1.0742
6 Residential Small site - higher density	10	0.09	£0.03	£0.1267	£0.2318	£0.0634	£0.1682	£0.0004	£0.1047	£0.0630	£0.0411	£0.1256	£0.0221	£0.1882	£0.0847	£0.2509	£0.1474	£0.3135	£0.2100	£0.3761	£0.2728
7 Residential Medium site - low density	25	0.79	£0.29	£1.3985	£1.1745	£1.5627	£1.3587	£1.7669	£1.5428	£1.9510	£1.7270	£2.1352	£1.9111	£2.3193	£2.0953	£2.5035	£2.2794	£2.6876	£2.4636	£2.8718	£2.6477
8 Residential Medium site - medium density	25	0.79	£0.29	£1.0628	£0.8518	£1.2614	£1.0304	£1.4401	£1.2091	£1.6187	£1.3877	£1.7973	£1.5663	£1.9759	£1.7450	£2.1546	£1.9236	£2.3332	£2.1022	£2.5118	£2.2808
9 Residential Medium site - higher density	25	0.28	£0.10	£0.6072	£0.3665	£0.7781	£0.5374	£0.9490	£0.7083	£1.1199	£0.8792	£1.2908	£1.0501	£1.4617	£1.2209	£1.6325	£1.3918	£1.8034	£1.5627	£1.9743	£1.7336
10 Residential Medium site - low density	50	1.68	£0.62	£2.7498	£2.3159	£3.1087	£2.6747	£3.4675	£3.0335	£3.8263	£3.3924	£4.1851	£3.7512	£4.5439	£4.1100	£4.9028	£4.4688	£5.2616	£4.8276	£5.6204	£5.1865
11 Residential Medium site - medium density	50	1.68	£0.62	£2.8230	£2.3891	£3.1819	£2.7479	£3.5407	£3.1067	£3.8995	£3.4656	£4.2583	£3.8244	£4.6172	£4.1832	£4.9760	£4.5420	£5.3348	£4.9009	£5.6936	£5.2597
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£0.9048	£1.4204	£0.6013	£1.1169	£0.2977	£0.8134	£0.0057	£0.5096	£0.3047	£0.2083	£0.6037	£0.0958	£0.9026	£0.3948	£1.2016	£0.6937	£1.5008	£0.9927
13 Residential Large site - low density	100	3.57	£1.32	£5.3325	£4.4655	£6.0441	£5.1771	£6.7558	£5.8887	£7.4674	£6.6004	£8.1790	£7.3120	£8.8907	£8.0236	£9.6023	£8.7353	£10.3133	£9.4469	£11.0184	£10.1585
14 Residential Large site - medium density	100	3.57	£1.32	£5.4788	£4.6117	£6.1904	£5.3234	£6.9020	£6.0350	£7.6137	£6.7466	£8.3253	£7.4583	£9.0369	£8.1699	£9.7486	£8.8816	£10.4574	£9.5932	£11.1625	£10.3048
15 Residential Large site - high density	100	1.39	£0.51	£3.5026	£2.5952	£4.1822	£3.2748	£4.8618	£3.9544	£5.5414	£4.6340	£6.2210	£5.3136	£6.9006	£5.9933	£7.5802	£6.6729	£8.2598	£7.3525	£8.9395	£8.0321
16 Residential Large site - low density	200	8.16	£3.02	£9.5965	£7.9268	£10.9811	£9.3113	£12.3578	£10.6959	£13.7296	£12.0796	£15.1014	£13.4514	£16.4732	£14.8232	£17.8450	£16.1950	£19.2168	£17.5668	£20.5886	£18.9386
17 Residential Large site - medium density	200	5.71	£2.11	£7.2317	£5.5101	£6.5747	£6.8532	£9.9178	£8.1962	£11.2608	£9.5393	£12.5967	£10.8823	£13.9274	£12.2253	£15.2580	£13.5569	£16.5887	£14.8875	£17.9193	£16.2182
18 Strategic scale site - low density	500	25.64	£9.49	£5.9405	£1.8365	£9.3472	£5.2432	£12.7441	£8.6499	£16.1116	£12.0586	£19.4790	£15.4262	£22.8464	£18.7936	£26.2138	£22.1610	£29.5695	£25.5284	£32.9057	£28.8958
19 Strategic scale site - medium density	500	19.23	£7.12	£3.3784	£0.8248	£6.7340	£2.5664	£10.0896	£5.9220	£13.4287	£9.2776	£16.7456	£12.6299	£20.0625	£15.9468	£23.3794	£19.2637	£26.6963	£22.5806	£29.9995	£25.8976
20 Strategic scale site - low density	2000	111.11	£41.11	£20.4134	£5.2681	£32.9503	£17.9212	£45.4197	£30.4581	£57.8231	£42.9580	£70.2206	£55.3615	£82.5084	£67.7649	£94.7960	£80.0801	£107.0836	£92.3677	£119.2950	£104.6553
21 Strategic scale site - medium density	2000	83.33	£30.83	£10.9502	£4.5824	£23.3502	£8.0040	£35.6990	£20.4368	£47.9549	£32.7857	£60.1723	£45.0767	£72.3670	£57.2941	£69.4703	£69.5115	£96.5736	£81.6295	£108.6768	£93.7327
22 Strategic scale site - low density	4000	242.42	£89.70	£30.0103	£3.6154	£51.8801	£25.7772	£73.5436	£47.6805	£95.0536	£69.3792	£116.4618	£90.9260	£137.7029	£112.3535	£158.8919	£133.6137	£179.9647	£154.8429	£201.0201	£175.9157
23 Strategic scale site - medium density with R&D	4000	181.82	£67.27	£10.3136	£29.8464	£35.3203	£4.4581	£60.3271	£20.6156	£84.7443	£45.6224	£108.3780	£70.3774	£131.4564	£94.3292	£154.0932	£117.6226	£176.3926	£140.4804	£198.4100	£162.9234
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	£1.5079	£1.7921	£1.3617	£1.6459	£1.2155	£1.4997	£1.0893	£1.3535	£0.9231	£1.2072	£0.7769	£1.0810	£0.8307	£0.9146	£0.4845	£0.7686	£0.3383	£0.6224
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	£2.2967	£2.7246	£2.0809	£2.5066	£1.8631	£2.2890	£1.6453	£2.0712	£1.4275	£1.8534	£1.2097	£1.6356	£0.9919	£1.4176	£0.7741	£1.2000	£0.5563	£0.9822
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	£2.7245	£3.2208	£2.4721	£2.9684	£2.2198	£2.7181	£1.9674	£2.4637	£1.7150	£2.2114	£1.4627	£1.9590	£1.2103	£1.7086	£0.9580	£1.4543	£0.7056	£1.2019
27 Retail (comparison)	0	0.25	£0.09	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791	£3.7171	£3.3791
28 Retail (convenience)	0	1.00	£0.37	£3.7183	£1.1764	£1.3183	£1.1764	£3.7183	£1.3183	£3.7183	£1.1764	£3.7183	£1.1764	£3.7183	£1.1764	£3.7183	£1.1764	£3.7183	£1.1764	£3.7183	£1.1764
29 Office	0	0.50	£0.19	£0.7210	£0.4349	£0.7210	£0.4349	£0.7210	£0.4349	£0.7210	£0.4349	£0.7210	£0.4349	£0.7210	£0.4349	£0.7210	£0.4349	£0.7210	£0.4349	£0.7210	£0.4349
30 Office	0	0.75	£0.28	£1.0815	£0.6523	£1.0815	£0.6523	£1.0815	£0.6523	£1.0815	£0.6523	£1.0815	£0.6523	£1.0815	£0.6523	£1.0815	£0.6523	£1.0815	£0.6523	£1.0815	£0.6523
31 Industrial (40% plot ratio)	0	1.00	£0.37	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050	£1.3455	£1.1050
32 Warehousing/logistics (50% plot ratio)	0	1.00	£0.37	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236	£1.7242	£1.4236
33 Warehousing/logistics (60% plot ratio)	0	1.00	£0.37	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422	£2.1029	£1.7422
34 Student housing development (medium density) 200	0	0.30	£0.11	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733	£10.7917	£10.2733
35 Student housing development (medium density) 250	0	0.42	£0.15	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893	£14.9020	£14.1893
36 Student housing development (medium density) 300	0	0.52	£0.19	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611	£17.9163	£17.0611
37 Student housing development (high density) 200 bed	0	0.16	£0.06	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291	£9.6956	£9.2291
38 Student housing development (high density) 250 bed	0	0.20	£0.07	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787	£12.1618	£11.5787
39 Student housing development (high density) 300 bed	0	0.24	£0.09	£14.6280	£13.9283	£14.6280	£13.9283	£14.6280	£13.9283	£14.6280	£13.9283	£14.6280	£13.9283	£14.6280	£13.9283	£14.6280	£13.9283	£14.6280	£13.9283	£14.6280	£13.9283
40 Hotel (100 rooms)	0	0.15	£0.06	£2.1382	£1.7675	£2.1382	£1.7675	£2.1382	£1.7675	£2.1382	£1.7675	£2.1382	£1.7675	£2.1382	£1.7675	£2.1382	£1.7675	£2.1382	£1.7675	£2.1382	£1.7675
41 Hotel (125 rooms)	0	0.15	£0.06	£3.0035	£2.4939	£3.0035	£2.4939	£3.0035	£2.4939	£3.0035	£2.4939	£3.0035	£2.4939	£3.0035	£2.4939	£3.0035	£2.4939	£3.0035	£2.4939	£3.0035	£2.4939
42 Hotel (150 rooms)	0	0.15	£0.06	£3.9843	£3.3170	£3.9843	£3.3170	£3.9843	£3.3170	£3.9843	£3.3170	£3.9843	£3.3170	£3.9843	£3.3170	£3.9843	£3.3170	£3.9843	£3.3170	£3.9843	£3.3170
43 Leisure use	0	0.30	£0.11	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033
44 Leisure use	0	0.30	£0.11	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033	£0.0788	£0.2033
45 Leisure use	0	0.30	£0.11	£0.0802	£0.2047	£0.0802	£0.2047	£0.0802	£0.2047	£0											

Table 6.24.2: Net Zero Carbon – Scenario 2 (7.5% cost uplift)

BLV: SECONDARY OFFICES			No of units	Site area	BLV (£/m)	£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm	
	Description					Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2
1	Residential Small site - low density	5	0.16	£0.54	£0.2797	£0.2125	£0.3165	£0.2493	£0.3534	£0.2662	£0.3902	£0.3230	£0.4270	£0.3588	£0.4639	£0.3967	£0.5007	£0.4335	£0.5375	£0.4703	£0.5744	£0.5071	£0.5417
2	Residential Small site - medium density	5	0.16	£0.54	£0.2873	£0.2201	£0.3241	£0.2569	£0.3609	£0.2937	£0.3978	£0.3305	£0.4346	£0.3674	£0.4714	£0.4042	£0.5083	£0.4410	£0.5451	£0.4779	£0.5819	£0.5147	£0.5475
3	Residential Small site - higher density (flats)	5	0.04	£0.15	-£0.0634	-£0.1422	-£0.0316	-£0.1104	£0.0002	-£0.0786	£0.0315	-£0.0468	£0.0632	-£0.0150	£0.0941	£0.0165	£0.1254	£0.0478	£0.1567	£0.0791	£0.1880	£0.1104	£0.1417
4	Residential Small site - low density	10	0.32	£1.08	£0.5594	£0.4250	£0.6331	£0.4987	£0.7067	£0.5723	£0.7804	£0.6460	£0.8541	£0.7196	£0.9277	£0.7931	£1.0014	£0.8670	£1.0750	£0.9406	£1.1487	£1.0143	£1.0459
5	Residential Small site - medium density	10	0.32	£1.08	£0.5745	£0.4401	£0.6462	£0.5138	£0.7219	£0.5874	£0.7955	£0.6611	£0.8692	£0.7348	£0.9428	£0.8084	£1.0165	£0.8821	£1.0902	£0.9557	£1.1638	£1.0294	£1.0610
6	Residential Small site - higher density	10	0.09	£0.30	-£0.1267	-£0.2843	-£0.0631	-£0.2208	£0.0004	-£0.1572	£0.0630	-£0.0936	£0.1252	-£0.0301	£0.1682	£0.0330	£0.2509	£0.0956	£0.3135	£0.1582	£0.3761	£0.2288	£0.2604
7	Residential Medium site - low density	25	0.79	£2.70	£1.3965	£1.0625	£1.5827	£1.2468	£1.7669	£1.4308	£1.9510	£1.6149	£2.1356	£1.7991	£2.3193	£1.9933	£2.5035	£2.1674	£2.6876	£2.3515	£2.9710	£2.5337	£2.5653
8	Residential Medium site - medium density	25	0.79	£2.70	£1.0626	£0.7363	£1.2614	£0.9150	£1.4401	£1.0936	£1.6189	£1.2722	£1.7973	£1.4508	£1.9759	£1.6295	£2.1546	£1.8081	£2.3332	£1.9867	£2.5116	£2.1653	£2.1969
9	Residential Medium site - higher density	25	0.28	£0.90	£0.6072	£0.2461	£0.7781	£0.4170	£0.9490	£0.5879	£1.1197	£0.7580	£1.2903	£0.9297	£1.4617	£1.1008	£1.6325	£1.2715	£1.5034	£1.4424	£1.9743	£1.6133	£1.6449
10	Residential Medium site - low density	50	1.68	£5.73	£2.7498	£2.0989	£3.1087	£2.4577	£3.4875	£2.6168	£3.6263	£3.1754	£4.1851	£3.5342	£4.5439	£3.8930	£4.6208	£4.2519	£5.2616	£4.6107	£5.6204	£4.9695	£4.9999
11	Residential Medium site - medium density	50	1.68	£5.73	£2.8230	£2.1721	£3.1819	£2.5310	£3.5407	£2.8898	£3.8995	£3.2486	£4.2583	£3.6074	£4.6172	£3.9662	£4.9760	£4.3251	£5.3348	£4.6839	£5.6936	£5.0427	£5.0731
12	Residential Medium site - higher density (flats)	50	0.47	£1.60	-£0.9048	-£1.6752	-£0.6013	-£1.3747	-£0.2977	-£1.0712	£0.0057	-£0.7670	£0.3047	-£0.4641	£0.6037	-£0.1608	£0.9028	£0.1408	£1.2016	£0.4396	£1.5006	£0.7388	£0.7695
13	Residential Large site - low density	100	3.57	£12.17	£5.3325	£4.6739	£6.0441	£4.7438	£6.7558	£5.4552	£7.4674	£6.1686	£8.1740	£6.8785	£8.8907	£7.5901	£9.6023	£6.3818	£10.3133	£9.0134	£11.0184	£9.7250	£10.0349
14	Residential Large site - medium density	100	3.57	£12.17	£5.4788	£4.1782	£6.1904	£4.8899	£6.9020	£5.6015	£7.6137	£6.3131	£8.3253	£7.0248	£9.0369	£7.7364	£9.7488	£6.4480	£10.4574	£9.1597	£11.1625	£9.8713	£10.1802
15	Residential Large site - high density	100	1.39	£4.73	£3.5026	£2.1415	£4.1822	£2.8211	£4.8818	£3.5007	£5.5414	£4.1803	£6.2210	£4.8600	£6.9008	£5.5396	£7.5802	£6.2192	£8.2598	£6.8988	£8.9395	£7.5784	£7.8941
16	Residential Large site - low density	200	8.16	£27.81	£9.5965	£7.0919	£10.9811	£8.4785	£12.3578	£9.8610	£13.7296	£11.2456	£15.1014	£12.6264	£16.4732	£13.9982	£17.8450	£15.3700	£19.2168	£16.7418	£20.5886	£18.1136	£18.4291
17	Residential Large site - medium density	200	5.71	£19.47	£7.2317	£4.6494	£8.5747	£5.9924	£9.9178	£7.3354	£11.2608	£8.2485	£11.5967	£10.0215	£12.9274	£11.3646	£15.2580	£12.7063	£16.5887	£14.0369	£17.9193	£15.3676	£15.6781
18	Strategic scale site - low density	500	25.64	£87.36	£5.9405	-£0.2339	£9.3472	£3.1913	£12.7441	£6.5979	£16.1116	£10.0046	£19.4780	£12.5498	£22.8464	£16.7872	£26.2138	£20.1346	£29.5695	£23.5200	£32.9507	£26.8684	£27.1791
19	Strategic scale site - medium density	500	19.23	£65.52	£3.3764	-£2.9699	£6.7340	£0.4771	£10.0896	£3.8362	£13.4287	£7.1938	£16.7456	£10.5494	£20.0625	£13.8890	£23.3794	£17.2059	£26.8963	£20.5228	£29.9995	£23.8397	£24.1508
20	Strategic scale site - low density	2,000	111.31	£378.56	£20.4134	-£2.3717	£32.9503	£10.3522	£45.4917	£22.9435	£57.6231	£35.4804	£70.2200	£47.9289	£82.5804	£60.3324	£84.7960	£72.7222	£107.0836	£85.0957	£119.2950	£97.2973	£97.6034
21	Strategic scale site - medium density	2,000	83.33	£283.92	£10.9502	-£12.4968	£23.3502	£0.2620	£35.6990	£12.7799	£47.9549	£25.1546	£60.1723	£37.5304	£52.3670	£40.7483	£64.7063	£47.9683	£69.5736	£54.1574	£80.6768	£68.2607	£68.5716
22	Strategic scale site - low density	4,000	242.42	£825.94	£30.0103	-£9.8458	£51.8801	£12.6110	£73.5436	£34.6525	£66.0536	£56.4807	£116.4618	£78.1132	£137.7029	£99.5759	£158.8919	£120.9487	£179.9647	£142.1897	£201.0201	£163.5458	£163.8545
23	Strategic scale site - medium density with RD	4,000	181.82	£619.46	£10.3136	-£0.0501	£35.3203	£24.6168	£60.3271	£0.7599	£64.7434	£25.7666	£80.3780	£50.7734	£131.4564	£75.2827	£154.0932	£99.0216	£176.3926	£122.2186	£198.4100	£144.9193	£145.2261
24	Housing for Elderly (C3) - high density	40	0.32	£1.01	-£1.5079	£1.9342	-£1.3617	-£1.1679	-£1.2155	-£1.0693	-£1.2645	-£0.9231	-£1.3493	-£0.7769	-£1.2031	-£0.9307	-£1.0569	-£0.4845	-£0.9107	-£0.3383	-£0.7645	-£0.6045	-£0.6346
25	Housing for Elderly (C3) - high density	60	0.41	£1.41	-£2.2697	-£2.9375	-£2.0609	-£2.7197	-£1.8631	-£2.5019	-£1.6453	-£2.2641	-£1.7475	-£2.0693	-£1.2097	-£1.8485	-£0.9919	-£1.6307	-£0.7741	-£1.4129	-£0.5563	-£1.1951	-£1.2252
26	Housing for Elderly (C2) extra care	70	0.47	£1.59	-£2.7245	-£3.4680	-£2.4721	-£2.3168	-£2.2198	-£2.9642	-£1.9674	-£2.7119	-£1.7150	-£2.4595	-£1.4627	-£2.2072	-£1.2103	-£1.9548	-£0.9580	-£1.7024	-£0.7056	-£1.4501	-£1.4802
27	Retail (comparison)	-	0.25	£0.85	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171
28	Retail (convenience)	-	1.00	£3.41	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183
29	Office	-	0.50	£1.70	£0.7210	-£1.0163	£0.7210	-£1.0183	£0.7210	-£1.0183	£0.7210	-£1.0183	£0.7210	-£1.0183	£0.7210	-£1.0183	£0.7210	-£1.0183	£0.7210	-£1.0183	£0.7210	-£1.0183	£0.7210
30	Office	-	0.75	£2.56	£1.0815	-£1.5275	£1.0815	-£1.5275	£1.0815	-£1.5275	£1.0815	-£1.5275	£1.0815	-£1.5275	£1.0815	-£1.5275	£1.0815	-£1.5275	£1.0815	-£1.5275	£1.0815	-£1.5275	£1.0815
31	Industrial (40% plot ratio)	-	1.00	£3.41	£1.3495	£0.9848	£1.3495	£0.9848	£1.3495	£0.9848	£1.3495	£0.9848	£1.3495	£0.9848	£1.3495	£0.9848	£1.3495	£0.9848	£1.3495	£0.9848	£1.3495	£0.9848	£1.3495
32	Warehousing/logistics (50% plot ratio)	-	1.00	£3.41	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242
33	Warehousing/logistics (60% plot ratio)	-	1.00	£3.41	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029
34	Student housing development (medium density) 200	-	0.30	£1.02	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917
35	Student housing development (medium density) 250	-	0.42	£1.42	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020
36	Student housing development (medium density) 300	-	0.52	£1.78	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163
37	Student housing development (high density) 200 bed	-	0.16	£0.55	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956
38	Student housing development (high density) 250 bed	-	0.20	£0.68	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618
39	Student housing development (high density) 300 bed	-	0.24	£0.82	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280
40	Hotel (100 rooms)	-	0.15	£0.51	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382
41	Hotel (125 rooms)	-	0.15	£0.51	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035
42	Hotel (150 rooms)	-	0.15	£0.51	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843
43	Leisure use	-	0.30	£1.02	-£0.0788	-£0.2655	-£0.0788	-£0.2655	-£0.0788	-£0.2655	-£0.0788												

