

Appendix 1 - Local Plan policy review

Wokingham Regulation 19 Local Plan policy review

Policy No	Policy Title	Summary of requirement	Cost implication
Delivering the Spatial Strategy			
SS1	Sustainable development principles	Overarching requirement which is addressed in detail in other policies.	No specific cost implications.
SS2	Spatial Strategy and Settlement Hierarchy	Indicates the locations in which growth will be accepted.	Land use policy only – no specific cost implications.
SS3	Development within or adjacent to major and modest settlements	Sets out requirements for granting permission for development proposals on unallocated sites adjacent to major and modest settlements.	Land use policy only – no specific cost implications.
SS4	Development within and adjacent to minor settlements	Sets out requirements for granting permission for development proposals in or adjacent to minor settlements.	Land use policy only – no specific cost implications.
SS5	Development in the countryside	Identifies the types of development that will be allowed in the countryside.	Land use policy only – no specific cost implications.
SS6	Development in the Green Belt	Seeks to prevent development in the greenbelt, other than for certain identified uses to support the agricultural economy or for provision of affordable housing	Land use policy only – no specific cost implications.
SS7	Development in the vicinity of Atomic Weapons Establishments	Sets out approach to appropriately managing development within zones around the AWE	Land use policy only – no specific cost implications.
SS8	Meeting employment needs	Identifies amount of land to be made available for commercial development.	Land use policy only – no specific cost implications.
SS9	Whiteknights Campus	Sets out the Council's requirements in relation to any development proposals by University of Reading. Any expansion that gives rise to an increase in student housing population should incorporate additional student housing.	Land use policy only – no specific cost implications.
SS10	Meeting our housing needs	Sets out the Council's ambition to deliver 12,763 additional dwellings over the plan period (751 units per annum)	Land use policy only – no specific cost implications.
SS11	Arborfield Green Strategic Development Location	Sets out the Council's requirements for Arborfield Green SDL including a 2 form entry primary school.	Planning obligations will be considered at the application stage.
SS12	South Wokingham Strategic Development Location	Sets out the Council's requirements for SW SDL including a 2 form entry primary school and sports hub.	Planning obligations will be considered at the application stage.
SS13	Loddon Valley Garden Village	Sets out the Council's requirements for LVGV including 2 x 3 form entry primary school and 8 form secondary school with land for potential expansion to 12 form entry.	Planning obligations will be considered at the application stage.
SS14	Sites allocated for residential, including residential as part of mixed-use development	Identifies specific sites for development.	Land use policy only – no specific cost implications.
SS15	Securing Infrastructure	Sets out requirement for developers to mitigate the harms of development to the Council's satisfaction.	CIL and S106 incorporated into the appraisals.
SS16	Safeguarded routes	Identifies areas of safeguarded land for public transport infrastructure	Specific development cost.
SS17	Transport improvements	Indicates that the Council will pro-actively work with other stakeholders to improve accessibility of public transport.	No specific Council commitment to finding or cross subsidy.
Climate Change and Energy			
CE1	Design Principles for Efficient Buildings	Requires that developers demonstrate that design principles to minimise carbon emissions have been considered. This must be set out in an energy statement.	Specific costs addressed under different policies in this section.

Policy No	Policy Title	Summary of requirement	Cost implication
CE2	Environmental standards for Non-Residential development	Provision of energy statement to demonstrate that the development will generate as much energy as it consumes. BREEAM outstanding or excellent are acceptable alternative measures. Policies are submit to viability.	Allowances in the appraisal for on-site energy technologies.
CE3	Environmental standards for Residential Development	Provision of energy statement to demonstrate that the development will generate as much energy as it consumes. Policies are submit to viability. Minimise use of water to 85 litres per person per day encouraged.	Allowances in the appraisal for on-site energy technologies. Water minimisation can be promoted through selection of tap/shower fittings with reduced water flow.
CE4	Supporting a Circular Economy	Requires a circular economy strategy as part of an energy statement.	Deminimis cost - included within professional fees allowance.
CE5	Embodied Carbon	Demolition of existing buildings to be justified – this should explore opportunities for repair, refurbishment and repurposing in preference to demolition. Redevelopment proposals should minimise embodied carbon through careful selection of materials. Residential developments of 50+ units to provide a Whole Life-Cycle carbon assessment to consider options for lowering embodied carbon and which options have been taken forward.	Embodied carbon costs tested in assessment, but it should be noted that policy does not require zero embodied carbon. Cost of assessment should be de-minimis.
CE6	Reducing Energy Consumption in Existing Buildings	Developments to reduce energy usage by incorporating energy efficiency measures into design.	No additional cost implications.
CE7	Low Carbon and Renewable Energy Generation	Indicates Council's support for proposals for low carbon energy generating schemes.	These are standalone development proposals so there is no cost implication for residential or commercial developments.
CE8	Protecting Renewable Energy Infrastructure	Seeks to protect existing renewable energy infrastructure.	Land use issue only.
Connections			
C1	Active and sustainable transport and accessibility	Seeks to ensure that developments prioritise active travel and connections to public transport. Seeks to secure provision for electric and low emissions vehicles. Developments to contribute towards an integrated transport systems by ensuring that development is located where people can access a wide range of essential social, community and cultural facilities.	No specific cost implications but may be some land use implications (some sites may not be developable consistently with the policy requirements for location near essential facilities).
C2	Mitigation of transport impacts and highways safety and design	Developers to assess transport impacts of their development proposals. Make reasonable contributions towards transport mitigation through CIL or S106.	CIL and S106 allowances incorporated into development appraisals.
C3	Active travel	Developments to promote active travel by improving pedestrian environment and through design measures to improve permeability. Incorporate public realm measures that support cycling.	Can be achieved without additional costs.
C4	Green and blue infrastructure and public rights of way	Avoid loss of blue and green infrastructure and enhance these wherever possible. Improve accessibility of green and blue infrastructure wherever possible.	Improvement and linkages addressed through landscaping element of external works allowances.
C5	Parking and electric vehicle charging	Developments to provide facilities for electric vehicle charging	Cost incorporated into appraisals.
C6	Technology and innovation in transport	Seeks to prevent loss of existing refuelling stations. Presumption against the development of new fossil fuel refuelling stations. Replacement facilities should incorporate capability for electric vehicle charging.	Land use issue only, not relevant to other forms of development.
C7	Digital infrastructure and communications	Support for continued roll-out of digital and communications technology.	Occupiers and purchasers will require connection to digital and communications technology so these will be fitted as standard.