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)				\$4,750 psm		\$4,901 psm		\$5,053 psm		\$5,204 psm		\$5,355 psm		\$5,506 psm		\$5,658 psm		\$5,809 psm		\$5,960 psm	
Description	No of units	Site area	BLV (¢/m)	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2
1 Residential Small site - low density	5	0.16	\$0.35	\$0.2797	\$0.2125	\$0.3165	\$0.2493	\$0.3534	\$0.2862	\$0.3902	\$0.3230	\$0.4270	\$0.3598	\$0.4639	\$0.3967	\$0.5007	\$0.4335	\$0.5375	\$0.4703	\$0.5744	\$0.5071
2 Residential Small site - medium density	5	0.16	\$0.35	\$0.2873	\$0.2201	\$0.3241	\$0.2569	\$0.3609	\$0.2937	\$0.3970	\$0.3305	\$0.4346	\$0.3674	\$0.4714	\$0.4042	\$0.5083	\$0.4410	\$0.5451	\$0.4779	\$0.5819	\$0.5147
3 Residential Small site - higher density (flats)	5	0.04	\$0.10	\$0.0634	\$0.1422	\$0.0316	\$0.1104	\$0.0002	\$0.0786	\$0.0315	\$0.0468	\$0.0628	\$0.0150	\$0.0841	\$0.0165	\$0.1254	\$0.0478	\$0.1567	\$0.0791	\$0.1880	\$0.1104
4 Residential Small site - low density	10	0.32	\$0.71	\$0.5594	\$0.4250	\$0.6331	\$0.4987	\$0.7067	\$0.5723	\$0.7804	\$0.6460	\$0.8541	\$0.7196	\$0.9277	\$0.7933	\$1.0014	\$0.8670	\$1.0750	\$0.9406	\$1.1687	\$1.0143
5 Residential Small site - medium density	10	0.32	\$0.71	\$0.5745	\$0.4461	\$0.6482	\$0.5138	\$0.7219	\$0.5874	\$0.7955	\$0.6611	\$0.8692	\$0.7348	\$0.9428	\$0.8084	\$1.0165	\$0.8821	\$1.0902	\$0.9557	\$1.1838	\$1.0294
6 Residential Small site - higher density	10	0.09	\$0.20	\$0.1267	\$0.2843	\$0.0631	\$0.2208	\$0.0004	\$0.1572	\$0.0630	\$0.0936	\$0.1256	\$0.0301	\$0.1882	\$0.0330	\$0.2505	\$0.0956	\$0.3135	\$0.1582	\$0.3761	\$0.2208
7 Residential Medium site - low density	25	0.79	\$1.77	\$1.3865	\$1.0625	\$1.5827	\$1.1206	\$1.7669	\$1.4306	\$1.9510	\$1.6149	\$2.1352	\$1.7991	\$2.3193	\$1.9833	\$2.5035	\$2.1674	\$2.6876	\$2.3516	\$2.9718	\$2.5357
8 Residential Medium site - medium density	25	0.79	\$1.77	\$1.0828	\$0.7363	\$1.2614	\$0.9150	\$1.4401	\$1.0938	\$1.6187	\$1.2722	\$1.7973	\$1.4508	\$1.9759	\$1.6295	\$2.1546	\$1.8081	\$2.3332	\$1.9887	\$2.5118	\$2.1653
9 Residential Medium site - higher density	25	0.28	\$0.63	\$0.6072	\$0.2461	\$0.7781	\$0.4170	\$0.9490	\$0.5870	\$1.1159	\$0.7508	\$1.2908	\$0.9297	\$1.4517	\$1.1006	\$1.6325	\$1.2715	\$1.8034	\$1.4424	\$1.9743	\$1.6133
10 Residential Medium site - low density	50	1.68	\$3.76	\$2.7498	\$2.0969	\$3.1067	\$2.4577	\$3.4675	\$2.8166	\$3.8263	\$3.1754	\$4.1851	\$3.5342	\$4.5439	\$3.8930	\$4.9028	\$4.2519	\$5.2616	\$4.6107	\$5.6204	\$4.9695
11 Residential Medium site - medium density	50	1.68	\$3.76	\$2.8230	\$2.1721	\$3.1819	\$2.5377	\$3.5407	\$2.8896	\$3.9395	\$3.2466	\$4.2583	\$3.6074	\$4.6172	\$3.9662	\$4.9760	\$4.3251	\$5.3348	\$4.6839	\$5.6936	\$5.0427
12 Residential Medium site - higher density (flats)	50	0.47	\$1.05	\$0.9048	\$1.6782	\$0.6013	\$1.3747	\$0.2977	\$1.0712	\$0.9057	\$0.7676	\$1.3047	\$0.4841	\$0.6037	\$0.1806	\$2.8028	\$0.1408	\$1.2016	\$0.4399	\$1.5006	\$0.7388
13 Residential Large site - low density	100	3.57	\$7.99	\$5.3325	\$4.0319	\$5.0441	\$4.7436	\$5.7558	\$5.4552	\$6.4674	\$6.1668	\$7.1836	\$6.8785	\$7.9007	\$7.5901	\$8.6023	\$8.3016	\$10.3133	\$9.0134	\$11.0184	\$9.7250
14 Residential Large site - medium density	100	3.57	\$7.99	\$5.4768	\$4.1782	\$5.1804	\$4.8899	\$5.9020	\$5.6015	\$6.6137	\$6.3131	\$7.3253	\$7.0248	\$8.0369	\$7.7364	\$8.7486	\$8.4480	\$10.4574	\$9.1597	\$11.1625	\$9.8713
15 Residential Large site - high density	100	1.39	\$3.11	\$3.5026	\$2.1415	\$4.1822	\$2.8211	\$4.8818	\$3.5007	\$5.5414	\$4.1803	\$6.2210	\$4.8600	\$6.9008	\$5.5398	\$7.5802	\$6.2192	\$8.2590	\$6.9988	\$8.9395	\$7.5784
16 Residential Large site - low density	200	8.16	\$18.26	\$9.5865	\$7.0919	\$10.9811	\$8.4765	\$12.3578	\$9.8610	\$13.7296	\$11.2456	\$15.1014	\$12.6264	\$16.4732	\$13.9982	\$17.8450	\$14.3718	\$19.2616	\$16.7416	\$20.5868	\$18.1138
17 Residential Large site - medium density	200	5.71	\$12.78	\$7.2317	\$4.6494	\$8.5747	\$5.9924	\$9.9178	\$7.3354	\$11.2608	\$8.6785	\$12.5987	\$10.0215	\$13.9274	\$11.3648	\$15.2580	\$12.7063	\$15.5887	\$14.0369	\$17.9193	\$15.3676
18 Strategic scale site - low density	500	25.64	\$57.34	\$3.9405	\$0.2339	\$9.3472	\$3.1913	\$12.7441	\$6.5979	\$16.1116	\$10.0446	\$19.4780	\$13.3998	\$22.8464	\$16.7872	\$26.2138	\$20.1346	\$29.5695	\$23.5020	\$32.9057	\$26.8694
19 Strategic scale site - medium density	500	19.23	\$43.01	\$3.3784	\$2.9699	\$6.7340	\$0.4771	\$10.0896	\$3.8382	\$13.4287	\$7.1938	\$16.7456	\$10.5484	\$20.0625	\$13.8890	\$23.3794	\$17.2259	\$22.8963	\$20.5208	\$29.9995	\$23.8397
20 Strategic scale site - low density	2000	11.11	\$248.47	\$20.4134	\$2.3717	\$32.9503	\$10.3522	\$45.4197	\$22.9435	\$57.8231	\$35.4804	\$70.2088	\$49.5489	\$82.5084	\$60.3394	\$94.7960	\$72.7222	\$107.0836	\$85.0097	\$119.2950	\$97.2973
21 Strategic scale site - medium density	2000	83.33	\$186.36	\$10.9502	\$12.4968	\$32.3502	\$0.2820	\$35.6990	\$12.4747	\$47.9549	\$25.1546	\$60.1723	\$37.5034	\$72.3670	\$49.7483	\$84.4703	\$61.9637	\$96.5736	\$74.1574	\$108.6768	\$86.2607
22 Strategic scale site - low density	4000	242.42	\$542.12	\$30.0103	\$9.8456	\$51.8601	\$12.6170	\$73.5436	\$34.8525	\$95.0536	\$56.4807	\$116.4618	\$78.1312	\$137.7029	\$99.5759	\$158.8919	\$120.9487	\$179.9647	\$142.1897	\$201.0201	\$163.3546
23 Strategic scale site - medium density with R&D	4000	181.82	\$406.59	\$10.3136	\$50.0051	\$35.3203	\$24.8168	\$60.3271	\$0.7599	\$64.7443	\$25.7666	\$108.7808	\$50.7734	\$131.4564	\$75.2822	\$154.0932	\$99.0216	\$176.3928	\$122.2166	\$198.4100	\$144.9193
24 Housing for Elderly (C3) - low density	40	0.32	\$0.72	\$1.5079	\$1.9342	\$1.3617	\$1.7679	\$1.2155	\$1.6417	\$1.0693	\$1.4955	\$0.9231	\$1.3493	\$0.7769	\$1.2031	\$0.6307	\$1.0569	\$0.4848	\$0.9107	\$0.3363	\$0.7645
25 Housing for Elderly (C3) - high density	70	0.41	\$0.93	\$2.2987	\$2.9375	\$2.0809	\$2.7197	\$1.8631	\$2.5619	\$1.6453	\$2.2841	\$1.4275	\$2.0663	\$1.2097	\$1.8485	\$0.9919	\$1.6307	\$0.7741	\$1.4129	\$0.5563	\$1.1951
26 Housing for Elderly (C2) extra care	60	0.47	\$1.04	\$2.7245	\$3.4690	\$2.4721	\$3.2168	\$2.2198	\$2.9642	\$1.9674	\$2.7819	\$1.7150	\$2.4595	\$1.4527	\$2.2072	\$1.2103	\$1.9548	\$0.9580	\$1.7024	\$0.7056	\$1.4501
27 Retail (comparison)	0	0.25	\$0.56	\$3.7171	\$3.2102	\$3.7171	\$3.2102	\$3.7171	\$3.2102	\$3.7171	\$3.2102	\$3.7171	\$3.2102	\$3.7171	\$3.2102	\$3.7171	\$3.2102	\$3.7171	\$3.2102	\$3.7171	\$3.2102
28 Retail (convenience)	0	1.00	\$2.24	\$1.3183	\$1.1055	\$1.3183	\$1.1055	\$1.3183	\$1.1055	\$1.3183	\$1.1055	\$1.3183	\$1.1055	\$1.3183	\$1.1055	\$1.3183	\$1.1055	\$1.3183	\$1.1055	\$1.3183	\$1.1055
29 Office	0	0.50	\$1.12	\$0.7210	\$1.0183	\$0.7210	\$1.0183	\$0.7210	\$1.0183	\$0.7210	\$1.0183	\$0.7210	\$1.0183	\$0.7210	\$1.0183	\$0.7210	\$1.0183	\$0.7210	\$1.0183	\$0.7210	\$1.0183
30 Office	0	0.75	\$1.68	\$1.0815	\$1.5275	\$1.0815	\$1.5275	\$1.0815	\$1.5275	\$1.0815	\$1.5275	\$1.0815	\$1.5275	\$1.0815	\$1.5275	\$1.0815	\$1.5275	\$1.0815	\$1.5275	\$1.0815	\$1.5275
31 Industrial (40% plot ratio)	0	1.00	\$2.24	\$1.3455	\$0.9848	\$1.3455	\$0.9848	\$1.3455	\$0.9848	\$1.3455	\$0.9848	\$1.3455	\$0.9848	\$1.3455	\$0.9848	\$1.3455	\$0.9848	\$1.3455	\$0.9848	\$1.3455	\$0.9848
32 Warehousing/logistics (50% plot ratio)	0	1.00	\$2.24	\$1.7242	\$1.2733	\$1.7242	\$1.2733	\$1.7242	\$1.2733	\$1.7242	\$1.2733	\$1.7242	\$1.2733	\$1.7242	\$1.2733	\$1.7242	\$1.2733	\$1.7242	\$1.2733	\$1.7242	\$1.2733
33 Warehousing/logistics (60% plot ratio)	0	1.00	\$2.24	\$2.1029	\$1.5619	\$2.1029	\$1.5619	\$2.1029	\$1.5619	\$2.1029	\$1.5619	\$2.1029	\$1.5619	\$2.1029	\$1.5619	\$2.1029	\$1.5619	\$2.1029	\$1.5619	\$2.1029	\$1.5619
34 Student housing development (medium density) 200	0	0.30	\$0.67	\$10.7917	\$10.0142	\$10.7917	\$10.0142	\$10.7917	\$10.0142	\$10.7917	\$10.0142	\$10.7917	\$10.0142	\$10.7917	\$10.0142	\$10.7917	\$10.0142	\$10.7917	\$10.0142	\$10.7917	\$10.0142
35 Student housing development (medium density) 250	0	0.42	\$0.93	\$14.9020	\$13.8330	\$14.9020	\$13.8330	\$14.9020	\$13.8330	\$14.9020	\$13.8330	\$14.9020	\$13.8330	\$14.9020	\$13.8330	\$14.9020	\$13.8330	\$14.9020	\$13.8330	\$14.9020	\$13.8330
36 Student housing development (medium density) 300	0	0.52	\$1.17	\$17.9163	\$16.6334	\$17.9163	\$16.6334	\$17.9163	\$16.6334	\$17.9163	\$16.6334	\$17.9163	\$16.6334	\$17.9163	\$16.6334	\$17.9163	\$16.6334	\$17.9163	\$16.6334	\$17.9163	\$16.6334
37 Student housing development (high density) 200 bed	0	0.16	\$0.36	\$9.6956	\$8.9958	\$9.6956	\$8.9958	\$9.6956	\$8.9958	\$9.6956	\$8.9958	\$9.6956	\$8.9958	\$9.6956	\$8.9958	\$9.6956	\$8.9958	\$9.6956	\$8.9958	\$9.6956	\$8.9958
38 Student housing development (high density) 250 bed	0	0.20	\$0.45	\$12.1618	\$11.2871	\$12.1618	\$11.2871	\$12.1618	\$11.2871	\$12.1618	\$11.2871	\$12.1618	\$11.2871	\$12.1618	\$11.2871	\$12.1618	\$11.2871	\$12.1618	\$11.2871	\$12.1618	\$11.2871
39 Student housing development (high density) 300 bed	0	0.24	\$0.54	\$14.6280	\$13.5784	\$14.6280	\$13.5784	\$14.6280	\$13.5784	\$14.6280	\$13.5784	\$14.6280	\$13.5784	\$14.6280	\$13.5784	\$14.6280	\$13.5784	\$14.6280	\$13.5784	\$14.6280	\$13.5784
40 Hotel (100 rooms)	0	0.15	\$0.34	\$2.1382	\$1.5822	\$2.1382	\$1.5822	\$2.1382	\$1.5822	\$2.1382	\$1.5822	\$2.1382	\$1.5822	\$2.1382	\$1.5822	\$2.1382	\$1.5822	\$2.1382	\$1.5822	\$2.1382	\$1.5822
41 Hotel (125 rooms)	0	0.15	\$0.34	\$3.0035	\$2.2390	\$3.0035	\$2.2390	\$3.0035	\$2.2390	\$3.0035	\$2.2390	\$3.0035	\$2.2390	\$3.0035	\$2.2390	\$3.0035	\$2.2390	\$3.0035	\$2.2390	\$3.0035	\$2.2390
42 Hotel (150 rooms)	0	0.15	\$0.34	\$3.9843	\$2.9834	\$3.9843	\$2.9834	\$3.9843	\$2.9834	\$3.9843	\$2.9834	\$3.9843	\$2.9834	\$3.9843	\$2.9834	\$3.9843	\$2.9834	\$3.9843	\$2.9834	\$3.9843	\$2.9834
43 Leisure use	0	0.30	\$0.67	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655
44 Leisure use	0	0.30	\$0.67	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655	\$0.0788	\$0.2655
45 Leisure use	0	0.30	\$0.67	\$0.0802	\$0.2669	\$0.0802	\$0.2669	\$0.0802	\$0.2669	\$0.0802	\$0.2669	\$0.0802	\$0.2669	\$0.0802	\$0.2669	\$0.0802	\$0.2669	\$0.0802	\$0.2669	\$0.0802	\$0.2669
46 Community use	0	0.17	\$0.37	\$0.0497	\$0.2984	\$0.0497	\$0.2984	\$0.0497	\$0.2984	\$0.0497	\$0.2984	\$0.0497	\$0.2984	\$0.0497	\$0.2984	\$0.0497	\$0.2984	\$0.0497	\$0.2984	\$0.0497	\$0.2984
47 Community use	0	0.16	\$0.35	\$0.0192	\$0.3300	\$0.0192	\$0.3300	\$0.0192	\$0.3300	\$0.0192	\$0.3300	\$0.0192	\$0.3300	\$0.0192	\$0.3300	\$0.0192	\$0.3300	\$0.0192	\$0.3300	\$0.0192	\$0.3300
48 Community use	0	0.19	\$0.42	\$0.0112	\$0.3617	\$0.0112	\$0.3617	\$0.0112	\$0.3617	\$0.0112	\$0.3617	\$0.0112	\$0.3617	\$0.0112	\$0.3617	\$0.0112	\$0.3617	\$0.0112	\$0.3617	\$0.0112	\$0.3617

Table 6.24.2: Net Zero Carbon – Scenario 2 (7.5% cost uplift) - continued

BLV: GREENFIELD (HIGHER)				£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm	
Description	No of units	BLV (£ m)	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	Baseline	NZC Sc2	
1 Residential Small site - low density	5	0.16	£0.06	£0.2797	£0.2125	£0.3165	£0.2493	£0.3534	£0.2862	£0.3902	£0.3230	£0.4270	£0.3598	£0.4639	£0.3967	£0.5007	£0.4335	£0.5375	£0.4703	£0.5744	£0.5071
2 Residential Small site - medium density	5	0.16	£0.06	£0.2873	£0.2201	£0.3241	£0.2569	£0.3609	£0.2937	£0.3978	£0.3305	£0.4346	£0.3674	£0.4714	£0.4042	£0.5083	£0.4410	£0.5451	£0.4779	£0.5819	£0.5147
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.0634	£0.1422	£0.0316	£0.1104	£0.0002	£0.0786	£0.0315	£0.0468	£0.0626	£0.0150	£0.0941	£0.0165	£0.1254	£0.0478	£0.1567	£0.0791	£0.1880	£0.1104
4 Residential Small site - low density	10	0.32	£0.12	£0.5594	£0.4250	£0.6331	£0.4987	£0.7067	£0.5723	£0.7804	£0.6460	£0.8541	£0.7196	£0.9277	£0.7933	£1.0014	£0.8670	£1.0750	£0.9406	£1.1487	£1.0143
5 Residential Small site - medium density	10	0.32	£0.12	£0.5745	£0.4401	£0.6482	£0.5138	£0.7219	£0.5874	£0.7955	£0.6611	£0.8692	£0.7348	£0.9428	£0.8084	£1.0165	£0.8821	£1.0902	£0.9557	£1.1638	£1.0284
6 Residential Small site - higher density	10	0.09	£0.03	£0.1267	£0.2843	£0.0634	£0.2208	£0.0004	£0.1572	£0.0630	£0.0938	£0.1256	£0.0301	£0.1882	£0.0330	£0.2509	£0.0956	£0.3135	£0.1582	£0.3761	£0.2208
7 Residential Medium site - low density	25	0.79	£0.29	£1.3985	£1.0625	£1.5627	£1.2466	£1.7669	£1.4308	£1.9510	£1.6149	£2.1352	£1.7991	£2.3193	£1.9833	£2.5035	£2.1674	£2.6876	£2.3516	£2.8718	£2.5357
8 Residential Medium site - medium density	25	0.79	£0.29	£1.0628	£0.7363	£1.2614	£0.9150	£1.4401	£1.0936	£1.6187	£1.2722	£1.7973	£1.4508	£1.9759	£1.6295	£2.1546	£1.8081	£2.3332	£1.9867	£2.5118	£2.1853
9 Residential Medium site - higher density	25	0.28	£0.10	£0.6072	£0.2461	£0.7781	£0.4170	£0.9490	£0.5879	£1.1199	£0.7588	£1.2908	£0.9297	£1.4617	£1.1008	£1.6325	£1.2715	£1.8034	£1.4424	£1.9743	£1.6133
10 Residential Medium site - low density	50	1.68	£0.62	£2.7498	£2.0989	£3.1087	£2.4577	£3.4675	£2.8166	£3.8263	£3.1754	£4.1851	£3.5342	£4.5439	£3.8930	£4.9028	£4.2519	£5.2616	£4.6107	£5.6204	£4.9695
11 Residential Medium site - medium density	50	1.68	£0.62	£2.8230	£2.1721	£3.1819	£2.5310	£3.5407	£2.8898	£3.8995	£3.2486	£4.2583	£3.6074	£4.6172	£3.9662	£4.9760	£4.3251	£5.3348	£4.6839	£5.6936	£5.0427
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£0.9048	£1.6782	£0.6013	£1.3747	£0.2977	£1.0712	£0.0057	£0.7676	£0.3047	£0.4641	£0.6037	£0.1808	£0.9026	£0.1408	£1.2016	£0.4398	£1.5008	£0.7388
13 Residential Large site - low density	100	3.57	£1.32	£5.3325	£4.0319	£6.0441	£4.7436	£6.7558	£5.4552	£7.4674	£6.1668	£8.1790	£6.8785	£8.8907	£7.5901	£9.6023	£8.3018	£10.3133	£9.0134	£11.0184	£9.7250
14 Residential Large site - medium density	100	3.57	£1.32	£5.4788	£4.1782	£6.1904	£4.8899	£6.9020	£5.6015	£7.6137	£6.3131	£8.3253	£7.0248	£9.0369	£7.7364	£9.7486	£8.4480	£10.4574	£9.1597	£11.1625	£9.8713
15 Residential Large site - high density	100	1.39	£0.51	£3.5026	£2.1415	£4.1822	£2.8211	£4.8618	£3.5007	£5.5414	£4.1803	£6.2210	£4.8600	£6.9006	£5.5396	£7.5802	£6.2192	£8.2598	£6.8988	£8.9395	£7.5784
16 Residential Large site - low density	200	8.16	£3.02	£9.5965	£7.0919	£10.9811	£8.4765	£12.3578	£9.8610	£13.7296	£11.2456	£15.1014	£12.6264	£16.4732	£13.9982	£17.8450	£15.3700	£19.2168	£16.7418	£20.5886	£18.1136
17 Residential Large site - medium density	200	5.71	£2.11	£7.2317	£4.6494	£6.5747	£5.9924	£9.9178	£7.3354	£11.2608	£8.6785	£12.5967	£10.0215	£13.9274	£11.3646	£15.2580	£12.7063	£16.5887	£14.0369	£17.9193	£15.3676
18 Strategic scale site - low density	500	25.64	£9.49	£5.9405	£0.2339	£9.3472	£3.1913	£12.7441	£6.5979	£16.1116	£10.0046	£19.4790	£13.3998	£22.8464	£16.7672	£26.2138	£20.1346	£29.5695	£23.5020	£32.9057	£26.8694
19 Strategic scale site - medium density	500	19.23	£7.12	£3.3784	£2.9899	£6.7340	£0.4771	£10.8896	£3.8382	£13.4287	£7.1938	£16.7456	£10.5494	£20.0625	£13.8890	£23.3794	£17.2059	£26.6963	£20.5228	£29.9995	£23.8597
20 Strategic scale site - low density	2000	111.11	£41.11	£20.4134	£2.3717	£32.9503	£10.3522	£45.4197	£22.9435	£57.8231	£35.4804	£70.2206	£47.9289	£82.5084	£60.3324	£94.7960	£72.7222	£107.0836	£85.0097	£119.2950	£97.2973
21 Strategic scale site - medium density	2000	83.33	£30.83	£10.9502	£12.4968	£23.3502	£0.2820	£35.6990	£12.7799	£47.9549	£25.1546	£60.1723	£37.5034	£72.3670	£49.7463	£84.4703	£61.9637	£96.5736	£74.1574	£108.6768	£86.2607
22 Strategic scale site - low density	4000	242.42	£89.70	£30.0103	£9.8458	£51.8801	£12.6110	£73.5436	£34.6525	£95.0536	£56.4807	£116.4618	£78.1132	£137.7029	£99.5759	£158.8919	£120.9487	£179.9647	£142.1897	£201.0201	£163.3548
23 Strategic scale site - medium density with R&D	4000	181.82	£67.27	£10.3136	£50.0051	£35.3203	£24.8168	£60.3271	£0.7599	£84.7443	£25.7666	£108.3780	£50.7734	£131.4564	£75.2827	£154.0932	£99.0218	£176.3926	£122.2186	£198.4100	£144.9193
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	£1.5079	£1.9342	£1.3617	£1.7879	£1.2155	£1.6417	£1.0893	£1.4955	£0.9231	£1.3493	£0.7769	£1.2031	£0.6307	£1.0569	£0.4845	£0.9107	£0.3383	£0.7645
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	£2.2967	£2.9375	£2.0809	£2.7197	£1.8631	£2.5019	£1.6453	£2.2841	£1.4275	£2.0663	£1.2097	£1.8485	£0.9919	£1.6307	£0.7741	£1.4129	£0.5563	£1.1951
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	£2.7245	£3.4890	£2.4721	£3.2166	£2.2198	£2.9642	£1.9674	£2.7119	£1.7150	£2.4595	£1.4627	£2.2072	£1.2103	£1.9548	£0.9580	£1.7024	£0.7056	£1.4501
27 Retail (comparison)	0	0.25	£0.09	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102	£3.7171	£3.2102
28 Retail (convenience)	0	1.00	£0.37	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055	£1.3183	£1.1055
29 Office	0	0.50	£0.19	£0.7210	£1.0183	£0.7210	£1.0183	£0.7210	£1.0183	£0.7210	£1.0183	£0.7210	£1.0183	£0.7210	£1.0183	£0.7210	£1.0183	£0.7210	£1.0183	£0.7210	£1.0183
30 Office	0	0.75	£0.28	£1.0815	£1.5275	£1.0815	£1.5275	£1.0815	£1.5275	£1.0815	£1.5275	£1.0815	£1.5275	£1.0815	£1.5275	£1.0815	£1.5275	£1.0815	£1.5275	£1.0815	£1.5275
31 Industrial (40% plot ratio)	0	1.00	£0.37	£1.3455	£0.9848	£1.3455	£0.9848	£1.3455	£0.9848	£1.3455	£0.9848	£1.3455	£0.9848	£1.3455	£0.9848	£1.3455	£0.9848	£1.3455	£0.9848	£1.3455	£0.9848
32 Warehousing/logistics (50% plot ratio)	0	1.00	£0.37	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733	£1.7242	£1.2733
33 Warehousing/logistics (60% plot ratio)	0	1.00	£0.37	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619	£2.1029	£1.5619
34 Student housing development (medium density) 200	0	0.30	£0.11	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142	£10.7917	£10.0142
35 Student housing development (medium density) 250	0	0.42	£0.15	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330	£14.9020	£13.8330
36 Student housing development (medium density) 300	0	0.52	£0.19	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334	£17.9163	£16.6334
37 Student housing development (high density) 200 beds	0	0.16	£0.06	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958	£9.6956	£8.9958
38 Student housing development (high density) 250 beds	0	0.20	£0.07	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871	£12.1618	£11.2871
39 Student housing development (high density) 300 beds	0	0.24	£0.09	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784	£14.6280	£13.5784
40 Hotel (100 rooms)	0	0.15	£0.06	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822	£2.1382	£1.5822
41 Hotel (125 rooms)	0	0.15	£0.06	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390	£3.0035	£2.2390
42 Hotel (150 rooms)	0	0.15	£0.06	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834	£3.9843	£2.9834
43 Leisure use	0	0.30	£0.11	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855
44 Leisure use	0	0.30	£0.11	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855	£0.0788	£0.2855
45 Leisure use	0	0.30	£0.11	£0.0802	£0.2689	£0.0802	£0.2689	£0.0802	£0.2689	£0.08											

Table 6.24.3: Percentage change in residual land values with NZC (Scenario 1 – 5% cost uplift)

	Description	No of units	Site area ha	Baseline residual value £ m	Residual value reflecting NZC (5% cost uplift)	% change
1	Residential Small site - low density	5	0.16	£0.427	£0.382	10.49%
2	Residential Small site - medium density	5	0.16	£0.435	£0.390	10.31%
3	Residential Small site - higher density (flats)	5	0.04	£0.063	£0.011	82.39%
4	Residential Small site - low density	10	0.32	£0.854	£0.764	10.49%
5	Residential Small site - medium density	10	0.32	£0.869	£0.780	10.31%
6	Residential Small site - higher density	10	0.09	£0.126	£0.022	82.39%
7	Residential Medium site - low density	25	0.79	£2.135	£1.911	10.49%
8	Residential Medium site - medium density	25	0.79	£1.797	£1.566	12.85%
9	Residential Medium site - higher density	25	0.28	£1.291	£1.050	18.65%
10	Residential Medium site - low density	50	1.68	£4.185	£3.751	10.37%
11	Residential Medium site - medium density	50	1.68	£4.258	£3.824	10.19%
12	Residential Medium site - higher density (flats)	50	0.47	£0.305	-£0.206	167.70%
13	Residential Large site - low density	100	3.57	£8.179	£7.312	10.60%
14	Residential Large site - medium density	100	3.57	£8.325	£7.458	10.41%
15	Residential Large site - high density	100	1.39	£6.221	£5.314	14.59%
16	Residential Large site - low density	200	8.16	£15.101	£13.451	10.93%
17	Residential Large site - medium density	200	5.71	£12.597	£10.882	13.61%
18	Strategic scale site - low density	500	25.64	£19.479	£15.426	20.81%
19	Strategic scale site - medium density	500	19.23	£16.746	£12.630	24.58%
20	Strategic scale site - low density	2,000	111.11	£70.221	£55.361	21.16%
21	Strategic scale site - medium density	2,000	83.33	£60.172	£45.077	25.09%
22	Strategic scale site - low density	4,000	242.42	£116.462	£90.926	21.93%
23	Strategic scale site - medium density with R&D	4,000	181.82	£108.378	£70.377	35.06%
24	Housing for Elderly (C3) - high density	40	0.32	-£0.923	-£1.207	30.78%
25	Housing for Elderly (C3) - high density	60	0.41	-£1.428	-£1.853	29.83%
26	Housing for Elderly (C2) extra care	70	0.47	-£1.715	-£2.211	28.94%

Cumulative impact of emerging policies

- 6.26 In addition to testing the emerging policies individually in the sections above, we have also tested the cumulative impact assuming 40% affordable housing (25% First Homes, 52.5% social rent and 22.5% shared ownership). This reflects the higher end of the 30% and 40% range that the emerging Local Plan seeks in various parts of the Borough.
- 6.27 The outputs of these appraisals are summarised in tables 6.27.1 to 6.27.9, reflecting the Borough-wide range of sales values starting from £4,750 per square metre and increasing to £5,960 per square metre.
- 6.28 Given that most sites in the Borough are expected to come forward on greenfield, the outputs indicate that most developments should be able to viably absorb the cumulative impact of the emerging Local Plan policies. In a small number of cases (when the lowest range of sales values is applied), the starting residual land values (i.e. factoring in the affordable housing requirement at 40% but not the other policies) are already below the benchmark land values. In these cases, the affordable housing requirement (either tenure mix or overall percentage) may need to be adjusted at the development management stage.

Table 6.27.1: Cumulative impact of emerging policies (sales values of £4,750 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY				Aff Hag:	40%					
BLV 1: Secondary Offices				Mit value:	£4,750 per square metre					
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	264,918	264,918	264,918	264,918	264,918	185,872	185,872
2	Residential Small site - medium density	5	540,795	264,918	262,317	256,495	250,873	241,224	185,872	172,898
3	Residential Small site - higher density (flats)	5	151,423	79,845	81,276	88,193	94,931	105,917	159,330	186,027
4	Residential Small site - low density	10	1,081,591	539,827	524,833	512,990	501,345	482,440	391,345	345,750
5	Residential Small site - medium density	10	1,081,591	539,827	524,833	512,990	501,345	482,440	391,345	345,750
6	Residential Small site - higher density	10	302,845	188,080	182,881	176,208	168,981	211,834	316,680	372,072
7	Residential Medium site - low density	25	1,716,813	876,355	865,389	850,358	835,343	856,728	621,912	504,500
8	Residential Medium site - medium density	25	1,716,813	876,355	865,389	850,358	835,343	856,728	621,912	504,500
9	Residential Medium site - higher density	25	963,963	519,873	499,887	468,811	437,334	386,795	142,097	18,748
10	Residential Medium site - low density	50	5,726,069	2,857,339	2,850,860	2,848,876	2,850,292	2,851,787	1,860,637	1,837,452
11	Residential Medium site - medium density	50	5,726,069	2,857,339	2,850,860	2,848,876	2,850,292	2,851,787	1,860,637	1,837,452
12	Residential Medium site - higher density (flats)	50	1,603,299	1,037,927	1,059,817	1,128,915	1,183,914	1,301,629	1,825,779	2,087,953
13	Residential Large site - low density	100	12,167,896	4,899,882	4,857,377	4,744,719	4,632,061	4,448,236	3,587,782	3,127,072
14	Residential Large site - medium density	100	12,167,896	4,899,882	4,857,377	4,744,719	4,632,061	4,448,236	3,587,782	3,127,072
15	Residential Large site - high density	100	4,791,960	3,110,858	3,080,343	2,950,444	2,832,546	2,641,743	1,719,530	1,255,816
16	Residential Large site - low density	200	27,812,333	8,743,430	8,681,583	8,444,582	8,227,831	7,875,529	6,178,025	5,328,272
17	Residential Large site - medium density	200	19,460,633	6,462,779	6,350,126	6,128,469	5,954,442	5,548,442	3,796,331	2,905,469
18	Strategic scale site - low density	500	87,358,253	3,857,404	3,858,246	3,857,863	3,857,863	3,857,863	2,705,479	4,852,931
19	Strategic scale site - medium density	500	65,519,439	1,358,818	1,357,878	1,358,818	1,358,818	1,358,818	5,374,517	7,555,240
20	Strategic scale site - low density	2,000	376,556,761	12,834,432	12,834,432	12,834,432	12,834,432	12,834,432	11,417,380	18,366,081
21	Strategic scale site - medium density	2,000	283,917,531	3,541,197	3,541,197	3,541,197	3,541,197	3,541,197	2,685,947	2,950,889
22	Strategic scale site - low density	4,000	825,942,024	17,041,188	17,041,188	17,041,188	17,041,188	17,041,188	25,433,431	38,471,858
23	Strategic scale site - medium density with R&D	4,000	619,456,510	4,454,348	4,454,348	4,454,348	4,454,348	4,454,348	45,144,689	65,626,559
24	Housing for Elderly (C3) - high density	40	1,062,243	1,062,243	1,062,243	1,062,243	1,062,243	1,062,243	2,086,118	2,180,588
25	Housing for Elderly (C3) - high density	60	1,409,798	2,378,337	2,404,167	2,459,804	2,515,509	2,605,200	3,641,146	3,258,609
26	Housing for Elderly (C2) extra care	70	1,589,938	2,814,158	2,844,283	2,869,202	2,874,141	3,078,642	3,588,679	3,846,690
27	Retail (comparison)	-	851,753	3,171,367	3,171,367	3,171,367	3,171,367	3,171,367	3,281,413	3,116,246
28	Retail (convenience)	-	3,487,011	1,110,335	1,110,335	1,110,335	1,110,335	1,110,335	1,160,896	1,065,698
29	Office	-	1,703,505	720,991	720,991	689,284	417,576	417,576	758,194	1,348,265
30	Office	-	2,555,258	1,081,486	1,081,486	853,826	626,366	626,366	1,137,291	2,023,889
31	Industrial (40% plot ratio)	-	3,487,011	1,345,814	1,345,814	1,345,814	1,345,814	1,345,814	918,045	1,072,286
32	Warehousing/logistics (50% plot ratio)	-	3,487,011	1,724,213	1,724,213	1,644,228	1,644,228	1,644,228	1,339,702	1,187,439
33	Warehousing/logistics (60% plot ratio)	-	3,487,011	2,102,822	2,102,822	2,054,930	2,006,936	2,006,936	1,641,566	1,465,750
34	Student housing development (medium density) 200 beds	-	1,022,923	10,719,693	10,719,693	10,719,693	10,719,693	10,719,693	10,719,693	10,719,693
35	Student housing development (medium density) 250 beds	-	1,426,132	14,902,832	14,902,832	14,902,832	14,902,832	14,902,832	13,902,846	13,902,832
36	Student housing development (medium density) 300 beds	-	1,778,865	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	16,824,314	16,391,996
37	Student housing development (high density) 200 beds	-	54,166	8,886,561	8,886,561	8,886,561	8,886,561	8,886,561	8,886,561	8,886,561
38	Student housing development (high density) 250 beds	-	681,462	12,181,794	12,181,794	12,181,794	12,181,794	12,181,794	11,211,969	11,211,969
39	Student housing development (high density) 300 beds	-	816,954	14,828,008	14,828,008	14,828,008	14,828,008	14,828,008	13,734,561	13,386,110
40	Hotel (100 rooms)	-	511,052	2,138,216	2,138,216	2,089,363	2,044,551	2,044,551	1,686,014	1,477,246
41	Hotel (125 rooms)	-	1,052	3,864,253	3,864,253	3,864,253	3,864,253	3,864,253	2,984,712	2,984,712
42	Hotel (150 rooms)	-	511,052	3,864,253	3,864,253	3,864,253	3,864,253	3,864,253	3,132,496	2,794,507
43	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
44	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
45	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
46	Community use	-	567,214	49,737	49,737	71,680	89,859	89,859	281,611	345,588
47	Community use	-	532,157	19,183	19,183	46,844	74,694	74,694	254,030	388,084
48	Community use	-	638,707	11,881	11,881	17,889	28,430	28,430	266,487	432,421

BLV 2: Secondary Industrial				Aff Hag:	40%					
BLV 3: Greenfield (higher value)				Mit value:	£4,750 per square metre					
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	354,963	264,918	262,317	256,495	250,873	241,224	185,872	172,898
2	Residential Small site - medium density	5	540,795	264,918	262,317	256,495	250,873	241,224	185,872	172,898
3	Residential Small site - higher density (flats)	5	151,423	79,845	81,276	88,193	94,931	105,917	159,330	186,027
4	Residential Small site - low density	10	1,081,591	539,827	524,833	512,990	501,345	482,440	391,345	345,750
5	Residential Small site - medium density	10	1,081,591	539,827	524,833	512,990	501,345	482,440	391,345	345,750
6	Residential Small site - higher density	10	302,845	188,080	182,881	176,208	168,981	211,834	316,680	372,072
7	Residential Medium site - low density	25	1,716,813	876,355	865,389	850,358	835,343	856,728	621,912	504,500
8	Residential Medium site - medium density	25	1,716,813	876,355	865,389	850,358	835,343	856,728	621,912	504,500
9	Residential Medium site - higher density	25	963,963	519,873	499,887	468,811	437,334	386,795	142,097	18,748
10	Residential Medium site - low density	50	5,726,069	2,857,339	2,850,860	2,848,876	2,850,292	2,851,787	1,860,637	1,837,452
11	Residential Medium site - medium density	50	5,726,069	2,857,339	2,850,860	2,848,876	2,850,292	2,851,787	1,860,637	1,837,452
12	Residential Medium site - higher density (flats)	50	1,603,299	1,037,927	1,059,817	1,128,915	1,183,914	1,301,629	1,825,779	2,087,953
13	Residential Large site - low density	100	12,167,896	4,899,882	4,857,377	4,744,719	4,632,061	4,448,236	3,587,782	3,127,072
14	Residential Large site - medium density	100	12,167,896	4,899,882	4,857,377	4,744,719	4,632,061	4,448,236	3,587,782	3,127,072
15	Residential Large site - high density	100	4,791,960	3,110,858	3,080,343	2,950,444	2,832,546	2,641,743	1,719,530	1,255,816
16	Residential Large site - low density	200	27,812,333	8,743,430	8,681,583	8,444,582	8,227,831	7,875,529	6,178,025	5,328,272
17	Residential Large site - medium density	200	19,460,633	6,462,779	6,350,126	6,128,469	5,954,442	5,548,442	3,796,331	2,905,469
18	Strategic scale site - low density	500	87,358,253	3,857,404	3,858,246	3,857,863	3,857,863	3,857,863	2,705,479	4,852,931
19	Strategic scale site - medium density	500	65,519,439	1,358,818	1,357,878	1,358,818	1,358,818	1,358,818	5,374,517	7,555,240
20	Strategic scale site - low density	2,000	376,556,761	12,834,432	12,834,432	12,834,432	12,834,432	12,834,432	11,417,380	18,366,081
21	Strategic scale site - medium density	2,000	283,917,531	3,541,197	3,541,197	3,541,197	3,541,197	3,541,197	2,685,947	2,950,889
22	Strategic scale site - low density	4,000	825,942,024	17,041,188	17,041,188	17,041,188	17,041,188	17,041,188	25,433,431	38,471,858
23	Strategic scale site - medium density with R&D	4,000	619,456,510	4,454,348	4,454,348	4,454,348	4,454,348	4,454,348	45,144,689	65,626,559
24	Housing for Elderly (C3) - high density	40	1,062,243	1,062,243	1,062,243	1,062,243	1,062,243	1,062,243	2,086,118	2,180,588
25	Housing for Elderly (C3) - high density	60	1,409,798	2,378,337	2,404,167	2,459,804	2,515,509	2,605,200	3,641,146	3,258,609
26	Housing for Elderly (C2) extra care	70	1,589,938	2,814,158	2,844,283	2,869,202	2,874,141	3,078,642	3,588,679	3,846,690
27	Retail (comparison)	-	851,753	3,171,367	3,171,367	3,171,367	3,171,367	3,171,367	3,281,413	3,116,246
28	Retail (convenience)	-	3,487,011	1,110,335	1,110,335	1,110,335	1,110,335	1,110,335	1,160,896	1,065,698
29	Office	-	1,703,505	720,991	720,991	689,284	417,576	417,576	758,194	1,348,265
30	Office	-	2,555,258	1,081,486	1,081,486	853,826	626,366	626,366	1,137,291	2,023,889
31	Industrial (40% plot ratio)	-	3,487,011	1,345,814	1,345,814	1,345,814	1,345,814	1,345,814	918,045	1,072,286
32	Warehousing/logistics (50% plot ratio)	-	3,487,011	1,724,213	1,724,213	1,644,228	1,644,228	1,644,228	1,339,702	1,187,439
33	Warehousing/logistics (60% plot ratio)	-	3,487,011	2,102,822	2,102,822	2,054,930	2,006,936	2,006,936	1,641,566	1,465,750
34	Student housing development (medium density) 200 beds	-	1,022,923	10,719,693	10,719,693	10,719,693	10,719,693	10,719,693	10,719,693	10,719,693
35	Student housing development (medium density) 250 beds	-	1,426,132	14,902,832	14,902,832	14,902,832	14,902,832	14,902,832	13,902,846	13,902,832
36	Student housing development (medium density) 300 beds	-	1,778,865	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	16,824,314	16,391,996
37	Student housing development (high density) 200 beds	-	54,166	8,886,561	8,886,561	8,886,561	8,886,561	8,886,561	8,886,561	8,886,561
38	Student housing development (high density) 250 beds	-	681,462	12,181,794	12,181,794	12,181,794</				

Table 6.27.2: Cumulative impact of emerging policies (sales values of £4,901 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY				Aff Hag:	40%					
BLV 1: Secondary Offices				Mit value:	£4,901 per square metre					
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	288,815	288,815	288,815	288,815	275,525	229,974	207,199
2	Residential Small site - medium density	5	540,795	288,815	288,815	288,815	288,815	275,525	229,974	207,199
3	Residential Small site - higher density (flats)	5	151,423	76,444	76,444	76,444	76,444	76,444	76,444	76,444
4	Residential Small site - low density	10	1,081,591	597,631	597,631	597,631	597,631	551,052	459,949	414,359
5	Residential Small site - medium density	10	1,081,591	597,631	597,631	597,631	597,631	551,052	459,949	414,359
6	Residential Small site - higher density	10	302,845	160,886	160,886	160,886	160,886	160,886	160,886	160,886
7	Residential Medium site - low density	25	1,774,813	918,615	918,615	918,615	918,615	850,982	696,488	618,754
8	Residential Medium site - medium density	25	1,774,813	918,615	918,615	918,615	918,615	850,982	696,488	618,754
9	Residential Medium site - higher density	25	628,154	326,428	326,428	326,428	326,428	326,428	326,428	326,428
10	Residential Medium site - low density	50	3,762,428	1,937,233	1,937,233	1,937,233	1,937,233	1,789,759	1,462,914	1,291,996
11	Residential Medium site - medium density	50	3,762,428	1,937,233	1,937,233	1,937,233	1,937,233	1,789,759	1,462,914	1,291,996
12	Residential Medium site - higher density (flats)	50	1,603,299	785,237	785,237	785,237	785,237	718,123	584,949	518,063
13	Residential Large site - low density	100	12,167,896	6,302,696	6,302,696	6,302,696	6,302,696	5,811,993	4,720,555	4,146,074
14	Residential Large site - medium density	100	12,167,896	6,302,696	6,302,696	6,302,696	6,302,696	5,811,993	4,720,555	4,146,074
15	Residential Large site - high density	100	4,731,960	2,473,796	2,473,796	2,473,796	2,473,796	2,274,682	1,852,269	1,641,063
16	Residential Large site - low density	200	27,812,333	14,652,913	14,652,913	14,652,913	14,652,913	13,511,113	10,966,010	9,581,754
17	Residential Large site - medium density	200	27,812,333	14,652,913	14,652,913	14,652,913	14,652,913	13,511,113	10,966,010	9,581,754
18	Strategic scale site - low density	600	87,359,253	45,820,159	45,820,159	45,820,159	45,820,159	42,520,427	34,420,555	30,156,991
19	Strategic scale site - medium density	600	87,359,253	45,820,159	45,820,159	45,820,159	45,820,159	42,520,427	34,420,555	30,156,991
20	Strategic scale site - high density	600	65,519,439	34,033,891	34,033,891	34,033,891	34,033,891	31,227,633	25,389,637	22,157,567
21	Strategic scale site - low density	2,000	376,556,761	194,615,597	194,615,597	194,615,597	194,615,597	180,773,973	146,846,640	128,066,460
22	Strategic scale site - medium density	2,000	376,556,761	194,615,597	194,615,597	194,615,597	194,615,597	180,773,973	146,846,640	128,066,460
23	Strategic scale site - low density with R&D	4,000	619,456,510	320,610,318	320,610,318	320,610,318	320,610,318	295,228,400	239,389,990	209,939,000
24	Housing for Elderly (C3) - high density	40	1,960,243	1,000,243	1,000,243	1,000,243	1,000,243	930,123	760,123	670,123
25	Housing for Elderly (C3) - high density	60	1,409,796	740,796	740,796	740,796	740,796	680,796	560,796	490,796
26	Housing for Elderly (C2) extra care	70	1,589,938	839,938	839,938	839,938	839,938	779,938	639,938	559,938
27	Retail (comparison)	-	851,753	425,876	425,876	425,876	425,876	395,753	325,876	285,876
28	Retail (convenience)	-	3,407,011	1,703,505	1,703,505	1,703,505	1,703,505	1,573,011	1,258,409	1,093,505
29	Office	-	1,703,505	720,991	720,991	720,991	720,991	660,991	540,991	470,991
30	Office	-	2,555,258	1,277,629	1,277,629	1,277,629	1,277,629	1,185,258	967,629	847,629
31	Industrial (40% plot ratio)	-	3,407,011	1,703,505	1,703,505	1,703,505	1,703,505	1,573,011	1,258,409	1,093,505
32	Warehousing/logistics (50% plot ratio)	-	3,407,011	1,703,505	1,703,505	1,703,505	1,703,505	1,573,011	1,258,409	1,093,505
33	Warehousing/logistics (60% plot ratio)	-	3,407,011	1,703,505	1,703,505	1,703,505	1,703,505	1,573,011	1,258,409	1,093,505
34	Student housing development (medium density) 200 beds	-	1,420,132	740,066	740,066	740,066	740,066	680,066	560,066	490,066
35	Student housing development (medium density) 250 beds	-	1,420,132	740,066	740,066	740,066	740,066	680,066	560,066	490,066
36	Student housing development (medium density) 300 beds	-	1,778,865	918,432	918,432	918,432	918,432	850,982	696,488	618,754
37	Student housing development (high density) 200 beds	-	54,106	28,053	28,053	28,053	28,053	26,053	21,226	18,629
38	Student housing development (high density) 250 beds	-	681,462	340,731	340,731	340,731	340,731	312,731	250,731	212,731
39	Student housing development (high density) 300 beds	-	816,954	408,477	408,477	408,477	408,477	376,477	301,166	261,166
40	Hotel (100 rooms)	-	511,052	255,526	255,526	255,526	255,526	235,526	192,526	167,246
41	Hotel (125 rooms)	-	1,052	526	526	526	526	486	395	342
42	Hotel (150 rooms)	-	511,052	255,526	255,526	255,526	255,526	235,526	192,526	167,246
43	Leisure use	-	1,022,103	511,051	511,051	511,051	511,051	470,526	384,428	334,428
44	Leisure use	-	1,022,103	511,051	511,051	511,051	511,051	470,526	384,428	334,428
45	Leisure use	-	1,022,103	511,051	511,051	511,051	511,051	470,526	384,428	334,428
46	Community use	-	567,214	283,607	283,607	283,607	283,607	263,607	210,886	184,539
47	Community use	-	532,157	266,078	266,078	266,078	266,078	246,078	195,239	170,239
48	Community use	-	638,707	319,353	319,353	319,353	319,353	294,353	235,482	204,482

BLV 2: Secondary Industrial				Aff Hag:	40%					
BLV 2: Secondary Industrial				Mit value:	£4,901 per square metre					
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	354,963	188,981	188,981	188,981	188,981	175,525	145,974	127,199
2	Residential Small site - medium density	5	354,963	188,981	188,981	188,981	188,981	175,525	145,974	127,199
3	Residential Small site - higher density (flats)	5	99,390	50,444	50,444	50,444	50,444	50,444	50,444	50,444
4	Residential Small site - low density	10	709,925	369,962	369,962	369,962	369,962	339,949	279,949	244,359
5	Residential Small site - medium density	10	709,925	369,962	369,962	369,962	369,962	339,949	279,949	244,359
6	Residential Small site - higher density	10	196,779	100,886	100,886	100,886	100,886	100,886	100,886	100,886
7	Residential Medium site - low density	25	1,774,813	918,615	918,615	918,615	918,615	850,982	696,488	618,754
8	Residential Medium site - medium density	25	1,774,813	918,615	918,615	918,615	918,615	850,982	696,488	618,754
9	Residential Medium site - higher density	25	628,154	326,428	326,428	326,428	326,428	326,428	326,428	326,428
10	Residential Medium site - low density	50	3,762,428	1,937,233	1,937,233	1,937,233	1,937,233	1,789,759	1,462,914	1,291,996
11	Residential Medium site - medium density	50	3,762,428	1,937,233	1,937,233	1,937,233	1,937,233	1,789,759	1,462,914	1,291,996
12	Residential Medium site - higher density (flats)	50	1,603,299	785,237	785,237	785,237	785,237	718,123	584,949	518,063
13	Residential Large site - low density	100	12,167,896	6,302,696	6,302,696	6,302,696	6,302,696	5,811,993	4,720,555	4,146,074
14	Residential Large site - medium density	100	12,167,896	6,302,696	6,302,696	6,302,696	6,302,696	5,811,993	4,720,555	4,146,074
15	Residential Large site - high density	100	4,731,960	2,473,796	2,473,796	2,473,796	2,473,796	2,274,682	1,852,269	1,641,063
16	Residential Large site - low density	200	27,812,333	14,652,913	14,652,913	14,652,913	14,652,913	13,511,113	10,966,010	9,581,754
17	Residential Large site - medium density	200	27,812,333	14,652,913	14,652,913	14,652,913	14,652,913	13,511,113	10,966,010	9,581,754
18	Strategic scale site - low density	600	87,359,253	45,820,159	45,820,159	45,820,159	45,820,159	42,520,427	34,420,555	30,156,991
19	Strategic scale site - medium density	600	87,359,253	45,820,159	45,820,159	45,820,159	45,820,159	42,520,427	34,420,555	30,156,991
20	Strategic scale site - high density	600	65,519,439	34,033,891	34,033,891	34,033,891	34,033,891	31,227,633	25,389,637	22,157,567
21	Strategic scale site - low density	2,000	376,556,761	194,615,597	194,615,597	194,615,597	194,615,597	180,773,973	146,846,640	128,066,460
22	Strategic scale site - medium density	2,000	376,556,761	194,615,597	194,615,597	194,615,597	194,615,597	180,773,973	146,846,640	128,066,460
23	Strategic scale site - low density with R&D	4,000	619,456,510	320,610,318	320,610,318	320,610,318	320,610,318	295,228,400	239,389,990	209,939,000
24	Housing for Elderly (C3) - high density	40	1,960,243	1,000,243	1,000,243	1,000,243	1,000,243	930,123	760,123	670,123
25	Housing for Elderly (C3) - high density	60	1,409,796	740,796	740,796	740,796	740,796	680,796	560,796	490,796
26	Housing for Elderly (C2) extra care	70	1,589,938	839,938	839,938	839,938	839,938	779,938	639,938	559,938
27	Retail (comparison)	-	851,753	425,876	425,876	425,876	425,876	395,753	325,876	285,876
28	Retail (convenience)	-	3,407,011	1,703,505	1,703,505	1,703,505	1,703,505	1,573,011	1,258,409	1,093,505
29	Office	-	1,703,505	720,991	720,991	720,991	720,991	660,991	540,991	470,991
30	Office	-	2,555,258	1,277,629	1,277,629	1,277,629	1,277,629	1,185,258	967,629	847,629
31	Industrial (40% plot ratio)	-	3,407,011	1,703,505	1,703,505	1,703,505	1,703,505	1,573,011	1,258,409	1,093,505
32	Warehousing/logistics (50% plot ratio)	-	3,407,011	1,703,505	1,703,505	1,703,505	1,703,505	1,573,011	1,258,409	1,093,505
33	Warehousing/logistics (60% plot ratio)	-	3,407,011	1,703,505	1,703,505	1,703,505	1,703,505	1,573,011	1,258,409	1,093,505
34	Student housing development (medium density) 200 beds	-	1,420,132	740,066	740,066	740,066	740,066	680,066	560,066	490,066
35	Student housing development (medium density) 250 beds	-	1,420,132	740,066	740,066	740,066	740,066	680,066	560,066	490,066
36	Student housing development (medium density) 300 beds	-	1,778,865	918,432	918,432	918,432	918,432	850,982	696,488	618,754
37	Student housing development (high density) 200 beds	-	54,106	28,053	28,053	28,053	28,053	26,053	21,226	18,629
38	Student housing development (high density) 250 beds	-	681,462	340,731	340,731	340,731	340,731	312,731	250,731	212,731
39	Student housing development (high density) 300 beds	-	816,954	408,477	408,477	408,477	408,477	376,477	301,166	261,166
40	Hotel (100 rooms)	-	511,052	255,526	255,526	255,526	255,526	235,526	192,5	

Table 6.27.3: Cumulative impact of emerging policies (sales values of £5,053 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY

Aff Hag: 40%
Mlt value: £5.053 per square metre

BLV 1: Secondary Offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	333,116	330,820	325,097	319,275	309,829	284,275	241,500
2	Residential Small site - medium density	5	540,795	333,116	330,820	325,097	319,275	309,829	284,275	241,500
3	Residential Small site - higher density (flats)	5	151,423	78,842	72,073	68,890	65,728	48,715	100,128	128,824
4	Residential Small site - low density	10	1,081,591	668,234	661,639	650,195	638,551	619,654	528,551	453,000
5	Residential Small site - medium density	10	1,081,591	668,234	661,639	650,195	638,551	619,654	528,551	453,000
6	Residential Small site - higher density	10	302,845	269,696	244,147	227,892	217,496	205,420	200,225	203,690
7	Residential Medium site - low density	25	1,399,079	829,190	818,205	799,829	785,602	705,113	460,414	338,068
8	Residential Medium site - medium density	25	1,399,079	829,190	818,205	799,829	785,602	705,113	460,414	338,068
9	Residential Medium site - higher density	25	625,145	514,595	472,548	454,436	428,434	378,249	1,280,399	1,522,473
10	Residential Large site - low density	100	5,726,069	3,187,702	3,174,424	3,110,840	3,067,597	2,774,757	4,893,319	4,452,600
11	Residential Large site - medium density	50	5,726,069	3,187,702	3,174,424	3,110,840	3,067,597	2,774,757	4,893,319	4,452,600
12	Residential Medium site - higher density (flats)	50	1,603,299	472,548	454,436	428,434	406,423	390,821	2,985,209	2,524,902
13	Residential Large site - low density	100	12,167,896	6,225,419	6,182,804	6,070,246	5,997,597	5,774,757	4,893,319	4,452,600
14	Residential Large site - medium density	100	12,167,896	6,225,419	6,182,804	6,070,246	5,997,597	5,774,757	4,893,319	4,452,600
15	Residential Large site - high density	100	4,791,960	4,376,735	4,334,220	4,216,322	4,096,423	3,907,621	2,985,209	2,524,902
16	Residential Large site - low density	200	27,812,333	13,116,236	13,235,328	13,020,937	12,806,546	10,454,493	8,796,668	7,966,239
17	Residential Large site - medium density	200	19,460,633	9,855,561	9,855,561	9,855,561	9,855,561	9,855,561	9,855,561	9,855,561
18	Strategic scale site - low density	500	87,359,253	42,522,816	42,522,816	42,522,816	42,522,816	42,522,816	42,522,816	42,522,816
19	Strategic scale site - medium density	500	65,519,439	7,698,967	7,698,967	7,698,967	7,698,967	7,698,967	7,698,967	7,698,967
20	Strategic scale site - low density	2,000	376,556,761	36,191,896	36,191,896	36,191,896	36,191,896	36,191,896	36,191,896	36,191,896
21	Strategic scale site - medium density	2,000	283,917,531	29,842,867	29,842,867	29,842,867	29,842,867	29,842,867	29,842,867	29,842,867
22	Strategic scale site - low density	4,000	825,942,024	57,789,934	56,533,975	52,641,409	48,732,177	43,237,769	16,841,506	3,230,461
23	Strategic scale site - medium density with R&D	4,000	619,456,510	42,095,705	40,841,861	34,849,416	29,336,973	22,741,477	17,863,311	38,329,200
24	Housing for Elderly (C3) - high density	40	1,996,243	1,969,822	1,969,822	1,969,822	1,969,822	1,969,822	1,969,822	1,969,822
25	Housing for Elderly (C3) - high density	60	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798
26	Housing for Elderly (C2) extra care	70	1,589,938	2,340,830	2,379,938	2,435,874	2,509,912	2,605,315	3,113,362	3,367,370
27	Retail (comparison)	-	851,753	2,177,367	2,177,367	2,177,367	2,177,367	2,177,367	2,177,367	2,177,367
28	Retail (convenience)	-	3,407,011	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811
29	Office	-	1,703,505	720,991	720,991	699,204	417,576	417,576	718,194	1,348,265
30	Office	-	2,555,258	1,091,498	1,091,498	853,826	626,365	626,365	1,137,291	2,023,897
31	Industrial (40% plot ratio)	-	3,407,011	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811
32	Warehousing/logistics (50% plot ratio)	-	3,407,011	1,724,213	1,724,213	1,644,220	1,644,220	1,644,220	1,339,702	1,187,439
33	Warehousing/logistics (60% plot ratio)	-	3,407,011	2,102,822	2,102,822	2,054,930	2,006,936	2,006,936	1,641,506	1,456,790
34	Student housing development (medium density) 200 beds	-	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925
35	Student housing development (medium density) 250 beds	-	1,420,132	1,490,832	1,490,832	1,490,832	1,471,070	1,471,070	1,392,040	1,351,025
36	Student housing development (medium density) 300 beds	-	1,778,065	1,791,635	1,791,635	1,783,527	1,769,750	1,769,750	1,624,314	1,391,996
37	Student housing development (high density) 200 beds	-	54,106	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561
38	Student housing development (high density) 250 beds	-	681,462	12,181,794	12,181,794	12,084,891	12,007,997	11,472,245	11,211,969	11,211,969
39	Student housing development (high density) 300 beds	-	816,954	14,828,008	14,828,008	14,535,735	14,443,462	14,443,462	13,734,561	13,366,110
40	Hotel (100 rooms)	-	511,052	2,132,216	2,132,216	2,099,363	2,044,551	2,044,551	1,665,014	1,477,246
41	Hotel (125 rooms)	-	1,092	2,985,246	2,985,246	2,985,246	2,985,246	2,985,246	2,985,246	2,985,246
42	Hotel (150 rooms)	-	511,052	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,132,490	2,794,507
43	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
44	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
45	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
46	Community use	-	567,214	49,737	49,737	71,690	89,859	89,859	281,611	345,598
47	Community use	-	532,157	19,193	19,193	46,844	74,694	74,694	204,030	388,004
48	Community use	-	638,707	11,881	11,881	21,589	34,530	34,530	306,457	432,421