Policy No	Policy Title	Summary of requirement	Cost implication															
	technology		No direct cost arising from policy.															
C8	Utilities	Developments to ensure there is sufficient capacity for electricity, water and waste water.	These are issues that will be addressed between developers and statutory undertakers.															
Economy, employment and retail																		
ER1	Core Employment Areas	Identifies areas where employment uses will be protected and supported.	Land use issue only.															
ER2	Employment uses outside Core Employment Areas	Identifies requirements and limitations on employment development outside employment areas.	Land use issue only.															
ER3	Supporting the rural economy	Sets out requirements for development proposals in the rural area.	Land use issue only.															
ER4	Employment and Skills Plans	Developments of 10 or more dwellings or 1,000+ square metres of non-residential floorspace required to submit an Employment Skills Plan to show how the development provides opportunities for apprenticeships and other training opportunities.	De-minimis cost of assessment incorporated within wider professional fees allowance.															
ER5	The hierarchy of centres	Identifies hierarchy of shopping centres.	Land use issue only.															
ER6	Town, district and local centres and shopping parades	Sets out requirements for new development in shopping centres and seeks to prevent loss of existing shopping facilities.	Land use issue only.															
ER7	Strengthening the role of centres	Sets out requirement for sequential test for new retail development outside the existing shopping areas. Retail Impact Assessments required where new retail proposed outside existing centres.	Land use issue only.															
ER8	Wokingham town centre	Sets out specific requirements for development proposals in Wokingham Town Centre.	Land use issue only.															
ER9	Woodley town centre and Lower Earley district centre	Sets out specific requirements for development proposals in Woodley Town Centre and Earley District Centre.	Land use issue only.															
Housing																		
H1	Housing mix, density and standards	<p>Housing schemes to reflect recent housing needs assessments.</p> <table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Affordable Housing</th> <th>Total Market Housing</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>17%</td> <td>5%</td> </tr> <tr> <td>2 bedrooms</td> <td>38%</td> <td>13%</td> </tr> <tr> <td>3 bedrooms</td> <td>33%</td> <td>47%</td> </tr> <tr> <td>4+ bedrooms</td> <td>12%</td> <td>36%</td> </tr> </tbody> </table> <p>Developments to optimise density and make efficient use of land.</p> <p>All dwellings to meet M4(2) standard. 5% of schemes providing 20+ units to meet M4(3) standard.</p> <p>Units to be designed to meet Nationally Described Space Standards.</p>	Number of bedrooms	Affordable Housing	Total Market Housing	1 bedroom	17%	5%	2 bedrooms	38%	13%	3 bedrooms	33%	47%	4+ bedrooms	12%	36%	All these requirements are reflected in the appraisals.
Number of bedrooms	Affordable Housing	Total Market Housing																
1 bedroom	17%	5%																
2 bedrooms	38%	13%																
3 bedrooms	33%	47%																
4+ bedrooms	12%	36%																
H2	Presumption against residential losses	Seeks to resist loss of existing housing unless it is replaced or there are other community benefits.	Land use issue only.															
H3	Affordable housing	<p>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.</p> <p>Requirement for 40% affordable housing (regardless of whether sites are previously developed or greenfield) in all other settlements.</p> <p>35% affordable housing required within Arborfield Green SDL and South Wokingham SDL.</p> <p>In all areas, policy requirement is applied subject to site-specific</p>	Tested in study.															