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%				Accessibility	NZC Lower scenario	NZC Higher scenario
				EV charging	BNG 10%	BNG 20%				
1	Residential Small site - low density	5	354,963	333,116	322,412	319,380	317,768	302,226	256,768	223,890
2	Residential Small site - medium density	5	354,963	333,116	322,412	319,380	317,768	302,226	256,768	223,890
3	Residential Small site - higher density (flats)	5	99,390	78,842	72,073	68,890	65,728	48,715	100,128	128,824
4	Residential Small site - low density	10	709,925	651,219	640,326	636,181	623,537	604,043	515,537	471,000
5	Residential Small site - medium density	10	709,925	651,219	640,326	636,181	623,537	604,043	515,537	471,000
6	Residential Small site - higher density	10	196,779	269,696	244,147	227,892	217,496	205,420	200,225	203,690
7	Residential Medium site - low density	25	1,774,813	1,826,448	1,817,065	1,807,682	1,800,043	1,811,683	1,293,942	1,196,861
8	Residential Medium site - medium density	25	1,774,813	1,826,448	1,817,065	1,807,682	1,800,043	1,811,683	1,293,942	1,196,861
9	Residential Medium site - higher density	25	626,154	830,190	810,205	796,938	785,655	765,113	460,414	338,068
10	Residential Medium site - low density	50	3,768,428	3,187,702	3,174,424	3,110,840	3,067,597	2,976,151	2,529,052	2,308,427
11	Residential Medium site - medium density	50	3,768,428	3,187,702	3,174,424	3,110,840	3,067,597	2,976,151	2,529,052	2,308,427
12	Residential Medium site - higher density (flats)	50	1,952,360	472,548	464,348	461,433	428,434	378,249	1,280,399	1,322,473
13	Residential Large site - low density	100	7,966,660	3,225,419	3,182,904	3,070,246	2,997,597	2,774,757	4,893,319	4,452,600
14	Residential Large site - medium density	100	7,966,660	3,225,419	3,182,904	3,070,246	2,997,597	2,774,757	4,893,319	4,452,600
15	Residential Large site - high density	100	3,102,923	4,376,735	4,334,220	4,216,322	4,096,423	3,907,621	2,985,209	2,524,902
16	Residential Large site - low density	200	18,255,233	13,116,236	13,235,328	13,020,937	12,806,546	10,454,493	8,796,668	7,966,239
17	Residential Large site - medium density	200	12,778,616	8,266,804	8,266,804	8,266,804	8,266,804	8,266,804	8,266,804	8,266,804
18	Strategic scale site - low density	500	57,340,123	10,202,816	10,001,577	9,382,535	8,763,093	7,897,694	3,725,565	1,838,500
19	Strategic scale site - medium density	500	43,005,092	7,698,967	7,698,967	7,698,967	7,698,967	7,698,967	7,698,967	7,698,967
20	Strategic scale site - low density	2,000	246,473,065	36,191,896	36,191,896	36,191,896	36,191,896	36,191,896	36,191,896	36,191,896
21	Strategic scale site - medium density	2,000	186,385,389	29,842,867	29,842,867	29,842,867	29,842,867	29,842,867	29,842,867	29,842,867
22	Strategic scale site - low density	4,000	542,124,796	57,789,934	56,533,975	52,641,409	48,732,177	43,237,769	16,841,506	3,230,461
23	Strategic scale site - medium density with R&D	4,000	406,593,597	42,095,705	40,841,861	34,849,416	29,336,973	22,741,477	17,863,311	38,329,200
24	Housing for Elderly (C3) - high density	40	715,605	1,969,822	1,969,822	1,969,822	1,969,822	1,969,822	1,969,822	1,969,822
25	Housing for Elderly (C3) - high density	60	925,351	1,969,822	1,969,822	1,969,822	1,969,822	1,969,822	1,969,822	1,969,822
26	Housing for Elderly (C2) extra care	70	1,043,590	2,340,830	2,379,938	2,435,874	2,509,912	2,605,315	3,113,362	3,367,370
27	Retail (comparison)	-	569,096	2,177,367	2,177,367	2,177,367	2,177,367	2,177,367	2,177,367	2,177,367
28	Retail (convenience)	-	2,236,265	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811
29	Leisure use	-	1,118,132	720,991	720,991	699,204	417,576	417,576	718,194	1,348,265
30	Office	-	1,877,199	1,091,498	1,091,498	853,826	626,365	626,365	1,137,291	2,023,897
31	Industrial (40% plot ratio)	-	2,236,265	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811	1,110,811
32	Warehousing/logistics (50% plot ratio)	-	2,236,265	1,724,213	1,724,213	1,644,220	1,644,220	1,644,220	1,339,702	1,187,439
33	Warehousing/logistics (60% plot ratio)	-	2,236,265	2,102,822	2,102,822	2,054,930	2,006,936	2,006,936	1,641,506	1,456,790
34	Student housing development (medium density) 200 beds	-	678,879	19,791,969	19,791,969	19,723,311	19,654,969	19,654,969	10,129,847	9,907,295
35	Student housing development (medium density) 250 beds	-	1,022,134	1,490,832	1,490,832	1,490,832	1,471,070	1,471,070	1,392,040	1,351,025
36	Student housing development (medium density) 300 beds	-	1,167,596	1,791,635	1,791,635	1,783,527	1,769,750	1,769,750	1,624,314	1,391,996
37	Student housing development (high density) 200 beds	-	357,831	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561
38	Student housing development (high density) 250 beds	-	447,253	12,181,794	12,181,794	12,084,891	12,007,997	11,472,245	11,211,969	11,211,969
39	Student housing development (high density) 300 beds	-	542,132	14,444,220	14,444,220	14,444,220	14,444,220	14,444,220	14,444,220	14,444,220
40	Hotel (100 rooms)	-	335,440	2,138,216	2,138,216	2,098,363	2,044,551	2,044,551	1,965,914	1,747,246
41	Hotel (125 rooms)	-	335,440	3,001,546	3,001,546	2,904,401	2,866,256	2,866,256	2,994,712	2,994,712
42	Hotel (150 rooms)	-	335,440	3,849,423	3,849,423	3,696,204	3,600,447	3,600,447	3,734,307	3,734,307
43	Leisure use	-	678,879	70,774	70,774	66,265	111,758	111,758	227,689	300,895
44	Leisure use	-	678,879	70,774	70,774	66,265	111,758	111,758	227,689	300,895
45	Leisure use	-	678,879	60,169	60,169	56,662	111,544	111,544	226,175	299,270
46	Community use	-	342,303	49,737	49,737	47,898	49,859	49,859	281,611	345,538
47	Community use	-	342,303	49,737	49,737	47,898	49,859	49,859	281,611	345,538
48	Community use	-	342,303	49,737	49,737	47,898	49,859	49,859	281,611	345,538

Table 6.27.4: Cumulative impact of emerging policies (sales values of £5,204 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY

Aff Hag: 40%
Mlt value: £5.204 per square metre

BLV 1: Secondary Offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540.795	367.911	367.714	365.221	359.399	353.978	344.129	298.577
2	Residential Small site - medium density	5	540.795	367.419	365.221	359.399	353.978	344.129	298.577	275.901
3	Residential Small site - higher density (flats)	5	151.423	8.612	7.415	6.890	6.127	47.113	70.526	97.225
4	Residential Small site - low density	10	1,081.591	734.836	734.442	718.798	707.154	688.237	597.154	551.602
5	Residential Small site - medium density	10	1,081.591	734.836	734.442	718.798	707.154	688.237	597.154	551.602
6	Residential Small site - higher density	10	302.845	19.223	14.829	13.79	12.254	24.228	141.023	194.469
7	Residential Medium site - low density	25	1,774.813	1,475.442	1,464.455	1,434.443	1,404.430	1,355.814	1,120.987	1,003.595
8	Residential Medium site - medium density	25	1,774.813	1,475.442	1,464.455	1,434.443	1,404.430	1,355.814	1,120.987	1,003.595
9	Residential Medium site - higher density	25	953.963	988.309	977.393	948.087	914.810	864.272	818.574	497.225
10	Residential Medium site - low density	50	5,726.069	3,558.894	3,558.894	3,452.221	3,395.837	3,354.332	2,985.183	2,645.699
11	Residential Medium site - medium density	50	5,726.069	3,558.894	3,558.894	3,452.221	3,395.837	3,354.332	2,985.183	2,645.699
12	Residential Medium site - higher density (flats)	50	1,603.299	-189.857	-211.747	-278.744	-345.743	-453.559	-877.708	-1,238.780
13	Residential Large site - low density	100	12,167.896	8,888.183	8,845.887	8,733.009	8,620.391	8,437.528	5,556.082	5,115.360
14	Residential Large site - medium density	100	12,167.896	8,888.183	8,845.887	8,733.009	8,620.391	8,437.528	5,556.082	5,115.360
15	Residential Large site - high density	100	4,791.960	5,009.675	4,987.150	4,849.281	4,731.362	4,540.500	3,818.148	3,156.941
16	Residential Large site - low density	200	27,812.333	12,893.824	12,812.916	12,288.526	12,084.134	11,736.203	10,046.470	8,197.718
17	Residential Large site - medium density	200	19,465.631	10,164.427	10,125.926	9,828.881	9,655.171	9,262.634	7,542.724	6,007.699
18	Strategic scale site - low density	500	87,358.253	13,540.855	13,150.125	12,538.600	11,927.076	11,070.360	6,866.231	4,812.160
19	Strategic scale site - medium density	500	65,519.439	10,734.043	10,532.805	9,905.294	9,277.794	8,399.808	4,163.031	2,444.640
20	Strategic scale site - low density	2,000	376,556.761	87,743.390	87,144.478	84,771.494	82,558.910	80,380.919	24,146.217	16,506.819
21	Strategic scale site - medium density	2,000	283,917.531	68,345.246	67,418.478	65,123.277	62,900.384	59,615.601	14,172.245	9,297.969
22	Strategic scale site - low density	4,000	825,942.024	77,931.097	76,777.990	72,707.468	68,894.902	63,451.191	37,103.188	23,836.998
23	Strategic scale site - medium density with R&D	4,000	619,456.510	85,381.090	83,827.246	80,125.802	82,324.358	86,028.882	5,690.540	14,698.524
24	Housing for Elderly (C3) - high density	40	1,992.243	-1,765.585	-1,791.394	-1,847.110	-1,902.827	-1,992.487	-2,428.373	-2,646.310
25	Housing for Elderly (C3) - high density	60	1,409.798	-1,765.585	-1,791.394	-1,847.110	-1,902.827	-1,992.487	-2,428.373	-2,646.310
26	Housing for Elderly (C2) extra care	70	1,589.938	-2,104.108	-2,134.271	-2,199.219	-2,264.149	-2,368.650	-2,876.687	-3,125.700
27	Retail (comparison)	-	851.753	3,717.367	3,717.367	3,670.432	3,623.767	3,623.767	3,281.413	3,115.246
28	Retail (convenience)	-	3,487.011	1,318.335	1,318.335	1,280.851	1,279.367	1,279.367	1,135.588	1,063.899
29	Office	-	1,703.505	720.991	720.991	689.284	678.796	678.796	-788.194	-1,348.265
30	Office	-	2,555.258	1,081.498	1,081.498	853.826	826.366	826.366	-1,137.291	-2,023.889
31	Industrial (40% plot ratio)	-	3,487.011	1,318.335	1,318.335	1,280.851	1,279.367	1,279.367	916.885	816.941
32	Warehousing/logistics (50% plot ratio)	-	3,487.011	1,724.213	1,724.213	1,684.228	1,644.228	1,644.228	1,339.702	1,187.439
33	Warehousing/logistics (60% plot ratio)	-	3,487.011	2,102.822	2,102.822	2,054.830	2,006.938	2,006.938	1,641.598	1,465.790
34	Student housing development (medium density) 200 beds	-	1,022.103	10,734.043	10,734.043	10,694.980	10,654.980	10,615.921	10,120.987	9,831.025
35	Student housing development (medium density) 250 beds	-	1,420.132	14,902.832	14,902.832	14,888.051	14,714.070	14,714.070	13,902.949	13,831.025
36	Student housing development (medium density) 300 beds	-	1,778.065	17,916.305	17,916.305	17,803.527	17,690.750	17,690.750	16,824.314	16,391.996
37	Student housing development (medium density) 200 beds	-	54.106	8,888.183	8,845.887	8,733.009	8,620.391	8,437.528	5,556.082	5,115.360
38	Student housing development (high density) 250 beds	-	681.482	12,161.794	12,161.794	12,084.891	12,007.997	11,927.076	11,472.245	11,121.969
39	Student housing development (high density) 300 beds	-	816.954	14,828.008	14,828.008	14,535.735	14,443.462	14,443.462	13,734.561	13,386.110
40	Hotel (100 rooms)	-	511.052	2,132.216	2,132.216	2,089.383	2,044.551	2,044.551	1,686.014	1,477.246
41	Hotel (125 rooms)	-	511.052	2,089.386	2,089.386	2,044.551	2,000.719	2,000.719	1,686.014	1,477.246
42	Hotel (150 rooms)	-	511.052	3,984.253	3,984.253	3,986.355	3,986.456	3,986.456	3,132.496	2,794.507
43	Leisure use	-	1,022.103	-78.774	-78.774	-85.285	-111.738	-111.738	-237.889	-306.999
44	Leisure use	-	1,022.103	-78.774	-78.774	-85.285	-111.738	-111.738	-237.889	-306.999
45	Leisure use	-	1,022.103	-80.159	-80.159	-86.652	-113.144	-113.144	-239.276	-302.342
46	Community use	-	567.214	-49.737	-49.737	-71.688	-83.639	-83.639	-281.611	-345.588
47	Community use	-	532.157	-19.183	-19.183	-46.844	-74.094	-74.094	-204.030	-268.004
48	Community use	-	638.707	11.881	11.881	-21.589	-54.530	-54.530	-266.457	-432.421

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing				NZC Lower scenario	NZC Higher scenario
				40%	EV charging	BNG 10%	BNG 20%		
1	Residential Small site - low density	5	354.983	367.911	367.714	365.221	348.076	336.622	291.970
2	Residential Small site - medium density	5	354.983	367.419	365.221	359.399	348.076	344.129	285.224
3	Residential Small site - higher density (flats)	5	99.390	8.612	7.415	6.890	6.127	17.113	70.526
4	Residential Small site - low density	10	709.925	718.826	715.428	703.648	692.141	673.245	592.146
5	Residential Small site - medium density	10	709.925	734.836	730.442	718.798	707.154	688.237	597.154
6	Residential Small site - higher density	10	196.779	19.223	14.629	13.79	12.254	24.228	141.023
7	Residential Medium site - low density	25	1,774.813	1,759.350	1,750.576	1,739.489	1,726.356	1,683.198	1,495.350
8	Residential Medium site - medium density	25	1,774.813	1,759.350	1,750.576	1,739.489	1,726.356	1,683.198	1,495.350
9	Residential Medium site - higher density	25	626.154	988.309	977.393	948.087	914.810	864.272	814.477
10	Residential Medium site - low density	50	3,758.428	3,528.894	3,506.695	3,422.221	3,395.837	3,354.332	2,985.183
11	Residential Medium site - medium density	50	3,758.428	3,528.894	3,506.695	3,422.221	3,395.837	3,354.332	2,985.183
12	Residential Medium site - higher density (flats)	50	1,052.360	-189.857	-211.747	-278.744	-345.743	-453.559	-877.708
13	Residential Large site - low density	100	7,986.660	8,888.183	8,845.887	8,733.009	8,620.391	8,437.528	5,556.082
14	Residential Large site - medium density	100	7,986.660	8,888.183	8,845.887	8,733.009	8,620.391	8,437.528	5,556.082
15	Residential Large site - high density	100	3,105.923	5,009.675	4,987.150	4,849.281	4,731.362	4,540.500	3,818.148
16	Residential Large site - low density	200	18,255.223	12,893.824	12,812.916	12,288.526	12,084.134	11,736.203	10,046.470
17	Residential Large site - medium density	200	16,276.694	10,164.427	10,125.926	9,828.881	9,655.171	9,262.634	7,542.724
18	Strategic scale site - low density	500	57,346.123	13,540.855	13,150.125	12,538.600	11,927.076	11,070.360	6,866.231
19	Strategic scale site - medium density	500	43,005.092	10,734.043	10,532.805	9,905.294	9,277.794	8,399.808	4,163.031
20	Strategic scale site - low density	2,000	246,473.865	87,743.390	87,144.478	84,771.494	82,558.910	80,380.919	24,146.217
21	Strategic scale site - medium density	2,000	186,385.389	68,345.246	67,418.478	65,123.277	62,900.384	59,615.601	14,172.245
22	Strategic scale site - low density	4,000	542,124.796	77,931.097	76,777.990	72,707.468	68,894.902	63,451.191	37,103.188
23	Strategic scale site - medium density with R&D	4,000	406,593.597	85,381.090	83,827.246	80,125.802	82,324.358	86,028.882	5,690.540
24	Housing for Elderly (C3) - high density	40	715.686	-1,151.485	-1,150.235	-1,258.638	-1,243.060	-1,302.886	-1,583.712
25	Housing for Elderly (C3) - high density	60	925.351	-1,765.585	-1,791.394	-1,847.110	-1,902.827	-1,992.487	-2,428.373
26	Housing for Elderly (C2) extra care	70	1,043.590	-2,104.108	-2,134.271	-2,199.219	-2,264.149	-2,368.650	-2,876.687
27	Retail (comparison)	-	559.098	3,677.367	3,677.367	3,670.432	3,623.767	3,623.767	3,115.246
28	Retail (convenience)	-	2,236.265	1,318.335	1,318.335	1,280.851	1,279.367	1,279.367	1,135.588
29	Leisure use	-	1,118.132	720.991	720.991	689.284	678.796	678.796	-788.194
30	Office	-	1,877.199	1,081.498	1,081.498	853.826	826.366	826.366	-1,137.291
31	Industrial (40% plot ratio)	-	2,236.265	1,318.335	1,318.335	1,280.851	1,279.367	1,279.367	916.885
32	Warehousing/logistics (50% plot ratio)	-	2,236.265	1,724.213	1,724.213	1,684.228	1,644.228	1,644.228	1,339.702
33	Warehousing/logistics (60% plot ratio)	-	2,236.265	2,102.822	2,102.822	2,054.830	2,006.938	2,006.938	1,641.598
34	Student housing development (medium density) 200 beds	-	678.879	10,731.969	10,731.969	10,723.311	10,654.980	10,654.980	10,120.987
35	Student housing development (medium density) 250 beds	-	932.134	14,902.832	14,902.832	14,888.051	14,714.070	14,714.070	13,902.949
36	Student housing development (medium density) 300 beds	-	1,167.596	17,916.305	17,916.305	17,803.527	17,690.750	17,690.750	16,824.314
37	Student housing development (high density) 200 beds	-	357.831	8,888.183	8,845.887	8,733.009	8,620.391	8,437.528	5,556.082
38	Student housing development (high density) 250 beds	-	447.753	12,161.794	12,161.794	12,084.891	12,007.997	12,007.997	11,919.260
39	Student housing development (high density) 300 beds	-	538.228	14,603.665	14,603.665	14,444.163	14,327.574	14,327.574	13,774.599
40	Hotel (100 rooms)	-	335.440	2,138.216	2,138.216	2,098.363	2,044.551	2,044.551	1,965.914
41	Hotel (125 rooms)	-	335.440	3,001.546	3,001.546	2,946.401	2,866.256	2,866.256	2,994.712
42	Hotel (150 rooms)	-	355.440	3,864.232	3,864.232	3,809.087	3,728.942	3,728.942	3,861.696
43	Leisure use	-	678.879	-70.774	-70.774	-86.265	-111.758	-111.758	-237.689
44	Leisure use	-	678.879	-70.774	-70.774	-86.265	-111.758	-111.758	-237.689
45	Leisure use	-	678.879	-80.148	-80.148	-96.642	-115.144	-115.144	-228.170
46	Community use	-	372.303	-49.737	-49.737	-71.898	-83.859	-83.859	-143.311
47	Community use	-	349.293	-49.737	-49.737	-64.844	-74.694	-74.694	-120.633
48	Community use	-	191.928	-11.097	-11.097	-16.819	-20.525	-20.525	-45.350

Table 6.27.5: Cumulative impact of emerging policies (sales values of £5,355 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY				Aff Hag:	40%					
BLV 1: Secondary Offices				Mit value:	£5,355 per square metre					
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	540,795	540,795	540,795	540,795	540,795	540,795	540,795
2	Residential Small site - medium density	5	540,795	540,795	540,795	540,795	540,795	540,795	540,795	540,795
3	Residential Small site - higher density (flats)	5	151,423	151,423	151,423	151,423	151,423	151,423	151,423	151,423
4	Residential Small site - low density	10	1,081,591	1,081,591	1,081,591	1,081,591	1,081,591	1,081,591	1,081,591	1,081,591
5	Residential Small site - medium density	10	1,081,591	1,081,591	1,081,591	1,081,591	1,081,591	1,081,591	1,081,591	1,081,591
6	Residential Small site - higher density	10	302,845	302,845	302,845	302,845	302,845	302,845	302,845	302,845
7	Residential Medium site - low density	25	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813
8	Residential Medium site - medium density	25	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813
9	Residential Medium site - higher density	25	953,963	953,963	953,963	953,963	953,963	953,963	953,963	953,963
10	Residential Medium site - low density	50	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426
11	Residential Medium site - medium density	50	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426
12	Residential Medium site - higher density (flats)	50	1,603,299	1,603,299	1,603,299	1,603,299	1,603,299	1,603,299	1,603,299	1,603,299
13	Residential Large site - low density	100	12,167,896	12,167,896	12,167,896	12,167,896	12,167,896	12,167,896	12,167,896	12,167,896
14	Residential Large site - medium density	100	12,167,896	12,167,896	12,167,896	12,167,896	12,167,896	12,167,896	12,167,896	12,167,896
15	Residential Large site - high density	100	4,731,960	4,731,960	4,731,960	4,731,960	4,731,960	4,731,960	4,731,960	4,731,960
16	Residential Large site - low density	200	27,812,333	27,812,333	27,812,333	27,812,333	27,812,333	27,812,333	27,812,333	27,812,333
17	Residential Large site - medium density	200	27,812,333	27,812,333	27,812,333	27,812,333	27,812,333	27,812,333	27,812,333	27,812,333
18	Strategic scale site - low density	500	8,484,977	8,484,977	8,484,977	8,484,977	8,484,977	8,484,977	8,484,977	8,484,977
19	Strategic scale site - medium density	500	8,484,977	8,484,977	8,484,977	8,484,977	8,484,977	8,484,977	8,484,977	8,484,977
20	Strategic scale site - higher density	500	65,519,439	65,519,439	65,519,439	65,519,439	65,519,439	65,519,439	65,519,439	65,519,439
21	Strategic scale site - low density	2,000	376,556,761	376,556,761	376,556,761	376,556,761	376,556,761	376,556,761	376,556,761	376,556,761
22	Strategic scale site - medium density	2,000	376,556,761	376,556,761	376,556,761	376,556,761	376,556,761	376,556,761	376,556,761	376,556,761
23	Strategic scale site - low density with R&D	4,000	619,456,510	619,456,510	619,456,510	619,456,510	619,456,510	619,456,510	619,456,510	619,456,510
24	Housing for Elderly (C3) - high density	40	1,062,245	1,062,245	1,062,245	1,062,245	1,062,245	1,062,245	1,062,245	1,062,245
25	Housing for Elderly (C3) - high density	60	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798
26	Housing for Elderly (C2) extra care	70	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938
27	Retail (comparison)	-	851,753	851,753	851,753	851,753	851,753	851,753	851,753	851,753
28	Retail (convenience)	-	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011
29	Office	-	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505
30	Office	-	2,555,258	2,555,258	2,555,258	2,555,258	2,555,258	2,555,258	2,555,258	2,555,258
31	Industrial (40% plot ratio)	-	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011
32	Warehousing/logistics (50% plot ratio)	-	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011
33	Warehousing/logistics (80% plot ratio)	-	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011	3,407,011
34	Student housing development (medium density) 200 beds	-	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132
35	Student housing development (medium density) 250 beds	-	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865
36	Student housing development (medium density) 300 beds	-	54,106	54,106	54,106	54,106	54,106	54,106	54,106	54,106
37	Student housing development (high density) 200 beds	-	681,402	681,402	681,402	681,402	681,402	681,402	681,402	681,402
38	Student housing development (high density) 250 beds	-	816,954	816,954	816,954	816,954	816,954	816,954	816,954	816,954
39	Student housing development (high density) 300 beds	-	511,052	511,052	511,052	511,052	511,052	511,052	511,052	511,052
40	Hotel (125 rooms)	-	3,064,253	3,064,253	3,064,253	3,064,253	3,064,253	3,064,253	3,064,253	3,064,253
41	Hotel (150 rooms)	-	511,052	511,052	511,052	511,052	511,052	511,052	511,052	511,052
42	Leisure use	-	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103
43	Leisure use	-	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103
44	Leisure use	-	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103
45	Community use	-	567,214	567,214	567,214	567,214	567,214	567,214	567,214	567,214
46	Community use	-	532,157	532,157	532,157	532,157	532,157	532,157	532,157	532,157
47	Community use	-	638,707	638,707	638,707	638,707	638,707	638,707	638,707	638,707
48	Community use	-	11,881	11,881	11,881	11,881	11,881	11,881	11,881	11,881
BLV 2: Secondary Industrial										
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	354,963	354,963	354,963	354,963	354,963	354,963	354,963	354,963
2	Residential Small site - medium density	5	354,963	354,963	354,963	354,963	354,963	354,963	354,963	354,963
3	Residential Small site - higher density (flats)	5	99,390	99,390	99,390	99,390	99,390	99,390	99,390	99,390
4	Residential Small site - low density	10	709,925	709,925	709,925	709,925	709,925	709,925	709,925	709,925
5	Residential Small site - medium density	10	709,925	709,925	709,925	709,925	709,925	709,925	709,925	709,925
6	Residential Small site - higher density	10	196,779	196,779	196,779	196,779	196,779	196,779	196,779	196,779
7	Residential Medium site - low density	25	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813
8	Residential Medium site - medium density	25	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813	1,774,813
9	Residential Medium site - higher density	25	628,154	628,154	628,154	628,154	628,154	628,154	628,154	628,154
10	Residential Medium site - low density	50	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426
11	Residential Medium site - medium density	50	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426	3,762,426
12	Residential Medium site - higher density (flats)	50	1,052,306	1,052,306	1,052,306	1,052,306	1,052,306	1,052,306	1,052,306	1,052,306
13	Residential Large site - low density	100	7,986,660	7,986,660	7,986,660	7,986,660	7,986,660	7,986,660	7,986,660	7,986,660
14	Residential Large site - medium density	100	7,986,660	7,986,660	7,986,660	7,986,660	7,986,660	7,986,660	7,986,660	7,986,660
15	Residential Large site - high density	100	3,105,923	3,105,923	3,105,923	3,105,923	3,105,923	3,105,923	3,105,923	3,105,923
16	Residential Large site - low density	200	16,255,223	16,255,223	16,255,223	16,255,223	16,255,223	16,255,223	16,255,223	16,255,223
17	Residential Large site - medium density	200	16,255,223	16,255,223	16,255,223	16,255,223	16,255,223	16,255,223	16,255,223	16,255,223
18	Strategic scale site - low density	500	57,346,123	57,346,123	57,346,123	57,346,123	57,346,123	57,346,123	57,346,123	57,346,123
19	Strategic scale site - medium density	500	43,005,092	43,005,092	43,005,092	43,005,092	43,005,092	43,005,092	43,005,092	43,005,092
20	Strategic scale site - higher density	2,000	246,473,065	246,473,065	246,473,065	246,473,065	246,473,065	246,473,065	246,473,065	246,473,065
21	Strategic scale site - low density	2,000	186,385,389	186,385,389	186,385,389	186,385,389	186,385,389	186,385,389	186,385,389	186,385,389
22	Strategic scale site - low density	4,000	542,124,796	542,124,796	542,124,796	542,124,796	542,124,796	542,124,796	542,124,796	542,124,796
23	Strategic scale site - medium density with R&D	4,000	406,593,597	406,593,597	406,593,597	406,593,597	406,593,597	406,593,597	406,593,597	406,593,597
24	Housing for Elderly (C3) - high density	40	715,605	715,605	715,605	715,605	715,605	715,605	715,605	715,605
25	Housing for Elderly (C3) - high density	60	925,351	925,351	925,351	925,351	925,351	925,351	925,351	925,351
26	Housing for Elderly (C2) extra care	70	1,043,590	1,043,590	1,043,590	1,043,590	1,043,590	1,043,590	1,043,590	1,043,590
27	Retail (comparison)	-	569,945	569,945	569,945	569,945	569,945	569,945	569,945	569,945
28	Retail (convenience)	-	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265
29	Office	-	1,118,132	1,118,132	1,118,132	1,118,132	1,118,132	1,118,132	1,118,132	1,118,132
30	Office	-	1,877,199	1,877,199	1,877,199	1,877,199	1,877,199	1,877,199	1,877,199	1,877,199
31	Industrial (40% plot ratio)	-	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265
32	Warehousing/logistics (50% plot ratio)	-	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265
33	Warehousing/logistics (80% plot ratio)	-	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265
34	Student housing development (medium density) 200 beds	-	932,134	932,134	932,134	932,134	932,134	932,134	932,134	932,134
35	Student housing development (medium density) 250 beds	-	1,167,596	1,167,596	1,167,596	1,167,596	1,167,596	1,167,596	1,167,596	1,167,596
36	Student housing development (medium density) 300 beds	-	357,831	357,831	357,831	357,831	357,831	357,831	357,831	357,831
37	Student housing development (high density) 200 beds	-	447,753	447,753	447,753	447,753	447,753	447,753	447,753	447,753
38	Student housing development (high density) 250 beds	-	536,226	536,226	536,226	536,				

Table 6.27.6: Cumulative impact of emerging policies (sales values of £5,506 per square metre)

BLV 1: Secondary Offices				Aff Hg: 40%										Aff Hg: 65.00 per square metre			
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario							
1	Residential Small site - low density	5	540,795	428,514	426,311	428,495	414,873	405,224	389,973	358,938							
2	Residential Small site - medium density	5	540,795	428,514	426,311	428,495	422,180	412,732	387,180	344,444							
3	Residential Small site - higher density (flats)	5	51,422	87,624	87,624	87,624	87,624	87,624	87,624	87,624							
4	Residential Small site - low density	10	1,081,591	857,025	852,035	849,990	820,340	810,439	719,348	673,730							
5	Residential Medium site - low density	10	1,081,591	872,843	867,849	868,094	844,360	825,431	734,360	688,368							
6	Residential Small site - higher density	10	320,845	135,840	131,454	118,005	104,555	92,912	52,649	76,848							
7	Residential Medium site - low density	25	2,723,977	1,891,164	1,911,586	2,102,495	2,027,985	2,028,192	1,788,385	1,684,344							
8	Residential Medium site - medium density	25	2,723,977	1,891,164	1,911,586	1,967,147	1,737,154	1,688,538	1,453,722	1,336,312							
9	Residential Medium site - higher density	25	95,963	158,687	159,681	126,434	123,518	110,249	59,781	83,883							
10	Residential Large site - low density	100	5,728,069	3,721,942	3,742,872	4,116,285	4,116,285	4,116,285	3,684,899	3,498,899							
11	Residential Medium site - medium density	50	5,728,069	4,270,861	4,240,672	4,126,285	4,136,304	4,045,399	3,604,250	3,338,318							
12	Residential Large site - higher density (flats)	50	1,623,299	369,889	349,319	292,328	219,337	111,141	41,328	47,448							
13	Residential Large site - medium density	100	4,806,614	3,167,889	3,167,889	3,167,889	3,167,889	3,167,889	3,167,889	3,167,889							
14	Residential Large site - medium density	100	1,627,896	359,873	339,458	620,580	610,341	7,908,311	7,626,873	6,586,111							
15	Residential Large site - high density	100	4,713,960	2,271,951	2,223,930	5,111,139	5,397,241	5,996,439	4,084,428	4,422,428							
16	Residential Large site - low density	200	2,716,332	1,514,005	1,500,000	1,483,762	1,483,762	1,483,762	1,321,962	1,162,962							
17	Residential Small site - medium density	100	19,468,631	12,588,502	12,588,502	12,588,502	12,588,502	12,588,502	12,588,502	12,588,502							
18	Strategic scale site - low density	500	87,356,251	19,621,191	19,621,191	19,621,191	18,966,122	17,344,708	13,243,878	11,874,182							
19	Strategic scale site - medium density	500	87,356,251	19,621,191	19,621,191	19,621,191	18,966,122	17,344,708	13,243,878	11,874,182							
20	Strategic scale site - low density	2,000	378,558,761	60,901,430	60,901,430	60,901,430	60,901,430	60,901,430	60,901,430	60,901,430							
21	Strategic scale site - medium density	2,000	283,924,024	17,745,171	17,745,171	17,745,171	17,745,171	17,745,171	17,745,171	17,745,171							
22	Strategic scale site - low density	4,000	616,484,518	10,187,239	10,187,239	10,187,239	10,187,239	10,187,239	10,187,239	10,187,239							
23	Housing for Elderly (C3) - high density	40	1,096,243	187,239	187,239	187,239	187,239	187,239	187,239	187,239							
24	Housing for Elderly (C3) - high density	60	1,408,798	247,350	247,350	247,350	247,350	247,350	247,350	247,350							
25	Housing for Elderly (C2) extra care	70	158,936	26,830	26,830	26,830	26,830	26,830	26,830	26,830							
26	Retal (comparison)	21	91,751	1,711,661	1,711,661	1,711,661	1,711,661	1,711,661	1,711,661	1,711,661							
27	Retal (convenience)	21	3,407,911	1,313,335	1,313,335	1,268,861	1,278,367	1,278,367	1,135,886	1,135,886							
28	Office	21	7,703,559	720,691	720,691	599,204	417,576	417,576	783,194	1,137,291							
29	Office	21	2,555,255	1,091,459	1,091,459	863,626	626,365	626,365	1,137,291	1,137,291							
30	Industrial (40% plot ratio)	21	3,407,911	1,345,504	1,345,504	1,313,510	1,281,515	1,281,515	1,027,895	991,274							
31	Warehousing/logistics (50% plot ratio)	21	3,407,911	1,724,213	1,724,213	1,684,220	1,644,226	1,644,226	1,329,702	1,197,477							
32	Warehousing/logistics (60% plot ratio)	21	3,407,911	1,482,619	1,482,619	1,442,625	1,402,631	1,402,631	1,087,107	954,882							
33	Student housing development (medium density) 200 beds	25	1,027,011	717,855	717,855	727,311	1,054,960	1,054,960	1,029,747	997,967							
34	Student housing development (medium density) 250 beds	25	1,420,183	1,490,332	1,490,332	1,488,051	1,474,070	1,474,070	1,392,044	1,353,011							
35	Student housing development (medium density) 300 beds	25	1,778,885	1,794,336	1,794,336	1,787,837	1,779,750	1,779,750	1,682,314	1,643,281							
36	Student housing development (high density) 200 beds	25	445,169	4,689,136	4,689,136	4,689,136	4,689,136	4,689,136	4,689,136	4,689,136							
37	Student housing development (high density) 250 beds	25	681,402	1,811,784	1,811,784	1,804,891	1,797,997	1,797,997	1,147,245	1,117,211							
38	Student housing development (high density) 300 beds	25	816,954	1,820,008	1,820,008	1,815,735	1,814,462	1,814,462	1,374,561	1,338,527							
39	Student housing development (high density) 350 beds	25	1,511,055	1,893,254	1,893,254	1,888,981	1,887,708	1,887,708	1,477,212	1,447,178							
40	Hotel (125 room)	25	511,052	3,003,546	3,003,546	2,936,401	2,869,256	2,869,256	2,352,894	2,094,741							
41	Hotel (150 room)	25	511,052	3,003,546	3,003,546	2,936,401	2,869,256	2,869,256	2,352,894	2,094,741							
42	Leisure use	25	511,052	3,003,546	3,003,546	2,936,401	2,869,256	2,869,256	2,352,894	2,094,741							
43	Leisure use	25	511,052	3,003,546	3,003,546	2,936,401	2,869,256	2,869,256	2,352,894	2,094,741							
44	Leisure use	25	511,052	3,003,546	3,003,546	2,936,401	2,869,256	2,869,256	2,352,894	2,094,741							
45	Leisure use	25	511,052	3,003,546	3,003,546	2,936,401	2,869,256	2,869,256	2,352,894	2,094,741							
46	Community use	25	511,052	3,003,546	3,003,546	2,936,401	2,869,256	2,869,256	2,352,894	2,094,741							
47	Community use	25	511,052	3,003,546	3,003,546	2,936,401	2,869,256	2,869,256	2,352,894	2,094,741							
48	Community use	25	511,052	3,003,546	3,003,546	2,936,401	2,869,256	2,869,256	2,352,894	2,094,741							

BLV 2: Secondary Industrial				Aff Hg: 40%										Aff Hg: 65.00 per square metre			
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario							
1	Residential Small site - low density	5	354,963	420,514	426,311	420,495	414,873	405,224	389,973	358,938							
2	Residential Small site - medium density	5	354,963	420,514	426,311	420,495	422,180	412,732	387,180	344,444							
3	Residential Small site - higher density (flats)	5	96,386	87,624	87,624	87,624	87,624	87,624	87,624	87,624							
4	Residential Small site - low density	10	708,925	857,025	852,035	849,990	820,340	810,439	719,348	673,730							
5	Residential Small site - medium density	10	708,925	872,843	867,849	868,094	844,360	825,431	734,360	688,368							
6	Residential Small site - higher density	10	198,771	135,840	131,454	118,005	104,555	92,912	52,649	76,848							
7	Residential Medium site - low density	25	1,774,813	1,242,571	1,231,586	1,232,470	2,073,305	2,026,122	1,788,385	1,684,344							
8	Residential Medium site - medium density	25	1,774,813	1,886,196	1,797,180	1,767,187	1,737,154	1,688,538	1,453,722	1,336,312							
9	Residential Medium site - higher density	25	626,154	1,886,196	1,886,196	1,886,196	1,886,196	1,886,196	1,886,196	1,886,196							
10	Residential Large site - low density	50	3,754,426	1,990,245	1,976,970	1,423,585	1,964,201	3,972,897	2,501,547	2,229,791							
11	Residential Medium site - medium density	50	3,754,426	2,270,951	2,240,672	1,933,285	1,936,304	4,045,399	3,604,250	3,338,318							
12	Residential Large site - higher density (flats)	50	1,053,389	369,889	349,319	292,328	219,337	111,141	41,328	47,448							
13	Residential Large site - medium density	100	1,986,661	3,167,889	3,167,889	3,167,889	3,167,889	3,167,889	3,167,889	3,167,889							
14	Residential Large site - medium density	100	1,986,661	3,167,889	3,167,889	3,167,889	3,167,889	3,167,889	3,167,889	3,167,889							
15	Residential Large site - high density	100	3,106,923	2,271,951	2,223,930	5,111,139	5,397,241	5,996,439	4,084,428	4,422,428							
16	Residential Large site - low density	200	1,236,222	1,514,005	1,500,000	1,483,762	1,483,762	1,483,762	1,321,962	1,162,962							
17	Residential Small site - medium density	200	12,746,656	12,620,410	12,588,502	12,588,502	12,588,502	12,588,502	12,588,502	12,588,502							
18	Strategic scale site - low density	500	57,392,121	19,621,191	19,621,191	19,621,191	18,966,122	17,344,708	13,243,878	11,874,182							
19	Strategic scale site - medium density	500	44,308,962	19,621,191	19,621,191	19,621,191	18,966,122	17,344,708	13,243,878	11,874,182							
20	Strategic scale site - low density	2,000	246,374,365	70,970,265	70,970,265	70,970,265	68,620,044	62,496,641	47,304,052	42,629,539							
21	Strategic scale site - medium density	2,000	189,356,399	60,901,430	60,901,430	60,901,430	60,901,430	60,901,430	60,901,430	60,901,430							
22	Strategic scale site - low density	4,000	542,179,666	17,745,171	17,745,171	17,745,171	17,745,171	17,745,171	17,745,171	17,745,171							
23	Strategic scale site - medium density with R&D	4,000	498,551,950	17,745,171	17,745,171	17,745,171	17,745,171	17,745,171	17,745,171	17,745,171							
24	Housing for Elderly (C3) - high density	40	715,605	187,239	187,239	187,239	187,239	187,239	187,239	187,239							
25	Housing for Elderly (C3) - high density	60	925,961	247,350	247,350	247,350	247,350	247,350	247,350	247,350							
26	Housing for Elderly (C2) extra care	70	1,043,588	26,830	26,830	26,830	26,830	26,830	26,830	26,830							
27	Retal (comparison)	21	95,963	1,711,661	1,711,661	1,711,661	1,711,661	1,711,661	1,711,661	1,711,661							
28	Retal (convenience)	21	2,236,265	1,313,335	1,313,335	1,268,861	1,278,367	1,278,367	1,135,886	1,135,886							
29	Office	21	1,114,132	720,691	720,691	599,204	417,576	417,576	783,194	1,137,291							
30	Office	21	1,167,199	1,091,459	1,091,459	863,626	626,365	626,365	1,137,291	1,137,291							
31	Industrial (40% plot ratio)	21	2,236,265	1,345,504	1,345,504	1,313,510	1,281,515	1,281,515	1,027,895	991,274							
32	Warehousing/logistics (50% plot ratio)	21	2,236,265	1,724,213	1,724,213	1,684,220	1,644,226	1,644,226	1,329,702	1,197,477							
33	Warehousing/logistics (60% plot ratio)	21	2,236,265	1,482,619	1,482,619	1,442,625	1,402,631	1,402,631	1,087,107	954,882							
34	Student housing development (medium density) 200 beds	25	670,174	1,017,855	1,017,855	1,027,311	1,054,960	1,054,960	1,029,747	997,967							
35	Student housing development (medium density) 250 beds	25	930,174	1,490,332	1,490,332	1,488,051	1,474,070	1,474,070	1,392,044	1,353,011							
36	Student housing development (medium density) 300 beds	25	1,167,586	1,794,336	1,794,336	1,787,837	1,779,750	1,779,750	1,682,314	1,643,281							
37	Student housing development (high density) 200 beds	25	447,253	4,689,136	4,689,136	4,689,136	4,689,136	4,689,136	4,689,136	4,689,136							
38	Student housing development (high density) 250 beds	25	681,402	1,811,784	1,811,784	1,804,891	1,797,997	1,797,997	1,147,245	1,117,211							
39	Student housing development (high density) 300 beds	25	816,954	1,820,008	1,820,008	1,815,735	1,814,462	1,814,462	1,374,561	1,338,527							
40	Hotel (100 room)	2															

Table 6.27.7: Cumulative impact of emerging policies (sales values of £5,658 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY				Aff Hag:	40%					
BLV 1: Secondary Offices				Mit value:	£5,658 per square metre					
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	470,323	468,126	462,304	456,481	447,033	401,481	378,708
2	Residential Small site - medium density	5	540,795	470,323	468,126	462,304	456,481	447,033	401,481	378,708
3	Residential Small site - higher density (flats)	5	151,423	97,081	94,883	88,159	81,433	76,612	16,003	8,429
4	Residential Small site - low density	10	1,081,591	940,645	936,251	924,807	912,963	894,068	802,963	757,411
5	Residential Small site - medium density	10	1,081,591	940,645	936,251	924,807	912,963	894,068	802,963	757,411
6	Residential Small site - higher density	10	302,845	184,181	189,767	176,318	162,868	141,224	36,004	16,689
7	Residential Medium site - low density	25	2,763,977	1,974,528	1,963,542	1,933,529	1,903,517	1,854,901	1,820,884	1,802,876
8	Residential Medium site - medium density	25	2,763,977	1,974,528	1,963,542	1,933,529	1,903,517	1,854,901	1,820,884	1,802,876
9	Residential Medium site - higher density	25	963,963	1,465,808	1,454,840	1,423,564	1,392,287	1,341,748	1,097,051	974,701
10	Residential Medium site - low density	50	5,726,069	4,522,426	4,511,151	4,454,767	4,396,383	4,306,879	3,865,729	3,645,158
11	Residential Medium site - medium density	50	5,726,069	4,522,426	4,511,151	4,454,767	4,396,383	4,306,879	3,865,729	3,645,158
12	Residential Medium site - higher density (flats)	50	1,603,299	648,322	626,781	569,769	494,778	398,552	129,637	391,712
13	Residential Large site - low density	100	12,167,896	8,876,472	8,833,987	8,721,299	8,608,641	8,425,818	7,544,372	7,103,684
14	Residential Large site - medium density	100	12,167,896	8,876,472	8,833,987	8,721,299	8,608,641	8,425,818	7,544,372	7,103,684
15	Residential Large site - high density	100	4,731,960	6,956,492	6,955,977	6,748,078	6,636,180	6,439,377	5,516,965	5,355,759
16	Residential Large site - low density	200	27,812,333	18,426,589	18,345,862	18,131,280	15,916,899	15,568,967	13,891,570	13,052,871
17	Residential Large site - medium density	200	27,812,333	18,426,589	18,345,862	18,131,280	15,916,899	15,568,967	13,891,570	13,052,871
18	Strategic scale site - low density	500	67,358,253	22,577,223	22,558,493	21,946,969	21,336,444	20,480,831	16,366,700	14,308,834
19	Strategic scale site - medium density	500	67,358,253	22,577,223	22,558,493	21,946,969	21,336,444	20,480,831	16,366,700	14,308,834
20	Strategic scale site - high density	500	67,358,253	22,577,223	22,558,493	21,946,969	21,336,444	20,480,831	16,366,700	14,308,834
21	Strategic scale site - low density	2,000	376,556,761	82,226,911	81,813,413	79,263,839	77,073,394	73,979,229	59,935,963	53,379,828
22	Strategic scale site - medium density	2,000	376,556,761	82,226,911	81,813,413	79,263,839	77,073,394	73,979,229	59,935,963	53,379,828
23	Strategic scale site - high density	2,000	376,556,761	82,226,911	81,813,413	79,263,839	77,073,394	73,979,229	59,935,963	53,379,828
24	Housing for Elderly (C3) - high density	40	1,152,792	-1,152,792	-1,152,792	-1,152,792	-1,152,792	-1,152,792	-237,889	-306,969
25	Housing for Elderly (C3) - high density	60	925,351	-1,152,792	-1,152,792	-1,152,792	-1,152,792	-1,152,792	-237,889	-306,969
26	Housing for Elderly (C2) extra care	70	1,589,938	-1,384,174	-1,424,279	-1,469,218	-1,554,157	-1,658,658	-2,168,685	-2,425,710
27	Retail (convenience)	-	559,265	3,717,367	3,717,367	3,717,367	3,717,367	3,717,367	3,717,367	3,717,367
28	Office	-	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131
29	Office	-	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131
30	Office	-	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131
31	Industrial (40% plot ratio)	-	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265
32	Warehousing/logistics (50% plot ratio)	-	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213
33	Warehousing/logistics (60% plot ratio)	-	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213
34	Student housing development (medium density) 200 beds	-	1,167,586	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305
35	Student housing development (medium density) 250 beds	-	1,167,586	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305
36	Student housing development (medium density) 300 beds	-	1,167,586	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305
37	Student housing development (high density) 200 beds	-	1,167,586	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305
38	Student housing development (high density) 250 beds	-	1,167,586	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305
39	Student housing development (high density) 300 beds	-	1,167,586	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305
40	Hotel (100 rooms)	-	51,052	2,132,216	2,132,216	2,089,383	2,046,551	2,046,551	1,686,014	1,477,246
41	Hotel (125 rooms)	-	51,052	2,132,216	2,132,216	2,089,383	2,046,551	2,046,551	1,686,014	1,477,246
42	Hotel (150 rooms)	-	51,052	2,132,216	2,132,216	2,089,383	2,046,551	2,046,551	1,686,014	1,477,246
43	Leisure use	-	1,022,103	-78,774	-78,774	-85,285	-111,738	-111,738	-237,889	-306,969
44	Leisure use	-	1,022,103	-78,774	-78,774	-85,285	-111,738	-111,738	-237,889	-306,969
45	Leisure use	-	1,022,103	-78,774	-78,774	-85,285	-111,738	-111,738	-237,889	-306,969
46	Community use	-	567,214	-49,737	-49,737	-71,688	-83,639	-83,639	-281,611	-345,588
47	Community use	-	567,214	-49,737	-49,737	-71,688	-83,639	-83,639	-281,611	-345,588
48	Community use	-	567,214	-49,737	-49,737	-71,688	-83,639	-83,639	-281,611	-345,588

BLV 2: Secondary Industrial				Aff Hag:	40%					
BLV 2: Secondary Industrial				Mit value:	£5,658 per square metre					
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	470,323	468,126	462,304	456,481	447,033	401,481	378,708
2	Residential Small site - medium density	5	540,795	470,323	468,126	462,304	456,481	447,033	401,481	378,708
3	Residential Small site - higher density (flats)	5	151,423	97,081	94,883	88,159	81,433	76,612	16,003	8,429
4	Residential Small site - low density	10	1,081,591	940,645	936,251	924,807	912,963	894,068	802,963	757,411
5	Residential Small site - medium density	10	1,081,591	940,645	936,251	924,807	912,963	894,068	802,963	757,411
6	Residential Small site - higher density	10	302,845	184,181	189,767	176,318	162,868	141,224	36,004	16,689
7	Residential Medium site - low density	25	2,763,977	1,974,528	1,963,542	1,933,529	1,903,517	1,854,901	1,820,884	1,802,876
8	Residential Medium site - medium density	25	2,763,977	1,974,528	1,963,542	1,933,529	1,903,517	1,854,901	1,820,884	1,802,876
9	Residential Medium site - higher density	25	963,963	1,465,808	1,454,840	1,423,564	1,392,287	1,341,748	1,097,051	974,701
10	Residential Medium site - low density	50	5,726,069	4,522,426	4,511,151	4,454,767	4,396,383	4,306,879	3,865,729	3,645,158
11	Residential Medium site - medium density	50	5,726,069	4,522,426	4,511,151	4,454,767	4,396,383	4,306,879	3,865,729	3,645,158
12	Residential Medium site - higher density (flats)	50	1,603,299	648,322	626,781	569,769	494,778	398,552	129,637	391,712
13	Residential Large site - low density	100	12,167,896	8,876,472	8,833,987	8,721,299	8,608,641	8,425,818	7,544,372	7,103,684
14	Residential Large site - medium density	100	12,167,896	8,876,472	8,833,987	8,721,299	8,608,641	8,425,818	7,544,372	7,103,684
15	Residential Large site - high density	100	4,731,960	6,956,492	6,955,977	6,748,078	6,636,180	6,439,377	5,516,965	5,355,759
16	Residential Large site - low density	200	27,812,333	18,426,589	18,345,862	18,131,280	15,916,899	15,568,967	13,891,570	13,052,871
17	Residential Large site - medium density	200	27,812,333	18,426,589	18,345,862	18,131,280	15,916,899	15,568,967	13,891,570	13,052,871
18	Strategic scale site - low density	500	67,358,253	22,577,223	22,558,493	21,946,969	21,336,444	20,480,831	16,366,700	14,308,834
19	Strategic scale site - medium density	500	67,358,253	22,577,223	22,558,493	21,946,969	21,336,444	20,480,831	16,366,700	14,308,834
20	Strategic scale site - high density	500	67,358,253	22,577,223	22,558,493	21,946,969	21,336,444	20,480,831	16,366,700	14,308,834
21	Strategic scale site - low density	2,000	376,556,761	82,226,911	81,813,413	79,263,839	77,073,394	73,979,229	59,935,963	53,379,828
22	Strategic scale site - medium density	2,000	376,556,761	82,226,911	81,813,413	79,263,839	77,073,394	73,979,229	59,935,963	53,379,828
23	Strategic scale site - high density	2,000	376,556,761	82,226,911	81,813,413	79,263,839	77,073,394	73,979,229	59,935,963	53,379,828
24	Housing for Elderly (C3) - high density	40	1,152,792	-1,152,792	-1,152,792	-1,152,792	-1,152,792	-1,152,792	-237,889	-306,969
25	Housing for Elderly (C3) - high density	60	925,351	-1,152,792	-1,152,792	-1,152,792	-1,152,792	-1,152,792	-237,889	-306,969
26	Housing for Elderly (C2) extra care	70	1,589,938	-1,384,174	-1,424,279	-1,469,218	-1,554,157	-1,658,658	-2,168,685	-2,425,710
27	Retail (convenience)	-	559,265	3,717,367	3,717,367	3,717,367	3,717,367	3,717,367	3,717,367	3,717,367
28	Office	-	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131
29	Office	-	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131
30	Office	-	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131	1,118,131
31	Industrial (40% plot ratio)	-	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265	2,236,265
32	Warehousing/logistics (50% plot ratio)	-	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213
33	Warehousing/logistics (60% plot ratio)	-	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213
34	Student housing development (medium density) 200 beds	-	1,167,586	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305
35	Student housing development (medium density) 250 beds	-	1,167,586	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305
36	Student housing development (medium density) 300 beds	-	1,167,586	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305	17,916,305
37	Student housing development (high density) 200 beds	-	1,167,586	17,916,305	17,916,305	17,916,305	17,91			

Table 6.27.8: Cumulative impact of emerging policies (sales values of £5,809 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY				Aff Hag:	40%					
BLV 1: Secondary Offices				Mit value:	£5,809 per square metre					
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	504,824	502,427	496,895	490,793	491,334	435,753	413,007
2	Residential Small site - medium density	5	540,795	504,824	502,427	496,895	490,793	491,334	435,753	413,007
3	Residential Small site - higher density (flats)	5	151,423	126,237	124,040	117,315	110,590	99,769	47,158	20,855
4	Residential Small site - low density	10	1,081,591	1,009,249	1,004,854	993,219	991,596	992,669	871,565	826,914
5	Residential Small site - medium density	10	1,081,591	1,009,249	1,004,854	993,219	991,596	992,669	871,565	826,914
6	Residential Small site - higher density	10	302,845	252,474	244,000	234,630	221,190	199,537	94,318	41,707
7	Residential Medium site - low density	25	1,774,813	2,140,890	2,129,004	2,099,892	2,069,879	2,021,283	1,796,446	1,669,036
8	Residential Medium site - medium density	25	1,774,813	2,140,890	2,129,004	2,099,892	2,069,879	2,021,283	1,796,446	1,669,036
9	Residential Medium site - higher density	25	963,963	1,624,905	1,613,999	1,582,722	1,551,445	1,509,908	1,258,209	1,153,860
10	Residential Medium site - low density	50	5,726,069	8,686,811	8,645,333	8,478,850	8,272,591	8,044,089	7,199,911	6,799,336
11	Residential Medium site - medium density	50	5,726,069	8,686,811	8,645,333	8,478,850	8,272,591	8,044,089	7,199,911	6,799,336
12	Residential Medium site - higher density (flats)	50	1,603,299	926,704	905,203	839,211	773,230	697,024	50,753	-109,922
13	Residential Large site - low density	100	12,167,896	9,836,870	9,496,721	9,344,063	9,271,405	9,086,573	8,207,136	7,766,417
14	Residential Large site - medium density	100	12,167,896	9,836,870	9,496,721	9,344,063	9,271,405	9,086,573	8,207,136	7,766,417
15	Residential Large site - high density	100	4,731,960	7,541,431	7,490,916	7,381,018	7,263,119	7,072,316	6,149,904	5,898,896
16	Residential Large site - low density	200	27,812,333	17,794,177	17,623,269	17,408,878	17,194,407	16,946,555	15,169,157	14,320,459
17	Residential Large site - medium density	200	14,465,631	15,480,621	15,407,724	14,868,495	14,625,565	14,267,889	12,530,516	11,876,859
18	Strategic scale site - low density	600	8,759,253	23,095,432	22,896,702	22,277,813	21,897,322	20,799,209	18,608,315	14,514,329
19	Strategic scale site - medium density	600	8,759,253	23,095,432	22,896,702	22,277,813	21,897,322	20,799,209	18,608,315	14,514,329
20	Strategic scale site - low density	2,000	376,556,761	93,879,471	92,872,874	90,727,490	88,516,926	85,413,769	75,453,401	62,931,281
21	Strategic scale site - medium density	2,000	283,917,531	62,447,774	62,191,734	60,516,054	58,917,666	56,147,246	49,468,467	42,160,359
22	Strategic scale site - low density	4,000	825,942,924	157,193,697	155,981,833	152,171,221	148,380,607	143,081,081	117,330,136	104,428,827
23	Strategic scale site - medium density with R&D	4,000	619,456,510	152,690,910	151,369,974	146,098,881	140,797,773	135,085,826	97,399,596	78,123,057
24	Housing for Elderly (C3) - high density	40	1,962,243	2,465,986	2,445,986	2,445,986	2,445,986	2,445,986	2,144,379	2,102,759
25	Housing for Elderly (C3) - high density	60	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798
26	Housing for Elderly (C2) extra care	70	1,589,938	1,157,510	1,157,510	1,157,510	1,157,510	1,157,510	1,157,510	1,157,510
27	Retail (comparison)	-	851,753	3,171,367	3,171,367	3,171,367	3,171,367	3,171,367	3,171,367	3,171,367
28	Retail (convenience)	-	3,407,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011
29	Office	-	1,703,505	720,991	720,991	699,204	678,204	657,204	718,194	1,348,269
30	Office	-	2,555,258	1,091,498	1,091,498	853,826	826,366	826,366	1,127,291	2,023,889
31	Industrial (40% plot ratio)	-	3,407,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011
32	Warehousing/logistics (50% plot ratio)	-	3,407,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011
33	Warehousing/logistics (60% plot ratio)	-	3,407,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011
34	Student housing development (medium density) 200 beds	-	1,029,132	14,902,832	14,902,832	14,902,832	14,902,832	14,902,832	13,902,832	13,902,832
35	Student housing development (medium density) 250 beds	-	1,029,132	14,902,832	14,902,832	14,902,832	14,902,832	14,902,832	13,902,832	13,902,832
36	Student housing development (medium density) 300 beds	-	1,029,132	14,902,832	14,902,832	14,902,832	14,902,832	14,902,832	13,902,832	13,902,832
37	Student housing development (medium density) 200 beds	-	1,029,132	14,902,832	14,902,832	14,902,832	14,902,832	14,902,832	13,902,832	13,902,832
38	Student housing development (high density) 250 beds	-	1,029,132	14,902,832	14,902,832	14,902,832	14,902,832	14,902,832	13,902,832	13,902,832
39	Student housing development (high density) 300 beds	-	1,029,132	14,902,832	14,902,832	14,902,832	14,902,832	14,902,832	13,902,832	13,902,832
40	Hotel (100 rooms)	-	511,052	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253
41	Hotel (125 rooms)	-	511,052	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253
42	Hotel (150 rooms)	-	511,052	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253
43	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
44	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
45	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
46	Community use	-	567,214	49,737	49,737	71,690	89,859	89,859	281,611	345,598
47	Community use	-	532,157	19,193	19,193	46,844	74,694	74,694	254,630	388,004
48	Community use	-	636,707	11,881	11,881	21,589	34,530	34,530	306,457	452,421