Policy No	Policy Title	Summary of requirement	Cost implication
		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.	
H4	Exception sites	Sets out requirements for rural exception sites.	Land use issue only.
H5	Rural workers' dwellings	Identifies circumstances where additional dwellings for rural workers will be permitted.	Land use issue only.
H6	Self-build and custom housebuilding	Sets out conditions that will apply to self build plots.	No specific requirement for provision of self build plots in the policy.
H7	Specialist accommodation	Sets out requirements of specialist housing developments. Also seeks to resist the loss of existing specialist housing.	Land use issue only.
H8	Conversion and sub-division of buildings	Sets out requirements for conversion and sub-division of existing properties.	No specific cost impacts for development.
H9	Gypsies and Travellers and Travelling Show people provision	Allocates land for use by Gypsies and Travellers. Residential developments providing 500+ units to make provision for 1 G&T pitch per every 200 dwellings.	This can be accommodated within normal extent of gross site area not built on.
H10	Traveller sites	Sets out requirements for proposals for G&T sites. Seeks to resist loss of existing G&T sites.	Land use issue only.
H11	Houseboat moorings	Sets out requirements for new houseboat moorings.	Not relevant to new development as these will be located on waterways.
H12	Residential development of existing private gardens	Sets out the circumstances under which the Council will permit the development of gardens.	Land use issue only.
H13	Retention of mobile home parks	Seeks to prevent loss of mobile home parks. Release will only be permitted if development proposals are for 100% affordable housing.	Land use issue only. Requirement for any replacement development being provided as 100% affordable housing is deliberately designed to prevent speculative purchasers and attempts to change use.
Flooding and drainage			
FD1	Development and flood risk (from all sources)	Applies normal sequential test to sites in order to direct development to areas with lowest probably of flooding.	Land use issue only. Any flood mitigation measures on sites vulnerable to flooding should be reflected in benchmark land value.
FD2	Sustainable drainage	Requires that developments deal with surface water drainage is managed sustainably including incorporating SuDs.	SuD's have been in widespread use for a considerable time and therefore reflected in base construction costs.
FD3	River corridors and watercourses	Developments should conserve and enhance the function of, setting, biodiversity of rivers and watercourses. This should include maintaining and improving access to rivers where possible.	Land use issue only.
Natural Environment			
NE1	Biodiversity and geodiversity	Protect and enhance biodiversity. Limitation on development within international designated sites, nationally designated sites, irreplaceable habitats and sites of local importance.	Cost of biodiversity net gain incorporated into the appraisals. Land use issue only.
NE2	Biodiversity net gain	Minimum 10% biodiversity net gain required.	Tested in study.
NE3	Thames Basin Heaths Special Protection Area	Mitigation through SANG and SAMM.	Incorporated within the appraisals.
NE4	Trees, woodland, hedges and hedgerows	Development should protect existing trees, woodland, hedges and hedgerows.	No additional cost but this may have a limited impact on layouts of developments.
NE5	Landscape and design	Requirement for landscape led design.	No additional cost implications.
NE6	Valued landscapes	Developments in identified Valued Landscapes will only be supported where they protect and enhance special features.	Land use issue only.

Policy No	Policy Title	Summary of requirement	Cost implication
NE7	Sites of Urban Landscape Value	Developments in identified areas of Urban Landscape Value will only be supported where they protect and enhance special features.	Land use issue only.
Design, heritage and the built environment			
DH1	Place making and quality design	Requirement for all new development to be of high quality design and create strong sense of place.	Can be achieved without additional costs to development.
DH2	Safeguarding amenity	Developments to ensure there are no significant harms to the amenity of existing or future occupiers. Traffic movement to be limited where possible. Limits on hours of operation may be required to protect neighbouring occupiers.	No additional development costs.
DH3	Shopfronts	Sets our criteria for approving new shop fronts.	No additional costs to development.
DH4	Advertisements and signage	Sets our criteria for approving new advertisements and signage	No additional costs to development.
DH5	The Historic Environment	Sets out requirements for developments involving heritage assets and conservation areas.	No additional costs to development.
DH6	Archaeology	Requirement for developments to provide an archaeological assessment where site may affect a heritage asset or where archaeological remains are known to be present.	De-minimis cost, incorporated within overall allowance for professional fees.
DH7	Equestrian Development	Sets out requirements for equestrian developments.	No additional development costs.
Healthy and safe communities			
HC1	Promoting Healthy Communities	Developments to consider health and wellbeing of new and existing residents by creating high quality and safe places that promote active lifestyles. Health Impact Assessment required for developments of 10+ units or 1,000sqm+ of non-residential space.	De-minimis cost of HIA, incorporated within allowance for professional fees.
HC2	Community Infrastructure	Indicates support for new or extended community facilities, providing they have appropriate management arrangements in place. Existing facilities should be protected from loss. Proposals involving the loss of community facilities must demonstrate lack of need for the facility.	Land use issue only.
HC3	Local Green Space	Protects green space from development unless there are very special circumstances for loss.	Land use issue only.
HC4	Open space, sports, recreation and play facilities	Seeks to protect existing sports facilities and open space. Encourages provision of new sports facilities. New developments to provide open space, play areas and outdoor sports facilities.	Can be accommodated within normal net to gross site ratios and within allowances for external works. Indoor sports facilities requirement satisfied through CIL contributions.
HC5	Environmental Protection	Indicates that development will only be supported where there is not an unacceptable impact on human health and land/water quality.	Land use issue only.
HC6	Air Pollution and Air Quality	Developments to provide air quality management assessment.	De-minimis cost, incorporated within overall allowance for professional fees.
HC7	Light Pollution	Requires external lighting to be designed to minimise light pollution.	No additional costs to development.
HC8	Noise Pollution	Developments to demonstrate how noise impacts have been addressed.	No additional costs to development.
HC9	Contaminated Land and Water	Development proposals near contaminated sites will only be supported if it can be demonstrated that there would be no adverse risk of harm to people, the natural environment, property and water bodies.	Land use issue only.
HC10	Odour, fumes, and dust	Development must demonstrate how impacts of odour, fumes and dust have been addressed.	No additional costs to development.