BLV 2: Secondary Industrial				Aff Hag:	40%					
BLV 2: Secondary Industrial				Mit value:	£5,809 per square metre					
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	504,824	502,427	496,895	490,793	491,334	435,753	413,007
2	Residential Small site - medium density	5	540,795	504,824	502,427	496,895	490,793	491,334	435,753	413,007
3	Residential Small site - higher density (flats)	5	151,423	126,237	124,040	117,315	110,590	99,769	47,158	20,855
4	Residential Small site - low density	10	1,081,591	1,009,249	1,004,854	993,219	991,596	992,669	871,565	826,914
5	Residential Small site - medium density	10	1,081,591	1,009,249	1,004,854	993,219	991,596	992,669	871,565	826,914
6	Residential Small site - higher density	10	302,845	252,474	244,000	234,630	221,190	199,537	94,318	41,707
7	Residential Medium site - low density	25	1,774,813	2,140,890	2,129,004	2,099,892	2,069,879	2,021,283	1,796,446	1,669,036
8	Residential Medium site - medium density	25	1,774,813	2,140,890	2,129,004	2,099,892	2,069,879	2,021,283	1,796,446	1,669,036
9	Residential Medium site - higher density	25	963,963	1,624,905	1,613,999	1,582,722	1,551,445	1,509,908	1,258,209	1,153,860
10	Residential Medium site - low density	50	5,726,069	8,686,811	8,645,333	8,478,850	8,272,591	8,044,089	7,199,911	6,799,336
11	Residential Medium site - medium density	50	5,726,069	8,686,811	8,645,333	8,478,850	8,272,591	8,044,089	7,199,911	6,799,336
12	Residential Medium site - higher density (flats)	50	1,603,299	926,704	905,203	839,211	773,230	697,024	50,753	-109,922
13	Residential Large site - low density	100	12,167,896	9,836,870	9,496,721	9,344,063	9,271,405	9,086,573	8,207,136	7,766,417
14	Residential Large site - medium density	100	12,167,896	9,836,870	9,496,721	9,344,063	9,271,405	9,086,573	8,207,136	7,766,417
15	Residential Large site - high density	100	4,731,960	7,541,431	7,490,916	7,381,018	7,263,119	7,072,316	6,149,904	5,898,896
16	Residential Large site - low density	200	27,812,333	17,794,177	17,623,269	17,408,878	17,194,407	16,946,555	15,169,157	14,320,459
17	Residential Large site - medium density	200	14,465,631	15,480,621	15,407,724	14,868,495	14,625,565	14,267,889	12,530,516	11,876,859
18	Strategic scale site - low density	600	8,759,253	23,095,432	22,896,702	22,277,813	21,897,322	20,799,209	18,608,315	14,514,329
19	Strategic scale site - medium density	600	8,759,253	23,095,432	22,896,702	22,277,813	21,897,322	20,799,209	18,608,315	14,514,329
20	Strategic scale site - low density	2,000	376,556,761	93,879,471	92,872,874	90,727,490	88,516,926	85,413,769	75,453,401	62,931,281
21	Strategic scale site - medium density	2,000	283,917,531	62,447,774	62,191,734	60,516,054	58,917,666	56,147,246	49,468,467	42,160,359
22	Strategic scale site - low density	4,000	825,942,924	157,193,697	155,981,833	152,171,221	148,380,607	143,081,081	117,330,136	104,428,827
23	Strategic scale site - medium density with R&D	4,000	619,456,510	152,690,910	151,369,974	146,098,881	140,797,773	135,085,826	97,399,596	78,123,057
24	Housing for Elderly (C3) - high density	40	1,962,243	2,465,986	2,445,986	2,445,986	2,445,986	2,445,986	2,144,379	2,102,759
25	Housing for Elderly (C3) - high density	60	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798	1,409,798
26	Housing for Elderly (C2) extra care	70	1,589,938	1,157,510	1,157,510	1,157,510	1,157,510	1,157,510	1,157,510	1,157,510
27	Retail (comparison)	-	851,753	3,171,367	3,171,367	3,171,367	3,171,367	3,171,367	3,171,367	3,171,367
28	Retail (convenience)	-	3,407,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011
29	Office	-	1,703,505	720,991	720,991	699,204	678,204	657,204	718,194	1,348,269
30	Office	-	2,555,258	1,091,498	1,091,498	853,826	826,366	826,366	1,127,291	2,023,889
31	Industrial (40% plot ratio)	-	3,407,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011
32	Warehousing/logistics (50% plot ratio)	-	3,407,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011
33	Warehousing/logistics (60% plot ratio)	-	3,407,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011
34	Student housing development (medium density) 200 beds	-	1,029,132	14,902,832	14,902,832	14,902,832	14,902,832	14,902,832	13,902,832	13,902,832
35	Student housing development (medium density) 250 beds	-	1,029,132	14,902,832	14,902,832	14,902,832	14,902,832	14,902,832	13,902,832	13,902,832
36	Student housing development (medium density) 300 beds	-	1,029,132	14,902,832	14,902,832	14,902,832	14,902,832	14,902,832	13,902,832	13,902,832
37	Student housing development (medium density) 200 beds	-	1,029,13							

Table 6.27.9: Cumulative impact of emerging policies (sales values of £5,960 per square metre)

WOKINGHAM LOCAL PLAN VIABILITY

Aff Hag: 40%
Mit value: £5,960 per square metre

BLV 1: Secondary Offices

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	538,925	538,729	539,908	525,004	515,638	470,684	447,309
2	Residential Small site - medium density	5	540,795	538,925	538,729	539,908	525,004	515,638	470,684	447,309
3	Residential Small site - higher density (flats)	5	151,423	155,393	153,196	146,471	138,747	128,924	76,316	50,019
4	Residential Small site - low density	10	1,081,591	1,077,851	1,073,457	1,081,813	1,050,109	1,031,272	946,169	894,818
5	Residential Small site - medium density	10	1,081,591	1,077,851	1,073,457	1,081,813	1,050,109	1,031,272	946,169	894,818
6	Residential Small site - higher density	10	302,845	319,797	306,392	292,943	279,493	257,850	152,630	100,019
7	Residential Medium site - low density	25	1,714,813	1,704,143	1,773,158	1,741,881	1,710,605	1,669,066	1,415,368	1,293,920
8	Residential Medium site - medium density	25	1,714,813	1,704,143	1,773,158	1,741,881	1,710,605	1,669,066	1,415,368	1,293,920
9	Residential Medium site - higher density (flats)	25	572,609	520,794	517,915	512,331	506,747	493,242	434,082	431,519
10	Residential Medium site - low density	50	572,609	520,794	517,915	512,331	506,747	493,242	434,082	431,519
11	Residential Medium site - medium density	50	1,603,299	1,205,208	1,183,645	1,117,654	1,051,981	945,408	429,194	171,595
12	Residential Large site - low density	100	12,167,896	10,185,538	10,153,862	10,042,897	9,931,731	9,791,337	8,869,899	8,428,189
13	Residential Large site - medium density	100	12,167,896	10,185,538	10,153,862	10,042,897	9,931,731	9,791,337	8,869,899	8,428,189
14	Residential Large site - high density	100	4,174,371	4,131,855	4,131,855	4,013,957	3,986,058	3,958,255	3,702,843	3,521,837
15	Residential Large site - low density	200	27,812,333	18,981,795	18,980,857	18,698,487	18,472,075	18,124,144	16,446,746	15,608,047
16	Residential Large site - medium density	200	1,460,633	1,460,633	1,460,633	1,460,633	1,460,633	1,460,633	1,460,633	1,460,633
17	Residential Large site - higher density	200	8,758,253	28,986,797	28,986,797	28,986,797	27,600,945	26,753,077	22,832,945	20,572,876
18	Strategic scale site - low density	500	65,519,439	28,194,913	25,985,783	25,368,083	24,746,403	23,879,379	19,896,396	17,803,408
19	Strategic scale site - medium density	2,000	376,556,761	185,197,178	184,392,178	182,180,880	180,960,496	180,960,496	180,960,496	180,960,496
20	Strategic scale site - higher density	2,000	283,917,531	12,141,794	12,141,794	12,084,891	12,007,997	11,417,246	11,211,969	11,211,969
21	Strategic scale site - low density	4,000	825,942,924	176,818,898	175,587,034	171,796,420	168,005,908	162,708,398	137,111,848	124,238,376
22	Strategic scale site - medium density with R&D	4,000	619,456,510	175,474,436	172,187,890	168,987,796	161,747,723	158,034,728	118,059,481	104,185,275
23	Housing for Elderly (C3) - high density	40	1,062,243	1,062,243	1,062,243	1,062,243	1,062,243	1,062,243	1,062,243	1,062,243
24	Housing for Elderly (C3) - high density	60	1,409,798	744,277	770,106	825,823	851,539	871,189	1,407,855	1,625,820
25	Housing for Elderly (C2) extra care	70	1,589,938	802,848	859,951	1,015,889	1,089,828	1,185,331	1,683,368	1,947,309
26	Housing for Elderly (C2) extra care	70	1,589,938	802,848	859,951	1,015,889	1,089,828	1,185,331	1,683,368	1,947,309
27	Retail (comparison)	-	851,753	1,171,367	1,171,367	1,171,367	1,171,367	1,171,367	1,171,367	1,171,367
28	Retail (convenience)	-	1,467,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011	1,118,011
29	Office	-	1,703,505	720,991	720,991	689,234	417,576	417,576	758,194	1,348,265
30	Office	-	2,555,258	1,081,498	1,081,498	853,826	626,366	626,366	1,137,291	2,023,889
31	Industrial (40% plot ratio)	-	1,467,011	1,467,011	1,467,011	1,467,011	1,467,011	1,467,011	1,467,011	1,467,011
32	Warehousing/logistics (50% plot ratio)	-	1,724,213	1,724,213	1,724,213	1,684,228	1,644,228	1,644,228	1,339,702	1,187,439
33	Warehousing/logistics (60% plot ratio)	-	3,407,011	2,102,822	2,102,822	2,084,830	2,068,938	2,068,938	1,641,598	1,465,790
34	Student housing development (medium density) 200 beds	-	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925
35	Student housing development (medium density) 250 beds	-	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132
36	Student housing development (medium density) 300 beds	-	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865
37	Student housing development (medium density) 200 beds	-	54,106	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561
38	Student housing development (medium density) 250 beds	-	681,462	12,141,794	12,141,794	12,084,891	12,007,997	11,417,246	11,211,969	11,211,969
39	Student housing development (high density) 300 beds	-	816,954	14,828,008	14,828,008	14,535,735	14,443,462	14,443,462	13,734,561	13,366,110
40	Hotel (100 rooms)	-	511,052	2,132,216	2,132,216	2,089,383	2,044,551	2,044,551	1,686,014	1,477,246
41	Hotel (125 rooms)	-	1,092	3,063,246	3,063,246	3,063,246	3,063,246	3,063,246	3,063,246	3,063,246
42	Hotel (150 rooms)	-	511,052	3,063,246	3,063,246	3,063,246	3,063,246	3,063,246	3,063,246	3,063,246
43	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
44	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
45	Leisure use	-	1,022,103	78,774	78,774	85,285	111,738	111,738	227,889	306,999
46	Community use	-	567,214	49,737	49,737	71,688	89,839	89,839	281,811	345,588
47	Community use	-	532,157	18,183	18,183	46,844	74,694	74,694	254,632	388,004
48	Community use	-	638,707	11,881	11,881	21,589	34,538	34,538	306,457	452,421

BLV 2: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%				Accessibility	NZC Lower scenario	NZC Higher scenario
				EV charging	BNG 10%	BNG 20%				
1	Residential Small site - low density	5	354,963	358,925	358,729	359,908	325,004	315,638	470,684	447,309
2	Residential Small site - medium density	5	354,963	358,925	358,729	359,908	325,004	315,638	470,684	447,309
3	Residential Small site - higher density (flats)	5	99,390	155,393	153,196	146,471	138,747	128,924	76,316	50,019
4	Residential Small site - low density	10	709,925	1,077,851	1,073,457	1,081,813	1,050,109	1,031,272	946,169	894,818
5	Residential Small site - medium density	10	709,925	1,077,851	1,073,457	1,081,813	1,050,109	1,031,272	946,169	894,818
6	Residential Small site - higher density	10	196,779	319,797	306,392	292,943	279,493	257,850	152,630	100,019
7	Residential Medium site - low density	25	1,714,813	1,704,143	1,773,158	1,741,881	1,710,605	1,669,066	1,415,368	1,293,920
8	Residential Medium site - medium density	25	1,714,813	1,704,143	1,773,158	1,741,881	1,710,605	1,669,066	1,415,368	1,293,920
9	Residential Medium site - higher density (flats)	25	628,154	576,209	573,329	567,745	554,242	540,737	461,577	459,019
10	Residential Medium site - low density	50	572,609	520,794	517,915	512,331	506,747	493,242	434,082	431,519
11	Residential Medium site - medium density	50	1,603,299	1,205,208	1,183,645	1,117,654	1,051,981	945,408	429,194	171,595
12	Residential Large site - higher density (flats)	100	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360
13	Residential Large site - low density	100	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360
14	Residential Large site - medium density	100	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360
15	Residential Large site - high density	100	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360
16	Residential Large site - low density	200	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360
17	Residential Large site - medium density	200	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360	1,052,360
18	Strategic scale site - low density	500	57,340,123	28,098,707	28,012,279	28,025,592	27,800,845	26,753,077	22,822,945	20,572,878
19	Strategic scale site - medium density	2,000	376,556,761	185,245,513	185,865,720	185,865,720	185,865,720	185,865,720	185,865,720	185,865,720
20	Strategic scale site - high density	2,000	283,917,531	12,141,794	12,141,794	12,141,794	12,141,794	12,141,794	12,141,794	12,141,794
21	Strategic scale site - medium density	2,000	196,359,399	84,759,692	84,759,692	84,759,692	84,759,692	84,759,692	84,759,692	84,759,692
22	Strategic scale site - low density	4,000	542,724,796	158,818,898	158,818,898	158,818,898	158,818,898	158,818,898	158,818,898	158,818,898
23	Strategic scale site - medium density with R&D	4,000	496,585,587	172,487,890	172,487,890	172,487,890	172,487,890	172,487,890	172,487,890	172,487,890
24	Housing for Elderly (C3) - high density	40	715,005	485,897	483,133	452,313	457,494	417,325	380,919	353,837
25	Housing for Elderly (C3) - high density	60	925,351	734,277	770,106	825,823	851,539	871,189	1,407,855	1,625,820
26	Housing for Elderly (C2) extra care	70	1,043,580	809,861	859,951	1,015,889	1,089,828	1,185,331	1,683,368	1,947,309
27	Retail (convenience)	-	859,068	1,171,367	1,171,367	1,171,367	1,171,367	1,171,367	1,171,367	1,171,367
28	Retail (convenience)	-	2,236,265	1,310,336	1,310,336	1,298,881	1,278,367	1,278,367	1,158,598	1,083,699
29	Office	-	1,118,112	720,991	720,991	689,234	417,576	417,576	758,194	1,348,265
30	Office	-	1,767,199	1,081,498	1,081,498	853,826	626,366	626,366	1,137,291	2,023,889
31	Industrial (40% plot ratio)	-	2,236,265	1,310,336	1,310,336	1,310,336	1,310,336	1,310,336	1,310,336	1,310,336
32	Warehousing/logistics (50% plot ratio)	-	2,236,265	1,310,336	1,310,336	1,310,336	1,310,336	1,310,336	1,310,336	1,310,336
33	Warehousing/logistics (60% plot ratio)	-	2,236,265	1,310,336	1,310,336	1,310,336	1,310,336	1,310,336	1,310,336	1,310,336
34	Student housing development (medium density) 200 beds	-	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925	1,022,925
35	Student housing development (medium density) 250 beds	-	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132
36	Student housing development (medium density) 300 beds	-	1,677,599	1,677,599	1,677,599	1,677,599	1,677,599	1,677,599	1,677,599	1,677,599
37	Student housing development (medium density) 200 beds	-	54,106	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561	8,895,561
38	Student housing development (medium density) 250 beds	-	681,462	12,141,794	12,141,794	12,084,891	12,007,997	11,417,246	11,211,969	11,211,969
39	Student housing development (high density) 300 beds	-	816,954	14,828,008	14,828,008	14,535,735	14,443,462	14,443,462	13,734,561	13,366,110
40	Hotel (100 rooms)	-	511,052	2,132,265	2,132,265	2,098,383	2,044,551	2,044,551	1,995,074	1,477,248
41	Hotel (150 rooms)	-	355,440	3,093,546	3,093,546	2,938,445	2,869,256	2,869,256	2,594,125	2,094,125
42	Hotel (150 rooms)	-	355,440	3,093,546	3,093,546	2,938,445	2,869,256	2,869,256	2,594,125	2,094,125
43	Leisure use	-	670,679	76,774	76,774	86,285	111,736	111,736	223,889	300,349
44	Leisure use	-	670,679	76,774	76,774	86,285	111,736	111,736	223,889	300,349
45	Leisure use	-	670,679	80,109	80,109	86,623	113,144	113,144	239,276	302,842
46	Community use	-	372,303	49,737	49,737	71,890	83,658	83,658	120,811	143,506
47	Community use	-	346,230	49,737	49,737	71,890	83,658	83,658	120,811	143,506
48	Community use	-	419,229	11,181	11,181	21,530	24,530	24,530	20,431	23,530

7 Strategic sites

- 7.1 Typologies 18 to 23 are reflective of the strategic sites that the Council expects to come forward over the emerging plan period. These are intended to reflect the major developments identified in policies SS11 to SS13.
- 7.2 Policy SS11 (Arborfield Green Strategic Development Location) identifies an area for the development of 3,047 residential units, although these will come forward on a number of separate sites. The bulk of these units (2,137 dwellings or 87% of the total) will come forward on schemes that have already secured planning permission.
- 7.3 Similarly, Policy SS12 (South Wokingham Strategic Development Location) identifies the delivery of sites accommodating 2,975 residential units, 1,875 units of which are on sites with planning permission. 1,100 residential units are expected to come forward on a site south of Waterloo Road, which will be required to provide a new one-form entry primary school.
- 7.4 Policy SS13 (Loddon Valley Garden Village) envisages the delivery of circa 4,000 residential units plus circa 100,000 square metres of research and development floorspace. The scheme will require two 3-form entry primary schools and an 8-form secondary school. Community Infrastructure requirements for this site have been discussed with the landowners, resulting in an identified cost of £18,000 per residential unit, comprising the following:

Table 7.4.1: Loddon Valley community infrastructure requirements

Description	Landowner s cost estimate
Primary Education 3 form entry (x 2)	£22,509,835
Secondary school	£28,287,283
Early Years Provision - within new primary schools (x 2)	£1,700,982
Adult and Community Learning	£2,779,523
SEND Provision	£3,112,208
New GP provision	£3,208,793
Multi use community centres inc. voluntary/youth/café/leisure/ etc	£2,564,888
Ambulance	£1,541,079
Fire	£1,541,079
Total	£67,245,671
<i>Total dwellings</i>	<i>3,750</i>
<i>Per dwelling</i>	<i>£17,932</i>

- 7.5 Loddon Valley and the two strategic development locations are located to the south of the M4, where residential sales values are in a range from £5,053 to £5,355 per square metre. All three areas are predominantly greenfield, resulting a low benchmark land values, which will aid viability of developments coming forward. Given the strategic nature of the sites and the extensive infrastructure requirements, it would be appropriate to consider the viability of developments coming forward against the 'lower greenfield' Benchmark Land Value of £247,000 per gross hectare.
- 7.6 The relevant appraisal outputs are therefore summarised in tables 7.6.1 to 7.6.6 below. The sites are tested with varying sales values within the range £5,053 to £5,355 per square metre¹⁷. For each value, we have shown the residual land value outputs assuming CIL is paid and with a nil CIL liability (which could also be taken to reflect a situation where exceptional circumstances relief is applied, or

¹⁷ Given that the bulk of sales data referred to at paragraph 4.2 relates to sales of existing properties and therefore not reflective of a new build premium, this range is likely to be conservative.

where the Council has agreed to a partial or full CIL in kind).

Table 7.6.1: Strategic sites appraisal outputs (sales values of £5,053 per square metre)

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)			£247,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
			20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
18 Strategic scale site - low density	500	£6,333,333	24,785,016	22,054,628	19,355,485	16,687,527	14,039,163	11,413,574	8,819,444	6,256,774	3,725,585	1,225,818	-	1,281,209
19 Strategic scale site - medium density	500	£4,750,000	21,529,602	18,875,971	16,245,949	13,634,523	11,053,800	8,503,782	5,984,469	3,495,859	1,037,954	-	-	3,889,682
20 Strategic scale site - low density	2,000	£27,444,444	89,161,960	79,239,874	69,371,542	59,646,969	50,036,156	40,484,672	31,032,101	21,684,189	12,459,828	3,259,517	-	5,914,066
21 Strategic scale site - medium density	2,000	£20,583,333	77,177,936	67,512,968	57,858,989	48,161,335	39,081,315	29,793,079	20,516,630	11,511,198	2,468,768	8,563,536	-	15,627,928
22 Strategic scale site - low density	4,000	£59,878,768	147,262,821	130,376,825	113,693,598	97,122,261	80,728,765	64,525,161	48,418,888	32,486,477	16,641,596	816,888	-	14,917,943
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	127,319,606	108,592,691	91,815,821	73,917,553	55,826,741	37,310,200	18,784,733	452,714	17,863,311	35,888,819	-	43,696,444

Table 7.6.2: Strategic sites appraisal outputs (sales values of £5,053 per square metre) nil CIL

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)			£247,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
18 Strategic scale site - low density	500	£6,333,333	50,164,888	46,022,887	41,928,883	37,882,677	33,884,289	29,933,658	26,030,846	22,175,531	18,364,657	14,578,711	10,840,896	
19 Strategic scale site - medium density	500	£4,750,000	46,939,869	42,875,218	38,857,622	34,887,001	30,963,595	27,087,164	23,257,788	19,470,915	15,709,360	11,995,187	8,328,399	
20 Strategic scale site - low density	2,000	£27,444,444	183,091,173	168,768,442	153,020,237	139,046,561	124,447,412	110,022,791	95,730,775	81,586,448	67,617,492	53,803,741	40,094,847	
21 Strategic scale site - medium density	2,000	£20,583,333	172,202,703	157,361,021	142,691,156	128,193,109	113,686,878	99,684,624	85,614,113	71,736,048	58,019,522	44,396,790	30,947,846	
22 Strategic scale site - low density	4,000	£59,878,768	315,203,010	288,380,291	263,815,909	238,547,729	213,514,084	188,779,719	164,342,991	140,100,395	116,157,785	92,402,194	68,677,990	
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	307,699,157	281,596,246	256,739,461	230,026,911	204,426,285	178,686,957	153,281,477	127,474,854	101,155,214	73,702,149	45,454,841	

Table 7.6.3: Strategic sites appraisal outputs (sales values of £5,204 per square metre)

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)		£247,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
			20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
18 Strategic scale site - low density	500	£6,333,333	29,852,687	26,870,704	23,922,847	21,009,115	18,129,508	15,284,026	12,463,093	9,663,464	6,888,231	4,167,381	1,470,947	
19 Strategic scale site - medium density	500	£4,750,000	26,520,259	23,619,806	20,752,689	17,910,905	15,118,275	12,329,071	9,573,463	6,851,445	4,163,031	1,508,207	1,148,472	
20 Strategic scale site - low density	2,000	£27,444,444	107,001,382	96,950,244	86,195,713	75,565,828	65,059,986	54,678,768	44,222,036	34,230,999	24,146,217	14,186,815	4,280,115	
21 Strategic scale site - medium density	2,000	£20,583,333	95,965,183	84,987,231	74,530,786	64,195,883	53,982,488	43,870,733	33,824,556	23,800,004	14,899,477	4,330,279	5,404,821	
22 Strategic scale site - low density	4,000	£59,878,768	179,422,580	161,025,777	142,759,487	124,704,426	106,860,596	89,186,711	71,855,165	54,336,149	37,103,188	20,038,081	3,072,435	
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	161,299,151	142,215,844	123,148,205	104,054,508	84,868,811	65,396,913	45,534,435	25,489,484	5,899,540	14,073,849	33,675,264	

Table 7.6.4: Strategic sites appraisal outputs (sales values of £5,204 per square metre) nil CIL

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)			£247,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
			20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
18 Strategic scale site - low density	500	£6,333,333	55,167,694	50,793,994	46,453,833	42,164,139	37,925,115	33,736,761	29,599,078	25,512,698	21,475,725	17,466,441	13,523,135	
19 Strategic scale site - medium density	500	£4,750,000	51,885,109	47,574,961	43,314,696	39,104,320	34,943,827	30,833,220	26,772,497	22,761,859	18,790,440	14,859,591	10,970,402	
20 Strategic scale site - low density	2,000	£27,444,444	202,077,848	186,083,969	170,241,728	154,584,410	139,112,046	123,824,637	108,722,182	93,775,491	78,969,358	64,349,095	49,882,097	
21 Strategic scale site - medium density	2,000	£20,583,333	190,149,454	174,416,845	158,866,324	143,497,890	128,311,543	113,307,283	98,455,281	83,742,257	69,212,221	54,847,752	40,588,286	
22 Strategic scale site - low density	4,000	£59,878,768	346,168,400	318,785,464	291,724,545	264,978,591	238,544,593	212,348,086	186,457,417	160,883,322	135,519,925	110,468,150	85,599,214	
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	338,941,495	311,430,381	284,140,324	257,083,456	230,183,594	203,353,950	176,583,731	149,733,232	122,571,384	94,882,077	65,361,485	

Table 7.6.5: Strategic sites appraisal outputs (sales values of £5,355 per square metre)

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)			£247,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
							20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
18 Strategic scale site - low density	500	£6,333,333	34,920,359	31,686,781	28,490,230	25,330,704	22,208,203	19,122,728	16,074,278	13,062,853	10,070,697	7,108,968	4,184,368	
19 Strategic scale site - medium density	500	£4,750,000	31,611,915	28,363,642	25,261,660	22,175,670	19,135,969	16,132,460	13,162,467	10,207,838	7,288,107	4,405,659	1,859,698	
20 Strategic scale site - low density	2,000	£27,444,444	126,293,534	114,551,728	102,544,333	91,471,357	80,983,816	69,819,475	57,608,262	46,893,180	35,821,737	25,011,766	14,337,977	
21 Strategic scale site - medium density	2,000	£20,583,333	113,968,879	102,435,242	91,102,607	79,875,762	68,780,961	57,815,203	46,957,487	36,249,840	25,599,864	15,883,152	4,630,120	
22 Strategic scale site - low density	4,000	£59,878,768	211,391,234	191,415,552	171,888,415	152,149,819	132,815,748	113,855,489	94,724,885	75,968,878	57,375,644	38,948,652	20,671,871	
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	194,731,255	174,231,484	153,841,057	133,482,657	113,079,328	92,554,496	71,771,694	50,498,212	28,975,906	7,723,278	13,464,082	

Table 7.6.6: Strategic sites appraisal outputs (sales values of £5,355 per square metre) nil CIL

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)			£247,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
			20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
18 Strategic scale site - low density	500	66,333,333	60,153,169	55,531,990	50,964,138	46,445,600	41,965,960	37,539,863	33,167,311	28,848,301	24,582,836	20,370,914	16,205,373	
19 Strategic scale site - medium density	500	4,750,000	56,803,292	52,086,307	47,771,775	43,521,559	39,244,060	34,979,276	30,697,286	26,047,851	21,861,211	17,723,415	13,612,407	
20 Strategic scale site - low density	2,000	£27,444,444	220,200,126	203,325,152	186,644,916	172,122,258	153,776,680	137,626,483	121,671,686	105,912,229	90,321,225	74,974,282	59,623,705	
21 Strategic scale site - medium density	2,000	£20,583,333	200,035,733	191,487,702	175,941,491	159,002,671	142,756,208	126,502,101	111,240,353	95,748,485	80,393,810	65,232,463	50,228,726	
22 Strategic scale site - low density	4,000	£59,878,768	377,068,600	348,216,687	319,633,281	291,383,570	263,467,553	235,885,233	208,570,227	181,558,572	154,882,057	128,420,240	102,264,359	
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	370,079,471	341,130,032	312,403,048	283,932,491	255,689,416	227,578,885	199,585,893	171,571,042	143,422,925	114,829,437	85,160,283	

7.7 The appraisal results indicate that the strategic sites/development locations are likely to be viable over the plan period at the levels of affordable housing sought by Policy H3 and policies SS11 to SS13. Given the extensive on-site community infrastructure we have assumed will be delivered and potential additional requirements for contributions towards off-site works, including highways, if there are viability issues when applications are brought forward, the Council has the option of accepting a reduced affordable housing requirement (or an alternative affordable tenure mix); or deploying CIL exceptional circumstances relief or CIL in kind, reflecting the provision of infrastructure on-site. Another option is to undertake a review of the Charging Schedule and nil rate the strategic development locations and Loddon Garden Village on the basis that they are providing all the required community infrastructure on-site. This option appears to be less desirable than CIL in-kind or exceptional circumstances relief, as the Council would miss out on the potential for additional funds towards borough-wide infrastructure if strategic development sites can viably pay CIL as well as delivering infrastructure on-site.

8 Potential alternative CIL rates testing

- 8.1 We have considered the extent to which developments in the Borough might be able to viably absorb higher rates of CIL to those in the adopted Charging Schedule (subject to indexation). The current CIL rates for 2024 are summarised in Table 8.1.1.

Table 8.1.1: Adopted CIL rates with indexation

Development type	Area	Adopted rate	Indexed rate
Residential Development (excluding Sheltered Housing, Extra Care Housing and Residential Institutions)	South of M4 SDL	£300	£458.69
	South Wokingham SDL	£320	£489.27
	North Wokingham SDL	£340	£519.85
	Arborfield SDL	£365	£558.07
	Rest of Borough	£365	£558.07
Sheltered housing	South of M4 SDL, South Wokingham SDL, North Wokingham SDL, Arborfield SDL	£365	£558.07
	Rest of Borough	£150	£229.34
Residential institutions and Extra Care Housing	South of M4 SDL, South Wokingham SDL, North Wokingham SDL, Arborfield SDL	£100	£152.90
	Rest of Borough	£60	£91.74
Retail	Existing town/small town/district centres	£0	£0
	Arborfield SDL	£0	£0
	Rest of Borough	£50	£76.45
All other development types	Whole Borough	£0	£0

- 8.2 In considering the potential for alternative CIL rates, it is vital that the appraisals incorporate all of the emerging policies. We have therefore factored in all of the policies outlined in Section 6 (EVC, BNG of 20%, Accessibility, NZC (Scenario 1) and affordable housing tenure mix of 25% First Homes, 52.5% social rent and 22.5% shared ownership).
- 8.3 With regards to affordable housing, clearly Policy H3 can be applied with a degree of flexibility to address site-specific viability issues. However, we understand that 21% of all dwellings completed in the five years 2018/19 to 2022/23 were affordable¹⁸. The total dwellings completed will include schemes which are not required to provide affordable housing, so the percentage delivered as affordable will be slightly higher. We have focused on the appraisal outputs incorporating the percentage of affordable housing required by emerging Policy H3.
- 8.4 In order to establish any additional capacity for developments to absorb higher levels of CIL, we have removed the existing CIL from our appraisals and calculated the amount by which each residual land value exceeds the relevant benchmark land value for each development typology. Where the residual land value exceeds the benchmark land value, we have converted the identified surplus into a per square metre rate. These per square metre rates indicate the maximum level at which CIL could, in principle, be set for each development typology. The PPG on CIL requires that, in setting rates, charging authorities do not set rates that are at the margins of viability and a 'buffer' or 'margin' should be applied to allow for (a) changing market conditions and (b) differences between the modelling that informs the rates and site-specific conditions (that may only become apparent when an application is submitted).
- 8.5 The outputs of the testing described in paragraph 8.4 are summarised in tables 8.5.1 to 8.5.9 (and also at Appendix 11), for each value point in the Borough-wide range of £4,750 to £5,960 per square metre. The most relevant outputs are those at which the percentage of affordable housing required by emerging Policy H3 are met – these are shown shaded in green and reflect the differential percentage for previously developed land (the first two sets of outputs, reflecting existing secondary offices and secondary industrial) and greenfield sites (the last two sets of outputs in each table).

¹⁸ Based on Wokingham Borough Council monitoring.

Table 8.5.1: Maximum CIL rates (residential value area A - £4,750 per square metre)

BLV 1		Sales value £4,750 psn										AH tenure										Rented 53%										SO 23%										First mins 25%									
Description		Floor areas		BLV		0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH																									
1	Residential Small site - low density	507	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
2	Residential Small site - medium density	507	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
3	Residential Small site - higher density (flats)	507	507	£151,423	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
4	Residential Small site - low density	1,014	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
5	Residential Small site - medium density	1,014	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
6	Residential Small site - higher density	1,014	1,014	£302,645	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
7	Residential Medium site - low density	2,536	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
8	Residential Medium site - medium density	2,536	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
9	Residential Medium site - higher density	2,536	2,536	£950,963	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
10	Residential Medium site - low density	5,072	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
11	Residential Medium site - medium density	5,072	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
12	Residential Medium site - higher density (flats)	5,072	5,072	£1,603,299	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
13	Residential Large site - low density	10,144	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
14	Residential Large site - medium density	10,144	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
15	Residential Large site - high density	10,144	10,144	£4,731,960	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
16	Residential Large site - low density	20,287	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
17	Residential Large site - medium density	20,287	20,287	£19,468,633	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
18	Strategic scale site - low density	50,718	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
19	Strategic scale site - medium density	50,718	50,718	£65,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
20	Strategic scale site - low density	202,873	202,873	£378,558,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
21	Strategic scale site - medium density	202,873	202,873	£280,917,511	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
22	Strategic scale site - low density	405,748	405,748	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
23	Strategic scale site - medium density with R&D	505,748	505,748	£619,456,518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
24	Housing for Elderly (C3) - high density	2,900	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
25	Housing for Elderly (C3) - low density	4,350	4,350	£1,409,798	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
26	Housing for Elderly (C2) extra care	5,075	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
27	Retal (companion)	4,000	4,000	£851,753	577	577	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
28	Retal (convenience)	1,500	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
29	Office	10,000	10,000	£1,703,556	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
30	Office	15,000	15,000	£2,555,268	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
31	Industrial (40% plot ratio)	4,000	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
32	Warehousing/logistics (50% plot ratio)	5,000	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
33	Warehousing/logistics (60% plot ratio)	6,000	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
34	Student housing development (medium density) 200 beds	4,000	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230																								
35	Student housing development (medium density) 250 beds	5,500	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239																								
36	Student housing development (medium density) 300 beds	6,600	6,600	£1,776,885	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232																								
37	Student housing development (high density) 200 beds	4,000	4,000	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329																								
38	Student housing development (high density) 250 beds	4,500	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338																								
39	Student housing development (high density) 300 beds	5,400	5,400	£816,694	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345																								
40	Hotel (100 rooms)	2,500	2,500	£2,400,000	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482																								
41	Hotel (125 rooms)	3,438	3,438	£3,151,052	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482																								
42	Hotel (150 rooms)	4,500	4,500	£5,101,052	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528																								
43	Leisure use	1,502	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
44	Leisure use	1,502	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
45	Leisure use	1,502	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
46	Community use	2,000	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
47	Community use	2,500	2,500	£552,157	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
48	Community use	3,000	3,000	£636,707	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								

BLV2		Sales value £4,750 psn										AH tenure										Rented 53%										SO 23%										First mins 25%									
Description		Floor areas		BLV		0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH																									
1	Residential Small site - low density	507	507	£354,963	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
2	Residential Small site - medium density	507	507	£354,963	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
3	Residential Small site - higher density (flats)	507	507	£396,396	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
4	Residential Small site - low density	1,014	1,014	£709,925	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
5	Residential Small site - medium density	1,014	1,014	£709,925	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
6	Residential Small site - higher density	1,014	1,014	£196,779	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
7	Residential Medium site - low density	2,536	2,536	£1,774,813	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
8	Residential Medium site - medium density	2,536	2,536	£1,774,813	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
9	Residential Medium site - higher density	2,536	2,536	£626,154	84	43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
10	Residential Medium site - low density	5,072	5,072	£3,758,428	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
11	Residential Medium site - medium density	5,072	5,072	£3,758,428	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
12	Residential Medium site - higher density (flats)	5,072	5,072	£1,052,360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																								
13	Residential Large site - low density	10,144	10,144	£7,966,660	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																													

Table 8.5.2: Maximum CIL rates (residential value area B - £4,901 per square metre)

WOKINGHAM CIL			Sales value £4,901 psm		AH tenure		Rented 53%	SO 23%	Frst Hms 25%											
BLV 1	Description	Floor areas	BLV	Residual land values																
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1	Residential Small site - low density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2	Residential Small site - medium density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4	Residential Small site - low density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5	Residential Small site - medium density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
9	Residential Medium site - higher density	2,536	£653,963	56	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10	Residential Medium site - low density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11	Residential Medium site - medium density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£12,167,696	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
14	Residential Large site - medium density	10,144	£12,167,696	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
15	Residential Large site - high density	10,144	£4,731,960	87	41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
17	Residential Large site - medium density	20,287	£19,466,033	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£619,456,516	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£1,499,786	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
29	Office	10,000	£1,703,566	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	
36	Student housing development (medium density) 300 beds	6,000	£1,778,665	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	
37	Student housing development (high density) 200 beds	3,600	£546,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	
39	Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	
40	Hotel (100 rooms)	2,500	£511,652	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	
41	Hotel (125 rooms)	3,438	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	
42	Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

BLV2	Description	Floor areas	BLV	Residual land values															
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Residential Small site - low density	507	£354,963	116	63	10	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£354,963	132	78	25	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£99,336	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	116	63	10	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£709,925	132	78	25	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£198,779	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	116	63	10	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£1,774,813	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£626,154	185	140	95	51	7	-	-	-	-	-	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£3,758,428	62	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	77	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£7,986,660	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£7,986,660	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£1,165,023	247	201	155	110	66	22	-	-	-	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£18,255,223	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,656	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£57,540,123	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,065,062	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£198,355,399	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£405,563,597	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£71																

Table 8.5.3: Maximum CIL rates (residential value area C - £5,053 per square metre)

BLV 1			Sales value £5,053 psfm			AH tenure			Rented 53%			SO 23%			Frst Hms 25%		
Description			Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Residential Small site - low density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-		
2	Residential Small site - medium density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-		
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-	-		
4	Residential Small site - low density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-		
5	Residential Small site - medium density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-		
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-	-		
7	Residential Medium site - low density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-		
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-		
9	Residential Medium site - higher density	2,536	£953,963	157	107	57	8	-	-	-	-	-	-	-	-		
10	Residential Medium site - low density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	-		
11	Residential Medium site - medium density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	-		
12	Residential Medium site - higher density (flats)	5,072	£1,682,299	-	-	-	-	-	-	-	-	-	-	-	-		
13	Residential Large site - low density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-	-		
14	Residential Large site - medium density	10,144	£12,167,896	-	-	-	-	-	-	-	-	-	-	-	-		
15	Residential Large site - high density	10,144	£4,731,960	188	136	86	36	-	-	-	-	-	-	-	-		
16	Residential Large site - low density	20,287	£27,612,333	-	-	-	-	-	-	-	-	-	-	-	-		
17	Residential Large site - medium density	20,287	£19,468,633	-	-	-	-	-	-	-	-	-	-	-	-		
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-		
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-		
20	Strategic scale site - high density	202,873	£378,558,781	-	-	-	-	-	-	-	-	-	-	-	-		
21	Strategic scale site - medium density	202,873	£283,917,571	-	-	-	-	-	-	-	-	-	-	-	-		
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	-		
23	Strategic scale site - medium density with R&D	505,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-	-		
24	Housing for Elderly (C3) - low density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-		
25	Housing for Elderly (C3) - high density	4,350	£1,469,798	-	-	-	-	-	-	-	-	-	-	-	-		
26	Housing for Elderly (C2) extra care	4,000	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-		
27	Retal (companion)	5,072	£851,753	577	577	577	577	577	577	577	577	577	577	577	577		
28	Retal (convenience)	1,500	£3,407,611	-	-	-	-	-	-	-	-	-	-	-	-		
29	Office	10,000	£1,703,556	-	-	-	-	-	-	-	-	-	-	-	-		
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-		
31	Industrial (40% plot ratio)	4,000	£3,407,611	-	-	-	-	-	-	-	-	-	-	-	-		
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,611	-	-	-	-	-	-	-	-	-	-	-	-		
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,611	-	-	-	-	-	-	-	-	-	-	-	-		
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230		
35	Student housing development (medium density) 250 beds	5,000	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239		
36	Student housing development (medium density) 300 beds	6,000	£1,778,865	2,332	2,332	2,332	2,332	2,332	2,332	2,332	2,332	2,332	2,332	2,332	2,332		
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329		
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338		
39	Student housing development (high density) 300 beds	5,400	£816,954	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345		
40	Hotel (100 rooms)	2,500	£51,100	-	-	-	-	-	-	-	-	-	-	-	-		
41	Hotel (125 rooms)	3,438	£51,052	482	482	482	482	482	482	482	482	482	482	482	482		
42	Hotel (150 rooms)	4,500	£51,052	528	528	528	528	528	528	528	528	528	528	528	528		
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-		
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-		
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-		
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	-		
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	-		
48	Community use	3,000	£636,707	-	-	-	-	-	-	-	-	-	-	-	-		

BLV 2			Sales value £5,053 psfm			AH tenure			Rented 53%			SO 23%			Frst Hms 25%		
Description			Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Residential Small site - low density	507	£354,963	225	167	109	51	-	-	-	-	-	-	-	-		
2	Residential Small site - medium density	507	£354,963	241	182	124	66	9	-	-	-	-	-	-	-		
3	Residential Small site - higher density (flats)	507	£98,368	-	-	-	-	-	-	-	-	-	-	-	-		
4	Residential Small site - low density	1,014	£709,925	225	167	109	51	-	-	-	-	-	-	-	-		
5	Residential Small site - medium density	1,014	£709,925	241	182	124	66	9	-	-	-	-	-	-	-		
6	Residential Small site - higher density	1,014	£196,779	-	-	-	-	-	-	-	-	-	-	-	-		
7	Residential Medium site - low density	2,536	£1,774,813	225	167	109	51	-	-	-	-	-	-	-	-		
8	Residential Medium site - medium density	2,536	£1,774,813	68	13	-	-	-	-	-	-	-	-	-	-		
9	Residential Medium site - higher density	2,536	£626,154	287	236	186	137	88	40	-	-	-	-	-	-		
10	Residential Medium site - low density	5,072	£3,758,428	-	-	-	-	-	-	-	-	-	-	-	-		
11	Residential Medium site - medium density	5,072	£3,758,428	183	128	69	12	-	-	-	-	-	-	-	-		
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	-	-	-	-	-	-	-	-	-	-	-	-		
13	Residential Large site - low density	10,144	£7,986,660	95	39	-	-	-	-	-	-	-	-	-	-		
14	Residential Large site - medium density	10,144	£7,986,660	110	54	-	-	-	-	-	-	-	-	-	-		
15	Residential Large site - high density	10,144	£3,105,923	348	297	246	196	147	88	50	2	-	-	-	-		
16	Residential Large site - low density	20,287	£18,255,223	-	-	-	-	-	-	-	-	-	-	-	-		
17	Residential Large site - medium density	20,287	£12,778,656	48	-	-	-	-	-	-	-	-	-	-	-		
18	Strategic scale site - low density	50,718	£57,340,123	-	-	-	-	-	-	-	-	-	-	-	-		
19	Strategic scale site - medium density	50,718	£43,005,092	-	-	-	-	-	-	-	-	-	-	-	-		
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-	-		
21	Strategic scale site - medium density	202,873	£186,355,399	-	-	-	-	-	-	-	-	-	-	-	-		
22	Strategic scale site - high density	405,746	£542,124,788	-	-	-	-	-	-	-	-	-	-	-	-		
23	Strategic scale site - medium density with R&D	505,746	£406,553,597	-	-	-	-	-	-	-	-	-	-	-	-		
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-	-		
25	Housing for Elderly (C3) - high density	4,350	£926,351	-	-	-	-	-	-	-	-	-	-	-	-		
26	Housing for Elderly (C2) extra care	4,000	£1,043,589	-	-	-	-	-	-	-	-	-	-	-	-		
27	Retal (companion)	4,000	£559,066	650	650	650	650	650	650	650	650	650	650	650	650		
28	Retal (convenience)	1,500	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	-		
29	Office	10,000	£1,118,132	-	-	-	-	-	-	-	-	-	-	-	-		
30	Office	15,000	£1,677,199	-	-	-	-	-	-	-	-	-	-	-	-		
31	Industrial (40% plot ratio)	4,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	-		
32	Warehousing/logistics (50% plot ratio)	5,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	-		
33	Warehousing/logistics (60% plot ratio)	6,000	£2,236,265	-	-	-	-	-	-	-	-	-	-	-	-		
34	Student housing development (medium density) 200 beds	4,000	£679,179	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317		
35	Student housing development (medium density) 250 beds	5,000	£930,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327		
36	Student housing development (medium density) 300 beds	6,000	£1,167,596	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325		
37	Student housing development (high density) 200 beds	3,600	£357,831	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381		
38	Student housing development (high density) 250 beds	4,500	£447,250	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397		
39	Student housing development (high density) 300 beds	5,400	£538,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397		
40	Hotel (100 rooms)	2,500	£335,440	478	478	478	478	478	478	478	478	478	478	478	478		
41	Hotel (125 rooms)	3,438	£335,440	533	533	533	533	533	533	533	533	533	533	533	533		
42	Hotel (150 rooms)	4,500	£335,440	587	587	587	587	587	587	587	587	587	587	587	587		
43	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	-		
44	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	-		
45	Leisure use	1,502	£670,879	-	-	-	-	-	-	-	-	-	-	-	-		
46	Community use	2,000	£372,383	-	-	-	-	-	-	-	-	-	-	-	-		
47	Community use	2,500	£349,293	-	-	-	-	-	-	-	-	-	-	-	-		
48	Community use	3,000	£419,229	-	-	-	-	-	-	-	-	-	-	-	-		

BLV 3			Sales value £5,053 psfm			AH tenure			Rented 53%			SO 23%			Frst Hms 25%		
Description			Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Residential Small site - low density	507	£58,730	810	757	893	635	578	532	487	412	358	304	252	202		
2	Residential Small site - medium density	507	£58,730	826	768	708	650	594	537	482	427	373	319	266	216		
3	Residential Small site - higher density (flats)																

Table 8.5.4: Maximum CIL rates (residential value area D - £5,204 per square metre)

JOKINGHAM CIL			Sales value £5,204 psm		AH tenure		Rented 53%		SO 23%		Fst Hms 25%												
LV 1	Description	Floor areas	BLV	Residual land values																			
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1	Residential Small site - low density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
2	Residential Small site - medium density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
4	Residential Small site - low density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
5	Residential Small site - medium density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
7	Residential Medium site - low density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
9	Residential Medium site - higher density	2,536	£653,963	259	203	148	94	41	-	-	-	-	-	-	-	-	-	-	-				
10	Residential Medium site - low density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
11	Residential Medium site - medium density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
13	Residential Large site - low density	10,144	£12,167,696	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
14	Residential Large site - medium density	10,144	£4,731,960	288	232	177	122	68	14	-	-	-	-	-	-	-	-	-	-				
15	Residential Large site - high density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
16	Residential Large site - medium density	20,287	£19,466,033	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
17	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
18	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
21	Strategic scale site - medium density	202,873	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
23	Strategic scale site - medium density with R&D	505,746	£619,456,516	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
25	Housing for Elderly (C3) - high density	4,350	£1,499,786	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577				
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
29	Office	10,000	£1,703,566	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230				
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239				
36	Student housing development (medium density) 300 beds	6,600	£1,778,665	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232				
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329				
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338				
39	Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345				
40	Hotel (100 rooms)	2,500	£511,650	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407				
41	Hotel (125 rooms)	3,438	£511,652	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482				
42	Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528				
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				

LV2	Description	Floor areas	BLV	Residual land values															
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Residential Small site - low density	507	£354,963	335	271	207	144	82	21	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£354,963	350	286	222	160	97	36	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£99,396	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	335	271	207	144	82	21	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£709,925	350	286	222	160	97	36	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£198,779	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,613	335	271	207	144	82	21	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£1,774,613	174	113	53	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£626,154	308	333	278	223	170	117	65	13	-	-	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£3,758,428	275	212	150	88	28	-	-	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	290	227	165	103	42	-	-	-	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£7,986,660	200	139	78	18	-	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£7,986,660	216	154	93	33	-	-	-	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£1,165,623	449	393	337	282	228	174	121	69	18	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£18,255,223	29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,656	148	91	35	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£57,540,123	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,065,062	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£198,355,399	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£405,563,597	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C																		

Table 8.5.5: Maximum CIL rates (residential value area E - £5,355 per square metre)

[illegible]

Table 8.5.6: Maximum CIL rates (residential value area F - £5,506 per square metre)

JINGHAM CIL		Sales value £5,506 psm		AH tenure		Rented 53%	SO 23%	Frst Hms 25%												
V 1	Description	Floor areas	BLV	0% AH		5% AH		10% AH		Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1	Residential Small site - low density	507	£540,795	187	112	38	-	-	-	-	-	-	-	-	-	-	-	-	-	
2	Residential Small site - medium density	507	£540,795	203	127	53	-	-	-	-	-	-	-	-	-	-	-	-	-	
3	Residential Small site - higher density (flats)	507	£151,423	64	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4	Residential Small site - low density	1,014	£1,081,591	187	112	38	-	-	-	-	-	-	-	-	-	-	-	-	-	
5	Residential Small site - medium density	1,014	£1,081,591	203	127	53	-	-	-	-	-	-	-	-	-	-	-	-	-	
6	Residential Small site - higher density	1,014	£302,845	64	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£2,703,977	187	112	38	-	-	-	-	-	-	-	-	-	-	-	-	-	
8	Residential Medium site - medium density	2,536	£2,703,977	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
9	Residential Medium site - higher density	2,536	£653,963	462	396	331	267	204	141	80	19	-	-	-	-	-	-	-	-	
10	Residential Medium site - low density	5,072	£5,726,069	100	26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11	Residential Medium site - medium density	5,072	£5,726,069	115	41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£12,167,696	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
14	Residential Large site - medium density	10,144	£12,167,696	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
15	Residential Large site - high density	10,144	£4,731,960	490	424	358	294	230	167	104	43	-	-	-	-	-	-	-	-	
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
17	Residential Large site - medium density	20,287	£19,466,033	17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density	202,873	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
23	Strategic scale site - medium density with R&D	505,746	£619,456,516	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	£1,499,786	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
29	Office	10,000	£1,703,505	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	
36	Student housing development (medium density) 300 beds	6,000	£1,778,665	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	
39	Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	
40	Hotel (100 rooms)	2,500	£511,652	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407	
41	Hotel (125 rooms)	3,438	£511,652	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	
42	Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

V2	Description	Floor areas	BLV	0% AH		5% AH		10% AH		Residual land values									
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1	Residential Small site - low density	507	£354,963	553	478	404	331	258	186	116	46	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£354,963	569	494	419	346	273	202	131	61	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£99,395	111	57	37	3	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	553	478	404	331	258	186	116	46	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£709,925	569	494	419	346	273	202	131	61	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£198,779	166	111	57	37	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	553	478	404	331	258	186	116	46	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£1,774,813	386	315	244	175	106	38	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£626,154	591	525	460	396	333	271	209	148	88	29	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£3,758,428	408	414	342	270	199	129	60	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	653	429	347	285	214	144	74	6	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	51	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£7,986,660	412	340	269	198	129	60	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£7,986,660	427	355	284	213	144	75	7	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£1,165,623	584	519	454	390	327	265	203	142	82	23	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£18,255,223	232	162	92	23	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,656	347	280	214	149	84	21	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£57,440,123	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,065,062	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£198,355,3																

Table 8.5.7: Maximum CIL rates (residential value area G - £5,658 per square metre)