Appendix 2 - Site details

WOKINGHAM LOCAL PLAN VIABILITY TESTING																											
Site ref	Typology description	Gross Site area	Net site area	Heights	No of		Resi costs		GIA		Floor areas - proposed (sqm)										Total resi units	Total resi FS					
					Houses	Flats	Houses	Flats	Houses	flats	Retail A1-A4	Retail S'Mark	Note: B1 office includes B1(b)	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi inst	D1	D2							
1	Residential Small site - low density	0.16	0.16	2	5.00		1,593	1,840	507	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	507	
2	Residential Small site - medium density	0.16	0.16	3	5.00		1,593	1,840	507	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	507	
3	Residential Small site - higher density (flats)	0.04	0.04	5		5.00	1,593	1,840	-	507	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	507	
4	Residential Small site - low density	0.32	0.32	2	10.00		1,593	1,840	1,014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	1,014	
5	Residential Small site - medium density	0.32	0.32	3	10.00		1,593	1,840	1,014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	1,014	
6	Residential Small site - higher density	0.09	0.09	5		10.00	1,593	1,840	-	1,014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	1,014	
7	Residential Medium site - low density	0.79	0.79	2	25.00		1,593	1,840	2,536	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25	2,536	
8	Residential Medium site - medium density	0.79	0.79	3	20.00	5.00	1,593	1,840	2,029	507	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25	2,536	
9	Residential Medium site - higher density	0.28	0.28	5	13.00	12.00	1,593	1,840	1,319	1,217	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25	2,536	
10	Residential Medium site - low density	1.68	1.68	2	50.00		1,593	1,840	5,072	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	5,072	
11	Residential Medium site - medium density	1.68	1.68	3	50.00		1,593	1,840	5,072	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	5,072	
12	Residential Medium site - higher density (flats)	0.47	0.47	5		50.00	1,593	1,840	-	5,072	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	5,072	
13	Residential Large site - low density	3.57	3.57	2	100.00		1,593	1,840	10,144	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100	10,144	
14	Residential Large site - medium density	3.57	3.57	3	100.00		1,593	1,840	10,144	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100	10,144	
15	Residential Large site - high density	1.39	1.39	5	70.00	30.00	1,593	1,840	7,101	3,043	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100	10,144	
16	Residential Large site - low density	8.16	8.16	2	200.00		1,593	1,840	20,287	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200	20,287	
17	Residential Large site - medium density	5.71	5.71	3	160.00	40.00	1,593	1,840	16,230	4,057	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200	20,287	
18	Strategic scale site - low density	25.64	25.64	2	500.00		1,593	1,840	50,718	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500	50,718	
19	Strategic scale site - medium density	19.23	19.23	3	450.00	50.00	1,593	1,840	45,646	5,072	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500	50,718	
20	Strategic scale site - low density	111.11	111.11	2	2,000.00		1,593	1,840	202,873	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	202,873	
21	Strategic scale site - medium density	83.33	83.33	3	1,800.00	200	1,593	1,840	182,586	20,287	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	202,873	
22	Strategic scale site - low density	242.42	242.42	2	4,000.00		1,593	1,840	405,746	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,000	405,746	
23	Strategic scale site - medium density with R&D	181.82	181.82	3	3,800.00	200	1,593	1,840	385,459	20,287	-	-	100,000	-	-	-	-	-	-	-	-	-	-	-	4,000	405,746	
24	Housing for Elderly (C3) - high density	0.32	0.32	4		40	1,593	1,840	-	2,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40	2,900	
25	Housing for Elderly (C3) - high density	0.41	0.41	4		60	1,593	1,840	-	4,350	-	-	-	-	-	-	-	-	-	-	-	-	-	-	60	4,350	
26	Housing for Elderly (C2) extra care	0.47	0.47	4		70	1,593	1,840	-	5,075	-	-	-	-	-	-	-	-	-	-	-	-	-	-	70	5,075	
27	Retail (comparison)	0.25	0.25	2			1,593	1,840	-	-	-	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28	Retail (convenience)	1.00	1.00	2			1,593	1,840	-	-	-	-	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	0.50	0.50	3			1,593	1,840	-	-	-	-	-	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	0.75	0.75	3			1,593	1,840	-	-	-	-	-	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	1.00	1.00	1			1,593	1,840	-	-	-	-	-	-	4,000	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	1.00	1.00	1			1,593	1,840	-	-	-	-	-	-	5,000	-	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	1.00	1.00	1			1,593	1,840	-	-	-	-	-	-	6,000	-	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	0.30	0.30	4			1,593	1,840	-	-	-	-	-	-	-	-	4,000	-	-	-	-	-	-	-	-	-	-
35	Student housing development (medium density) 250 beds	0.42	0.42	4			1,593	1,840	-	-	-	-	-	-	-	-	5,500	-	-	-	-	-	-	-	-	-	-
36	Student housing development (medium density) 300 beds	0.52	0.52	4			1,593	1,840	-	-	-	-	-	-	-	-	6,600	-	-	-	-	-	-	-	-	-	-
37	Student housing development (high density) 200 beds	0.16	0.16	5			1,593	1,840	-	-	-	-	-	-	-	-	3,600	-	-	-	-	-	-	-	-	-	-
38	Student housing development (high density) 250 beds	0.20	0.20	5			1,593	1,840	-	-	-	-	-	-	-	-	4,500	-	-	-	-	-	-	-	-	-	-
39	Student housing development (high density) 300 beds	0.24	0.24	5			1,593	1,840	-	-	-	-	-	-	-	-	5,400	-	-	-	-	-	-	-	-	-	-
40	Hotel (100 rooms)	0.15	0.15	3			1,593	1,840	-	-	-	-	-	-	-	-	-	2,500	-	-	-	-	-	-	-	-	-
41	Hotel (125 room)	0.15	0.15	4			1,593	1,840	-	-	-	-	-	-	-	-	-	3,438	-	-	-	-	-	-	-	-	-
42	Hotel (150 rooms)	0.15	0.15	5			1,593	1,840	-	-	-	-	-	-	-	-	-	4,500	-	-	-	-	-	-	-	-	-
43	Leisure use	0.30	0.30	3			1,593	1,840	-	-	-	-	-	-	-	-	-	-	1,500	2	-	-	-	-	-	-	-
44	Leisure use	0.30	0.30	4			1,593	1,840	-	-	-	-	-	-	-	-	-	-	1,500	2	-	-	-	-	-	-	-
45	Leisure use	0.30	0.30	4			1,593	1,840	-	-	-	-	-	-	-	-	-	-	1,500	2	-	-	-	-	-	-	-
46	Community use	0.17	0.17	3			1,593	1,840	-	-	-	-	-	-	-	-	-	-	-	-	2,000	-	-	-	-	-	-
47	Community use	0.16	0.16	4			1,593	1,840	-	-	-	-	-	-	-	-	-	-	-	-	2,500	-	-	-	-	-	-
48	Community use	0.19	0.19	4			1,593	1,840	-	-	-	-	-	-	-	-	-	-	-	-	3,000	-	-	-	-	-	-

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121	
WOKINGHAM Build costs											Net to gross												
Site ref	Retail A1-A5	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra costs	Retail A1-A5	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278	
1	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	507	5,000	
2	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	507	5,000	
3	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	507	5,000	
4	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,014	10,000	
5	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,014	10,000	
6	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,014	10,000	
7	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,536	25,000	
8	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,536	25,000	
9	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,536	25,000	
10	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,072	50,000	
11	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,072	50,000	
12	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,072	50,000	
13	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,144	100,000	
14	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,144	100,000	
15	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,144	100,000	
16	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	20,287	200,000	
17	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	20,287	200,000	
18	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	14,535,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	50,718	500,000	
19	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	14,535,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	50,718	500,000	
20	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	58,140,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	202,873	2,000,000	
21	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	58,140,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	202,873	2,000,000	
22	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	116,280,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	405,746	4,000,000	
23	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	116,280,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	505,746	5,500,000	
24	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,900	40,000	
25	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	4,350	60,000	
26	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	5,075	70,000	
27	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000	
28	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500	
29	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,000	150,000	
30	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,000	225,000	
31	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000	
32	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000	
33	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000	
34	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	4,000	60,000	
35	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	5,500	82,500	
36	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	6,600	99,000	
37	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	3,600	54,000	
38	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	4,500	67,500	
39	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	5,400	81,000	
40	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	2,500	37,500	
41	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	3,438	51,563	
42	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	4,500	67,500	
43	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	22,530	
44	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	22,530	
45	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	24,032	
46	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,000	32,000	
47	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	2,500	40,000	
48	1,770	1,982	2,408	1,260	1,056	3,106	2,715	1,711	1,711	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	3,000	48,000	

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175	
WOKINGHAM Investment sale (QUARTERS)											Resi sales period (qtrs)		Sales period start	Area	On-site AH		% AH rented	Roof area	BNG cost	Car parking space	Carbon offset
Site ref	Retail A1-	Retail S/M	B1 office	B1(c) and f	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi	Resi	% of PRS units	On-site AH	% AH rented					
1	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	50%	53%	126.80	0.7%	100%	-	
2	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	50%	53%	56.35	0.7%	100%	-	
3	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	50%	53%	20.29	0.7%	100%	-	
4	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	50%	53%	253.59	0.7%	100%	-	
5	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	50%	53%	112.71	0.7%	100%	-	
6	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	50%	53%	40.57	0.7%	100%	-	
7	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	50%	53%	633.98	0.7%	100%	-	
8	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	50%	53%	281.77	0.7%	100%	-	
9	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	50%	53%	101.44	0.7%	100%	-	
10	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	50%	53%	1,267.96	0.7%	100%	-	
11	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	50%	53%	563.54	0.7%	100%	-	
12	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	50%	53%	202.87	0.7%	100%	-	
13	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	50%	53%	2,535.91	0.7%	100%	-	
14	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	50%	53%	1,127.07	0.7%	100%	-	
15	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	50%	53%	405.75	0.7%	100%	-	
16	11	11	11	11	11	11	11	11	11	11	11	11	11	0.00%	50%	53%	5,071.82	0.7%	100%	-	
17	11	11	11	11	11	11	11	11	11	11	11	11	11	0.00%	50%	53%	2,254.14	0.7%	100%	-	
18	13	13	13	13	13	13	13	13	13	13	13	13	13	0.00%	50%	53%	12,679.56	0.7%	100%	-	
19	13	13	13	13	13	13	13	13	13	13	13	13	13	0.00%	50%	53%	5,635.36	0.7%	100%	-	
20	19	19	19	19	19	19	19	19	19	19	19	19	19	0.00%	50%	53%	50,718.23	0.7%	100%	-	
21	19	19	19	19	19	19	19	19	19	19	19	19	19	0.00%	50%	53%	22,541.44	0.7%	100%	-	
22	29	29	29	29	29	29	29	29	29	29	29	29	29	0.00%	50%	53%	101,436.47	0.7%	100%	-	
23	29	29	29	29	29	29	29	29	29	29	29	29	29	0.00%	50%	53%	56,193.99	0.7%	100%	-	
24	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	50%	53%	181.25	0.7%	100%	-	
25	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	50%	53%	271.88	0.7%	100%	-	
26	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	50%	53%	317.19	0.7%	100%	-	
27	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	1,000.00	0.7%	100%	-	
28	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	375.00	0.7%	100%	-	
29	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	1,111.11	0.7%	100%	-	
30	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	1,666.67	0.7%	100%	-	
31	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	4,000.00	0.7%	100%	-	
32	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	5,000.00	0.7%	100%	-	
33	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	6,000.00	0.7%	100%	-	
34	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	250.00	0.7%	100%	-	
35	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	343.75	0.7%	100%	-	
36	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	412.50	0.7%	100%	-	
37	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	144.00	0.7%	100%	-	
38	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	180.00	0.7%	100%	-	
39	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	216.00	0.7%	100%	-	
40	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	277.78	0.7%	100%	-	
41	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	214.84	0.7%	100%	-	
42	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	180.00	0.7%	100%	-	
43	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	166.89	0.7%	100%	-	
44	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	93.88	0.7%	100%	-	
45	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	93.88	0.7%	100%	-	
46	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	222.22	0.7%	100%	-	
47	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	156.25	0.7%	100%	-	
48	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	53%	187.50	0.7%	100%	-	