JKNHAM CIL		Sales value £5,658 psm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%													
V 1	Description	Floor areas	BLV	0% AH		5% AH		10% AH		Residual land values													
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1	Residential Small site - low density	507	£540,795	296	216	136	57	-	-	-	-	-	-	-	-	-	-	-	-	-			
2	Residential Small site - medium density	507	£540,795	312	231	151	73	-	-	-	-	-	-	-	-	-	-	-	-	-			
3	Residential Small site - higher density (flats)	507	£151,423	156	97	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
4	Residential Small site - low density	1,014	£1,081,591	296	216	136	57	-	-	-	-	-	-	-	-	-	-	-	-	-			
5	Residential Small site - medium density	1,014	£1,081,591	312	231	151	73	-	-	-	-	-	-	-	-	-	-	-	-	-			
6	Residential Small site - higher density	1,014	£302,845	156	97	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
7	Residential Medium site - low density	2,536	£2,703,977	296	216	136	57	-	-	-	-	-	-	-	-	-	-	-	-	-			
8	Residential Medium site - medium density	2,536	£2,703,977	126	49	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
9	Residential Medium site - higher density	2,536	£653,963	563	492	423	354	286	218	152	86	21	-	-	-	-	-	-	-	-			
10	Residential Medium site - low density	5,072	£5,726,069	206	127	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
11	Residential Medium site - medium density	5,072	£5,726,069	221	142	65	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	91	31	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
13	Residential Large site - low density	10,144	£12,167,696	105	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
14	Residential Large site - medium density	10,144	£12,167,696	120	43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
15	Residential Large site - high density	10,144	£4,731,960	591	520	449	380	311	243	176	110	44	-	-	-	-	-	-	-	-			
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
17	Residential Large site - medium density	20,287	£19,466,033	116	44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
20	Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
21	Strategic scale site - medium density	202,873	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
22	Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
23	Strategic scale site - medium density with R&D	505,746	£619,456,516	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
25	Housing for Elderly (C3) - high density	4,350	£1,499,786	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577			
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
29	Office	10,000	£1,703,505	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230			
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239			
36	Student housing development (medium density) 300 beds	6,000	£1,778,665	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239			
37	Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329			
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338			
39	Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345			
40	Hotel (100 rooms)	2,500	£511,652	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407			
41	Hotel (125 rooms)	3,438	£511,652	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482			
42	Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528			
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
46	Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

V2	Description	Floor areas	BLV	0% AH		5% AH		10% AH		Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1	Residential Small site - low density	507	£354,963	663	582	502	424	346	269	193	118	44	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£354,963	678	598	518	439	361	284	208	133	59	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£99,390	169	99	40	82	25	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	663	582	502	424	346	269	193	118	44	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£709,925	678	598	518	439	361	284	208	133	59	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£198,779	259	199	140	82	25	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	663	582	502	424	346	269	193	118	44	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£1,774,813	492	416	340	265	192	119	47	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£626,154	692	622	552	483	415	348	281	216	151	87	24	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£3,758,428	594	515	438	361	285	210	135	62	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	609	530	453	375	299	224	150	76	4	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	140	86	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£7,988,660	517	440	364	288	214	140	66	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£7,988,660	532	455	379	303	229	155	82	18	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£1,165,923	611	680	540	471	336	270	166	86	205	140	76	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£18,255,223	334	268	184	110	37	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,656	445	374	303	233	164	96	26	-	-	-	-	-	-	-			

Table 8.5.8: Maximum CIL rates (residential value area H - £5,809 per square metre)

WOKINGHAM CIL		Sales value £5,809 psm		AH tenure		Rented 53%	SO 23%	Frst Hms 25%													
BLV 1										Residual land values											
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 Residential Small site - low density	507	£540,795	405	320	235	151	68	25	1	-	-	-	-	-	-	-	-	-	-	-	-
2 Residential Small site - medium density	507	£540,795	421	335	250	166	83	1	-	-	-	-	-	-	-	-	-	-	-	-	-
3 Residential Small site - higher density (flats)	507	£151,423	249	185	121	59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 Residential Small site - low density	1,014	£1,081,591	405	320	235	151	68	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 Residential Small site - medium density	1,014	£1,081,591	421	335	250	166	83	1	-	-	-	-	-	-	-	-	-	-	-	-	-
6 Residential Small site - higher density	1,014	£302,845	249	185	121	59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7 Residential Medium site - low density	2,536	£2,703,977	405	320	235	151	68	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8 Residential Medium site - medium density	2,536	£2,703,977	232	150	69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9 Residential Medium site - higher density	2,536	£953,963	664	589	514	440	367	295	224	154	84	16	-	-	-	-	-	-	-	-	-
10 Residential Medium site - low density	5,072	£5,726,069	313	229	146	63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11 Residential Medium site - medium density	5,072	£5,726,069	328	244	161	78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12 Residential Medium site - higher density (flats)	5,072	£1,603,299	120	62	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13 Residential Large site - low density	10,144	£12,167,696	211	128	47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14 Residential Large site - medium density	10,144	£12,167,696	226	143	62	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15 Residential Large site - high density	10,144	£4,731,960	692	616	540	466	392	319	248	177	107	38	-	-	-	-	-	-	-	-	-
16 Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17 Residential Large site - medium density	20,287	£19,466,033	214	138	62	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18 Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19 Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20 Strategic scale site - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21 Strategic scale site - medium density	202,873	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22 Strategic scale site - low density	405,746	£825,942,024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23 Strategic scale site - medium density with R&D	505,746	£619,456,516	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24 Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25 Housing for Elderly (C3) - high density	4,350	£1,499,786	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26 Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27 Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	-	-	-	-	-	-	-	-
28 Retail (convenience)	1,500	£3,507,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29 Office	10,000	£1,703,566	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30 Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31 Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32 Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33 Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34 Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	-	-	-	-	-	-	-	-
35 Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	-	-	-	-	-	-	-	-
36 Student housing development (medium density) 300 beds	6,000	£1,778,665	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	-	-	-	-	-	-	-	-
37 Student housing development (high density) 200 beds	3,600	£545,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	-	-	-	-	-	-	-	-
38 Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	-	-	-	-	-	-	-	-
39 Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	-	-	-	-	-	-	-	-
40 Hotel (100 rooms)	2,500	£511,652	407	407	407	407	407	407	407	407	407	407	407	-	-	-	-	-	-	-	-
41 Hotel (125 rooms)	3,438	£511,652	482	482	482	482	482	482	482	482	482	482	482	-	-	-	-	-	-	-	-
42 Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	-	-	-	-	-	-	-	-
43 Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
44 Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
45 Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
46 Community use	2,000	£567,214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
47 Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
48 Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

BLV2										Residual land values											
Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 Residential Small site - low density	507	£354,963	772	686	601	517	434	352	271	191	112	34	-	-	-	-	-	-	-	-	-
2 Residential Small site - medium density	507	£354,963	787	701	616	532	449	367	286	206	127	49	-	-	-	-	-	-	-	-	-
3 Residential Small site - higher density (flats)	507	£99,390	152	268	224	161	99	38	-	-	-	-	-	-	-	-	-	-	-	-	-
4 Residential Small site - low density	1,014	£709,925	772	686	601	517	434	352	271	191	112	34	-	-	-	-	-	-	-	-	-
5 Residential Small site - medium density	1,014	£709,925	787	701	616	532	449	367	286	206	127	49	-	-	-	-	-	-	-	-	-
6 Residential Small site - higher density	1,014	£196,779	352	286	224	161	99	38	-	-	-	-	-	-	-	-	-	-	-	-	-
7 Residential Medium site - low density	2,536	£1,774,813	772	686	601	517	434	352	271	191	112	34	-	-	-	-	-	-	-	-	-
8 Residential Medium site - medium density	2,536	£1,774,813	588	516	436	356	277	199	122	46	-	-	-	-	-	-	-	-	-	-	-
9 Residential Medium site - higher density	2,536	£626,154	794	710	643	569	496	424	353	283	213	145	77	-	-	-	-	-	-	-	-
10 Residential Medium site - low density	5,072	£3,758,428	701	617	534	451	370	290	211	133	56	-	-	-	-	-	-	-	-	-	-
11 Residential Medium site - medium density	5,072	£3,758,428	616	534	448	365	286	206	127	49	-	-	-	-	-	-	-	-	-	-	-
12 Residential Medium site - higher density (flats)	5,072	£1,052,360	228	170	113	57	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13 Residential Large site - low density	10,144	£7,986,660	623	540	459	378	299	220	143	66	-	-	-	-	-	-	-	-	-	-	-
14 Residential Large site - medium density	10,144	£7,986,660	638	555	474	393	314	235	157	80	-	-	-	-	-	-	-	-	-	-	-
15 Residential Large site - high density	10,144	£1,165,923	852	776	698	620	537	448	357	267	188	130	-	-	-	-	-	-	-	-	-
16 Residential Large site - low density	20,287	£18,255,223	436	355	276	197	119	43	-	-	-	-	-	-	-	-	-	-	-	-	-
17 Residential Large site - medium density	20,287	£12,778,656																			

Table 8.5.9: Maximum CIL rates (residential value area I - £5,960 per square metre)

[illegible]

B/LV	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	6354,983	881	790	699	610	522	435	349	264	180	97	15
2	Residential Small site - medium density	507	6354,983	897	805	715	625	537	450	364	279	194	111	26
3	Residential Small site - higher density (flats)	507	6399,390	445	376	308	241	174	109	44	-	-	-	-
4	Residential Small site - low density	1,014	6354,983	881	790	699	610	522	435	349	264	180	97	15
5	Residential Small site - medium density	1,014	6354,983	897	805	715	625	537	450	364	279	194	111	26
6	Residential Small site - higher density	1,014	6399,390	445	376	308	241	174	109	44	-	-	-	-
7	Residential Medium site - low density	2,536	6174,813	881	790	699	610	522	435	349	264	180	97	-
8	Residential Medium site - medium density	2,536	6174,813	897	805	715	625	537	450	364	279	194	111	-
9	Residential Medium site - higher density	2,536	6626,154	895	814	735	656	576	501	425	350	276	203	131
10	Residential Medium site - low density	5,072	6354,983	807	718	629	542	456	371	287	204	121	40	-
11	Residential Medium site - medium density	5,072	6354,983	822	733	644	557	471	384	301	218	136	55	-
12	Residential Medium site - higher density (flats)	5,072	6352,460	317	265	193	133	73	13	-	-	-	-	-
13	Residential Large site - low density	10,144	6354,983	728	641	554	468	384	300	218	136	56	-	-
14	Residential Large site - medium density	10,144	6354,983	743	656	569	483	399	315	232	151	70	-	-
15	Residential Large site - high density	10,144	6354,983	853	763	672	581	490	408	324	240	158	70	183
16	Residential Large site - low density	20,287	618,255	537	452	367	284	201	120	39	-	-	-	-
17	Residential Large site - medium density	20,287	612,778	656	561	481	402	323	245	169	93	18	-	-
18	Strategic scale site - low density	50,718	637,340	123	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	643,005	962	138	55	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	6248,473	865	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	6186,355	399	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - high density	405,746	6242,124	766	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	6406,593	597	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	6715,605	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	6925,351	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	61043,590	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	6559,066	650	650	650	650	650	650	650	650	650	650	650
28	Retail (convenience)	1,500	6123,265	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	61118,132	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	61677,189	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	6236,265	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	6236,265	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (25% plot ratio)	6,000	6236,265	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	6670,879	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317	2,317
35	Student housing development (medium density) 250 beds	5,000	6692,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327
36	Student housing development (medium density) 300 beds	6,800	6167,596	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325
37	Student housing development (high density) 200 beds	3,100	6357,831	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381	2,381
38	Student housing development (high density) 250 beds	4,500	6447,253	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390
39	Student housing development (high density) 300 beds	5,400	6536,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397
40	Hotel (100 rooms)	2,500	6335,440	478	478	478	478	478	478	478	478	478	478	478
41	Hotel (125 rooms)	3,438	6335,440	533	533	533	533	533	533	533	533	533	533	533
42	Hotel (150 rooms)	4,500	6335,440	567	567	567	567	567	567	567	567	567	567	567
43	Leisure use	1,502	6670,879	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	6670,879	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	6670,879	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	6372,303	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	6349,293	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	6419,293	-	-	-	-	-	-	-	-	-	-	-

BVU	Description	Floor areas	Residual land values										
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	€58,730	1,465	1,374	1,284	1,194	1,106	1,019	933	848	764	681
2	Residential Small site - medium density	507	€168,444	1,481	1,389	1,299	1,210	1,121	1,034	948	863	778	695
3	Residential Small site - higher density (flats)	507	€16,444	608	539	471	404	338	272	207	143	80	18
4	Residential Small site - low density	1,014	€117,460	1,485	1,374	1,264	1,154	1,061	1,019	933	848	764	681
5	Residential Small site - medium density	1,014	€317,460	1,481	1,389	1,299	1,210	1,121	1,034	948	863	778	695
6	Residential Small site - higher density	1,014	€32,869	608	539	471	404	338	272	207	143	80	18
7	Residential Medium site - low density	2,536	€293,651	1,465	1,374	1,284	1,194	1,106	1,019	933	848	764	681
8	Residential Medium site - medium density	2,536	€893,651	1,285	1,201	1,115	1,031	947	863	781	697	614	530
9	Residential Medium site - higher density	2,536	€103,600	1,101	1,020	941	862	784	707	631	556	482	409
10	Residential Medium site - low density	5,072	€621,499	1,425	1,336	1,248	1,161	1,074	989	905	822	740	659
11	Residential Medium site - medium density	5,072	€621,849	1,441	1,351	1,263	1,175	1,089	1,004	920	836	754	673
12	Residential Medium site - higher density (flats)	5,072	€174,118	496	428	360	292	224	157	90	26	12	-
13	Residential Large site - low density	10,144	€1,321,429	1,385	1,298	1,211	1,126	1,041	957	873	793	713	633
14	Residential Large site - medium density	10,144	€1,321,429	1,401	1,313	1,226	1,140	1,056	972	889	808	727	647
15	Residential Large site - high density	10,144	€513,889	1,285	1,207	1,127	1,047	969	892	812	732	652	572
16	Residential Large site - low density	20,287	€3,020,408	1,288	1,203	1,118	1,035	952	871	790	710	632	554
17	Residential Large site - medium density	20,287	€2,114,266	1,186	1,087	1,007	927	849	771	694	619	544	470
18	Strategic scale site - low density	50,718	€9,487,179	870	787	705	624	544	464	386	306	231	156
19	Strategic scale site - medium density	50,718	€7,115,365	844	763	682	603	525	447	370	295	220	146
20	Strategic scale site - low density	202,873	€41,111,111	757	681	607	533	460	388	316	246	176	107
21	Strategic scale site - medium density	202,873	€30,833,333	741	667	594	522	451	380	310	241	173	106
22	Strategic scale site - low density	465,746	€98,696,970	589	525	462	397	337	275	215	155	96	58
23	Strategic scale site - medium density with R&D	595,746	€67,272,727	433	381	330	279	229	178	128	71	26	-
24	Housing for Elderly (C3) - high density	2,900	€118,400	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	€153,103	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	€172,667	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	€92,500	767	767	767	767	767	767	767	767	767	767
28	Retail (convenience)	1,500	€370,000	476	476	476	476	476	476	476	476	476	476
29	Office	10,000	€185,000	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	€277,500	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	€370,000	145	145	145	145	145	145	145	145	145	145
32	Warehousing/logistics (50% plot ratio)	5,000	€370,000	172	172	172	172	172	172	172	172	172	172
33	Warehousing/logistics (60% plot ratio)	6,000	€370,000	190	190	190	190	190	190	190	190	190	190
34	Student housing development (medium density) 200 beds	5,000	€111,000	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457
35	Student housing development (medium density) 250 beds	5,500	€154,288	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469	2,469
36	Student housing development (medium density) 300 beds	6,800	€193,184	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473
37	Student housing development (high density) 200 beds	5,500	€59,255	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464	2,464
38	Student housing development (high density) 250 beds	4,500	€74,000	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473	2,473
39	Student housing development (high density) 300 beds	5,400	€88,721	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480
40	Hotel (100 rooms)	2,500	€355,500	580	580	580	580	580	580	580	580	580	580
41	Hotel (125 rooms)	3,438	€555,500	614	614	614	614	614	614	614	614	614	614
42	Hotel (150 rooms)	4,500	€555,500	630	630	630	630	630	630	630	630	630	630
43	Leisure use	1,502	€111,000	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	€111,000	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	€111,000	-	-	-	-	-	-	-	-	-	-
46	Community use	2,000	€61,599	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	€57,792	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	€69,363	-	-	-	-	-	-	-	-	-	-

BLV	Description	Floor areas	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	€39,206	1,504	1,412	1,322	1,233	1,145	1,057	971	882	793	704	637	
2	Residential Small site - medium density	507	€39,206	1,519	1,428	1,337	1,248	1,160	1,072	986	901	817	734	650	
3	Residential Small site - higher density (flats)	507	€10,978	619	550	482	415	348	283	218	154	91	29	-	
4	Residential Small site - low density	1,014	€78,413	1,504	1,412	1,322	1,233	1,145	1,057	971	882	793	704	637	
5	Residential Small site - medium density	1,014	€78,413	1,519	1,428	1,337	1,248	1,160	1,072	986	901	817	734	650	
6	Residential Small site - higher density	1,014	€21,956	619	550	482	415	348	283	218	154	91	29	-	
7	Residential Medium site - low density	2,536	€196,032	1,504	1,412	1,322	1,233	1,145	1,057	971	882	802	719	637	
8	Residential Medium site - medium density	2,536	€196,032	1,519	1,428	1,337	1,248	1,160	1,072	986	901	817	734	650	
9	Residential Medium site - higher density	2,536	€69,160	1,515	1,034	954	876	798	721	645	570	496	423	350	
10	Residential Medium site - low density	5,072	€415,126	1,466	1,377	1,289	1,201	1,115	1,030	946	863	781	700	619	
11	Residential Medium site - medium density	5,072	€415,126	1,481	1,392	1,304	1,216	1,130	1,045	960	877	795	714	634	
12	Residential Medium site - higher density (flats)	5,072	€116,235	932	839	749	657	565	473	381	289	197	105	21	
13	Residential Large site - low density	10,144	€682,143	1,429	1,341	1,254	1,169	1,084	1,001	918	837	756	676	596	
14	Residential Large site - medium density	10,144	€682,143	1,444	1,356	1,269	1,184	1,099	1,015	933	851	770	691	612	
15	Residential Large site - high density	10,144	€243,560	1,225	854	765	676	588	500	412	324	236	148	58	
16	Residential Large site - low density	20,287	€2,016,327	1,333	1,252	1,168	1,084	1,002	920	840	760	681	604	527	
17	Residential Large site - medium density	20,287	€1,411,429	1,203	1,122	1,041	962	883	806	729	653	579	505	430	
18	Strategic scale site - low density	50,718	€6,333,333	932	849	767	686	606	527	448	370	294	218	140	
19	Strategic scale site - medium density	50,718	€4,750,000	890	809	729	649	569	489	409	329	249	169	91	
20	Strategic scale site - low density	202,873	€27,444,444	924	848	674	600	527	455	383	313	244	174	106	
21	Strategic scale site - medium density	202,873	€20,583,333	791	716	645	572	501	430	361	292	224	156	88	
22	Strategic scale site - low density	405,746	€59,878,788	683	599	535	473	410	349	288	228	169	110	52	
23	Strategic scale site - medium density with R&D	595,746	€34,959,951	529	477	425	374	324	273	223	172	121	69	19	
24	Housing for Elderly (C3) - high density	2,900	€79,040	-	-	-	-	-	-	-	-	-	-	-	
25	Housing for Elderly (C3) - high density	4,350	€102,207	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	€115,267	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (companion)	4,000	€61,750	775	775	775	775	775	775	775	775	775	775	775	
28	Retail (convenience)	1,500	€247,000	558	558	558	558	558	558	558	558	558	558	558	
29	Office	10,000	€123,500	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	€185,250	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	€247,000	176	176	176	176	176	176	176	176	176	176	176	
32	Warehousing/logistics (50% plot ratio)	5,000	€247,000	197	197	197	197	197	197	197	197	197	197	197	
33	Warehousing/logistics (60% plot ratio)	6,000	€247,000	211	211	211	211	211	211	211	211	211	211	211	
34	Student housing development (medium density) 200 beds	4,000	€247,000	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	2,467	
35	Student housing development (medium density) 250 beds	5,000	€102,956	2,482	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	2,478	
36	Student housing development (medium density) 300 beds	6,800	€128,963	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	2,482	
37	Student housing development (high density) 200 beds	3,900	€39,523	2,489	2,489	2,489	2,489	2,489	2,489	2,489	2,489	2,489	2,489	2,489	
38	Student housing development (high density) 250 beds	5,400	€48,400	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	
39	Student housing development (high density) 300 beds	4,500	€59,227	2,485	2,485	2,485	2,485	2,485	2,485	2,485	2,485	2,485	2,485	2,485	
40	Hotel (100 rooms)	2,500	€37,050	597	597	597	597	597	597	597	597	597	597	597	
41	Hotel (125 rooms)	3,438	€37,050	620	620	620	620	620	620	620	620	620	620	620	
42	Hotel (150 rooms)	4,500	€37,050	634	634	634	634	634	634	634	634	634	634	634	
43	Leisure use	1,502	€74,100	-	-	-	-	-	-	-	-	-	-	-	
44	Leisure use	1,502	€74,100	-	-	-	-	-	-	-	-	-	-	-	
45	Leisure use	1,502	€74,100	-	-	-	-	-	-	-	-	-	-	-	
46	Community use	2,000	€41,122	-	-	-	-	-	-	-	-	-	-	-	
47	Community use	2,500	€38,580	-	-	-	-	-	-	-	-	-	-	-	
48	Community use	3,000	€36,955	-	-	-	-	-	-	-	-	-	-	-	

- 8.6 As can be noted throughout the outputs, there is limited additional capacity for residential CIL rates to be increased above their existing (indexed) levels, particularly on sites brought forward on previously developed land. On greenfield sites, there are some cases where the maximum CIL rates established by our testing are a little higher than the indexed rates. For example, Table 8.5.9 summarises the results for the highest sales value in the range (£5,960 per square metre) and the maximum rates (assuming 40% affordable housing) range from £13 to £817 per square metre, compared to the indexed rate of £557 per square metre. The indexed rate is 68% of the maximum potential rate and the remaining headroom is likely to be the minimum that an Examiner would consider reasonable, leaving no scope for an increase to residential rates at the current time.
- 8.7 **Student housing** is currently caught by the rate for “residential institutions” and charged at an indexed rate of £91.74 to £152.90 per square metre. Our appraisal outputs indicate that student housing let on market rents could absorb higher CIL rates. However, it is unclear whether there is likely to be any student housing developed in the Borough other than provision by the University of Reading, which is likely to charge sub-market rents (which would limit the surplus available for CIL).
- 8.8 **Retail development** on greenfield sites could absorb higher CIL rates than the indexed rates in the adopted Charging Schedule. However, there would be no capacity for charging CIL on previously developed land. If the Council were to review the Charging Schedule to increase the CIL on retail on greenfield sites, it is likely to come under pressure to reduce the adopted CIL rate to remove previously developed land from within its scope. Furthermore, it is our understanding that the emerging plan will seek to focus new retail provision within the existing centres, so retail development on greenfield sites is likely to be limited, other than that proposed as part of mixed-use strategic scale developments.
- 8.9 **Hotel developments** are nil rated in the existing Charging Schedule and our appraisals indicate that they could absorb a maximum CIL rate in the region of £478 per square metre. After a buffer is applied, this would need to reduce to circa £300 per square metre. If hotels are not expected to form a significant source of new development in the Borough in the near future, it is unlikely that applying a rate would yield a meaningful amount of additional revenue.
- 8.10 **Industrial and logistics developments** are also currently nil rated, but our appraisals indicate that a maximum rate in the region of £160 per square metre could be applied on industrial developments brought forward on greenfield sites. Industrial developments on previously developed land would not be able to viably support any CIL. After a buffer is applied, the maximum rate on greenfield sites would need to reduce to circa £95 per square metre. Again, the Council would need to consider the extent to which additional income from industrial development on greenfield sites would generate sufficient additional income to warrant a review of the Charging Schedule.
- 8.11 **Leisure uses and community uses** would not be able to viably make any contributions through CIL.

Conclusions on CIL

- 8.12 On balance, given that it is unlikely that residential rates can currently be changed, the additional income that may be raised through altering rates on other uses is likely to be insufficient to warrant a review of the Charging Schedule at this time.

9 Conclusions and recommendations

- 9.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Wokingham Borough to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL and planning obligations.
- 9.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- 9.3 **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50%, which covers the differential percentages sought by emerging Policy H3 (30% on previously developed sites in major settlements (Earley, Green Park, Shinfield (north of M4), Twyford, Winnersh, Wokingham and Woodley and 40% affordable housing on greenfield sites in these areas; and 40% (regardless of whether sites are previously developed or greenfield) in all other settlements. In the Loddon Valley Garden Village Strategic Development Location, the emerging plan seeks 40% affordable housing. In the Arborfield Green and South Wokingham Strategic Development Locations, the emerging plan seeks 35% affordable housing. While there is a range of viable percentages, depending on sales values, type of scheme and benchmark land value, the emerging policy requirement can be achieved in most scenarios. A limited amount of scheme-specific testing may be required at the development management stage, particularly on sites brought forward on previously developed land.
- 9.4 The Council’s preferred tenure mix is 25% First Homes, with the balance provided 70% social rent and 30% shared ownership. The government’s proposed changes to the NPPF removes the requirement for First Homes, although this tenure will remain within the NPPF definition of affordable housing. If the Council were minded to remove the First Homes requirement, our appraisals of an affordable housing requirement with 70% social rent and 30% shared ownership show marginally lower residual land values due to the shift towards lower value tenures. However, the overall outcome would remain broadly similar to the outputs using the tenure mix in the Policy as currently drafted.
- 9.5 **Biodiversity Net gain:** emerging Policy NE2 requires that developments achieve a 10% biodiversity net gain, reflecting statutory requirements introduced in November 2023. A 10% biodiversity net gain results in a modest reduction in residual land values of circa 3% which is not of sufficient magnitude to prevent schemes coming forward. Policy SS13 identifies a requirement for a 20% biodiversity net gain in Loddon Garden Village which can be viably accommodated.
- 9.6 **Electric Vehicle Charging:** emerging Policy C5 requires that developments are to incorporate electric vehicle charging. Use of electric cars is increasing and developers are likely to face demand for electric vehicle charging from purchasers. The emerging Policy therefore reflects occupier trends that developers will need to meet in any event. That said, the impact of the policy requirement is typically 1.3% of residual land value, which is not of sufficient magnitude to prevent schemes coming forward.
- 9.7 **Accessibility requirements:** emerging Policy H1 requires that 5% of units in residential developments meet Part M4(3) of the building regulations in relation to wheelchair accessibility. This requirement has a modest impact on viability of circa 3.8% on average, which is not sufficient to prevent schemes coming forward.
- 9.8 **Net Zero Carbon (on-site solutions):** the Council’s emerging policy seeks that developments should aim to achieve net zero operational and embodied carbon through on-site solutions and careful selection of materials. The cost of achieving net zero carbon in developments varies and we have tested two scenarios which reflect the range of cost estimates (scenario 1 models a 5% increase in costs and scenario 2 models a 10% increase in costs). When scenario 1 costs are applied, the impact on residual land values is around 15% on average. With the higher scenario 2 costs, the residual land values fall by an average of 22%. As more developers start to use on-site technologies, the costs are likely to fall over the plan period.

- 9.9 When the emerging policies are tested on a cumulative basis, and having regard to the Borough's housing land supply being predominantly greenfield sites, developments in the Borough will be able to absorb the cumulative impact of the emerging policies in most cases.
- 9.10 **Strategic sites:** We have tested development typologies which are reflective of the major strategic sites that the emerging Local Plan identifies. We have incorporated estimates for infrastructure costs, insofar as these have been established at this early stage. Our appraisals indicate that the strategic sites are viable and deliverable, although some flexibility on the timing and/or percentage of affordable housing may be required in the short term. Alternative funding sources, most likely from Homes England, may be available to address short term viability issues to assist in ensuring compliance with emerging Local Plan policies. Alternatively, the Council could consider deploying CIL in kind if viability issues emerge at the development management stage, given the extensive on-site provision of community infrastructure. This is likely to be a preferable option to reviewing the Charging Schedule and adopting lower CIL rates, as this will take more time and is a more inflexible approach than CIL in kind, the latter being discretionary.
- 9.11 **CIL:** The outputs of our testing indicate that residential CIL rates are broadly at the maximum level that can be viably sustained alongside the policies in the emerging Local Plan. There is potential that CIL rates on certain non-residential uses could be increased, the additional income that this would yield may not justify the expense and officer time involved in a review and associated examination processes.

Additional observations

- 9.12 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 9.13 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 9.14 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.