Appendix 3 - Land Registry sales data

Table with columns: Address, Postcode, Postcode sec, Date sold, Sold price, Estimated mark, New build, Designation, Category, Subcategory, No. of bedro, Est. bedroom, Est. bedroom, Floor area m², Price per m², Market price, Tenure. The table lists various properties for sale in Wokingham, including addresses like Pottit Place, Bland Way, and Shepherd Road, with details on pricing and tenure.

Address	Postcode	Postcode sec	Date sold	Sold price	Estimated mark	New build	Designation	Category	Subcategory	No. of bedroo	Est. bedroom	Est. bedroom	Floor area m²	Price per m²	Market price	Tenure	
1, Star Rise, Spencers Wood, Reading, Wokingham RG7 1YS	RG7 1YS	RG7 1	25/03/2022	417,000	448,718	TRUE	Residential	House	Flat				50	£8,340	£8,974	Freehold	
2, Cook Grove, Spencers Wood, Reading, Wokingham RG7 1ZF	RG7 1ZF	RG7 1	12/08/2022	601,000	615,279	FALSE	Residential	House	Detached				138	£4,355	£4,459	Freehold	
9, Elisha Close, Spencers Wood, Reading, Wokingham RG7 1ZG	RG7 1ZG	RG7 1	13/09/2022	315,000	315,501	FALSE	Residential	Maisonette	Flat				72	£4,375	£4,382	Freehold	
11, Elisha Close, Spencers Wood, Reading, Wokingham RG7 1ZG	RG7 1ZG	RG7 1	27/10/2022	502,500	506,417	FALSE	Residential	House	Detached				93	£5,403	£5,445	Freehold	
		RG7 1 Average												£4,619	£4,746		Spencers Wood, Three Mile Cross

Appendix 4 - Commercial lettings data

Wokingham commercial rents

Per square foot

Retail

Area	Lower quartile	Upper quartile	Average	Max
Wokingham Borough	16.10	37.46	26.34	40.76

Offices

Area	Lower quartile	Upper quartile	Average	Max
Wokingham Borough	14.58	30.46	21.60	33.50

Industrial

Area	Lower quartile	Upper quartile	Average	Max
Wokingham Borough	10.04	15.36	13.05	16.07

Per square metre

Lower quartile	Upper quartile	Average	Max
173	403	283	439

32

Lower quartile	Upper quartile	Average	Max
157	328	233	361

49

Lower quartile	Upper quartile	Average	Max
108	165	141	173

40

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
04/04/2023	04/04/2023	8 Peach St	Wokingham	GRND	785	40.76	Achieved		32,000.00	Retail	14.78	11,601.75	3.31	2,600.00	Direct	
17/06/2024	17/06/2024	13 Denmark St	Wokingham	GRND	617	40.52	Achieved		25,000.00	Retail	15.14	9,344.00			Direct	
06/09/2023	06/10/2023	6 Broad St	Wokingham	GRND	820	39.02	Achieved		32,000.00	Retail	13.08	10,728.50			Direct	
18/07/2022	18/07/2022	15 Market Pl	Wokingham	GRND	1,422	38.68	Achieved	FRI	55,000.00	Retail					Direct	10 yrs
03/04/2024	03/05/2024	9-11 Denmark St	Wokingham	GRND	560	38.21	Achieved		21,400.00	Retail	16.93	9,481.00			Direct	
10/05/2023	09/06/2023	147 Crockhamwell Rd	Reading	GRND	750	34.67	Asking	FRI	26,000.00	Retail					Sublease	
30/05/2023	30/05/2023	Market Pl	Wokingham	GRND	972	33.95	Achieved	FRI	33,000.00	Retail	10.14	9,855.25			Direct	
16/02/2023	16/02/2023	144-156 Clifton Rd	Wokingham	GRND	590	33.90	Achieved	FRI	20,000.00	Retail					Direct	10 yrs
15/01/2024	21/03/2024	9 Wargrave Rd	Reading	GRND	567	31.75	Asking	FRI	18,002.25	Retail					Direct	5 yrs
03/08/2023	03/08/2023	Maiden Ln	Reading	GRND	402	31.72	Achieved	FRI	12,750.00	Retail	9.43	3,792.40	2.49	1,000.00	Direct	10 yrs
13/01/2023	13/01/2023	Rose St	Wokingham	GRND	985	31.47	Achieved	FRI	31,000.00	Retail					Direct	10 yrs
08/05/2024	08/05/2024	4 Alexandra Ct	Wokingham	GRND	680	30.88	Achieved		21,000.00	Retail	15.04	10,229.50			Direct	
01/09/2023	01/09/2023	Chalfont Way	Reading	GRND	1,129	28.79	Achieved	FRI	32,500.00	Retail	12.27	13,847.25			Direct	10 yrs
27/10/2023	27/10/2023	12-20 Denmark	Wokingham	GRND	1,134	28.66	Achieved	FRI	32,500.00	Retail					Direct	
25/04/2023	25/04/2023	5-5A Market Pl	Wokingham	GRND	1,730	28.18	Achieved		48,751.00	Retail	8.08	13,972.00			Direct	
12/01/2023	12/01/2023	12-20 Denmark	Wokingham	GRND	977	26.61	Achieved		26,000.00	Retail			2.52	2,466.06	Direct	
31/05/2023	31/05/2023	Elms Fld	Wokingham	GRND	944	26.48	Achieved	FRI	25,000.00	Retail	13.74	12,974.00	3,304.00	3,304.00	Direct	1 yr
05/12/2022	05/12/2022	Elms Fld	Wokingham	GRND	872	25.80	Achieved		22,500.00	Retail					Direct	10 yrs
21/06/2024	21/06/2024	128 Ashridge Rd	Wokingham	GRND	828	24.15	Achieved		20,000.00	Retail					Direct	
31/08/2022	31/08/2022	184-192 Crockhamwell Rd	Reading	GRND	2,279	22.38	Asking	FRI	51,000.00	Retail	17.41	39,680.00			Sublease	
27/02/2024	28/03/2024	116 Ashridge Rd	Wokingham	GRND	743	20.19	Achieved		15,000.00	Retail	5.51	4,091.80			Direct	3 yrs
18/08/2023	18/08/2023	114-128 Crockhamwell	Reading	GRND	1,661	19.93	Effective	FRI	33,100.72	Retail	9.69	16,092.75			Direct	10 yrs
04/10/2023	29/09/2024	139-159 Crockhamwell	Reading	GRND	1,213	18.88	Effective	FRI	22,899.96	Retail	11.83	14,346.25			Direct	3289 days
06/02/2024	07/03/2024	37-41 Peach St	Wokingham	GRND	1,611	18.37	Achieved		29,600.00	Retail	8.44	13,597.75			Direct	
16/01/2024	26/02/2024	24-26 Barkham Rd	Wokingham	GRND	1,100	18.18	Asking	FRI	20,000.00	Retail					Direct	10 yrs
16/01/2024	26/02/2024	24-26 Barkham Rd	Wokingham	GRND	1,100	18.18	Asking	FRI	20,000.00	Retail					Direct	10 yrs
05/01/2023	06/01/2023	10 Rose St	Wokingham	GRND	973	17.47	Achieved		17,000.00	Retail					Direct	
27/02/2024	28/03/2024	Elms Fld	Wokingham	GRND	2,984	17.43	Achieved		52,000.00	Retail	7.69	22,952.00	3.89	11,607.76	Direct	
03/02/2023	03/02/2023	Elms Fld	Wokingham	GRND	1,305	17.24	Achieved		22,500.00	Retail			0.00	3.96	Direct	
10/02/2023	10/02/2023	Elms Fld	Wokingham	GRND	3,058	15.48	Achieved		47,333.00	Retail					Direct	1 yr
30/08/2023	30/08/2023	Chalfont	Reading	GRND	4,105	12.42	Achieved	FRI	51,000.00	Retail	7.43	30,500.00			Sublease	15 yrs
01/07/2023	06/09/2023	32-33 Market Pl	Wokingham	GRND	7,242	12.36	Asking		89,500.00	Retail	6.68	48,403.00			Direct	

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
08/04/2024	08/05/2024	1180 Eskdale Rd	Wokingham	4th	8,369	33.50	Asking		280,361.50	Office					Direct	
01/03/2023	01/03/2023	1010 Eskdale Rd	Wokingham	1st	7,420	33.50	Asking		248,570.00	Office					Direct	
01/09/2023	02/09/2023	1010 Eskdale Rd	Wokingham	GRND	3,395	33.00	Achieved		112,035.00	Office	12.74	43,252.30			Direct	5 yrs
01/09/2023	02/09/2023	1180 Eskdale Rd	Wokingham	4th	20,002	33.00	Achieved	FRI	660,066.00	Office					Direct	5 yrs
01/09/2022	01/09/2022	Remenham Ln	Wokingham	GRND	2,400	32.30	Achieved	FRI	77,520.00	Office					Direct	
01/06/2023	02/06/2023	1010 Eskdale Rd	Wokingham	2nd	19,336	31.00	Achieved	FRI	599,416.00	Office	13.05	252,416.00			Direct	10 yrs
27/03/2024	28/03/2024	South Ave	Reading	GRND	2,533	30.00	Asking	FRI	75,990.00	Office			11.00	27,863.00	Direct	
30/12/2022	30/12/2022	Whiteknights Rd	Reading	GRND	454	28.50	Achieved	IRI	12,939.00	Office					Direct	
04/11/2022	04/11/2022	Whiteknights Rd	Reading	2nd	301	28.50	Achieved	IRI	8,578.50	Office					Direct	
24/10/2022	24/10/2022	Whiteknights Rd	Reading	GRND	165	28.50	Achieved	IRI	4,702.50	Office					Direct	
30/07/2022	30/07/2022	Milley Ln	Reading	GRND	550	27.27	Achieved	FRI	14,998.50	Office					Direct	
02/03/2023	02/03/2023	Whiteknights Rd	Reading	1st	467	26.50	Achieved		12,375.50	Office					Direct	
27/07/2022	27/07/2022	614 Reading Rd	Wokingham	GRND	2,000	26.00	Achieved	IRI	52,000.00	Office					Direct	5 yrs
31/01/2024	02/03/2024	Lambwood HI	Reading	GRND,1	3,573	25.45	Asking	FRI	78,516.68	Office			2.57	9,182.61	Direct	
01/12/2023	03/12/2023	140 Wharfedale Rd	Wokingham	GRND,MEZZ,1	3,474	25.00	Achieved		86,850.00	Office	13.56	47,104.00			Direct	5 yrs
01/11/2023	01/11/2023	125-130 Wharfedale Rd	Wokingham	1st	2,291	25.00	Achieved		57,275.00	Office	11.62	26,624.00			Direct	10 yrs
01/12/2023	01/12/2023	Rectory Rd	Wokingham	BSMT,GRND,1	2,859	24.19	Achieved	FRI	69,159.21	Office	19.90	56,886.00			Direct	25 yrs
05/01/2023	05/01/2023	57-59 High St	Reading	GRND	959	23.77	Achieved		22,795.43	Office					Direct	
13/02/2023	14/02/2023	Lambwood HI	Reading	GRND	1,168	22.50	Achieved		26,280.00	Office					Direct	5 yrs
12/10/2022	12/10/2022	229 Hyde End Rd	Reading	GRND	462	22.00	Asking		10,164.00	Office					Direct	
28/06/2024	28/06/2024	Castle End Rd	Reading	GRND	2,796	21.50	Achieved		60,114.00	Office	6.38	17,839.25			Direct	
14/09/2023	14/09/2023	401-403 Reading Rd	Wokingham	GRND,1-2	6,575	20.53	Asking		134,984.75	Office	6.97	45,827.75			Direct	
19/09/2023	19/09/2023	Ruscombe Park	Reading	GRND,1	5,266	20.00	Achieved	FRI	105,320.00	Office	14.00	73,724.00			Direct	10 yrs
16/08/2023	06/12/2023	44-52 Denmark St	Wokingham	GRND,1	1,650	20.00	Achieved	FRI	33,000.00	Office					Direct	10 yrs
23/02/2024	22/03/2024	Molly Millars Ln	Wokingham	1st	1,328	19.50	Asking		25,896.00	Office	8.36	11,102.75			Direct	
31/07/2023	11/11/2023	Maiden Ln	Reading	1st	1,071	19.50	Achieved	FRI	20,884.50	Office	7.57	8,108.75			Direct	5 yrs
02/05/2023	02/05/2023	London Rd	Wokingham	GRND	10,395	19.33	Effective	FRI	200,925.28	Office	8.37	87,040.00			Direct	25 yrs
30/11/2022	30/11/2022	4 King Street Ln	Wokingham	GRND,1	4,688	19.20	Achieved		90,009.60	Office					Direct	
01/12/2023	01/12/2023	27 Broad St	Wokingham	2nd	825	19.00	Achieved	FRI	15,675.00	Office					Direct	4 yrs
04/04/2023	04/04/2023	44-52 Denmark St	Wokingham	1st	825	19.00	Achieved	FRI	15,675.00	Office					Direct	7 yrs
05/12/2022	04/01/2023	Basingstoke Rd	Reading	GRND	1,395	19.00	Asking		26,505.00	Office					Direct	
01/09/2022	01/09/2022	130 Wharfedale Rd	Wokingham	GRND	2,597	18.64	Effective	FRI	48,410.84	Office	9.27	24,076.75			Direct	10 yrs
02/06/2023	02/06/2023	Fishponds Rd	Wokingham	GRND	17,255	18.50	Achieved	FRI	319,217.50	Office	3.44	59,392.00			Direct	
08/03/2023	08/03/2023	Dunt Ave	Reading	GRND,1	465	18.28	Achieved	FRI	8,500.20	Office					Direct	3 yrs
23/07/2023	24/07/2023	Castle End Rd	Reading	GRND	2,113	17.98	Achieved	FRI	37,991.74	Office	7.73	16,342.25			Direct	5 yrs
16/01/2024	15/02/2024	28-30A Rose St	Wokingham	GRND	570	17.54	Asking	IRO	9,997.80	Office					Direct	5 yrs
26/10/2023	27/10/2023	12-20 Denmark	Wokingham	1st	3,809	16.50	Achieved		62,848.50	Office					Direct	
09/10/2023	09/10/2023	Oaklands Park	Wokingham	GRND,1	1,793	16.50	Asking		29,584.50	Office	12.02	21,560.00			Direct	
31/05/2023	01/06/2023	Oaklands Park	Wokingham	GRND	1,945	16.50	Achieved		32,092.50	Office					Direct	5 yrs
22/07/2022	22/07/2022	27 Broad St	Wokingham	2nd	1,272	15.70	Achieved		19,970.40	Office					Direct	5 yrs
23/10/2023	23/10/2023	Crazies Hill Rd	Reading	GRND	1,628	15.38	Asking		25,038.64	Office					Direct	3 yrs
09/09/2022	09/09/2022	4 Alexandra Ct	Wokingham	1st	1,998	15.25	Effective	FRI	30,470.45	Office	6.68	13,348.25			Direct	10 yrs
31/12/2023	31/12/2023	Easthampstead Rd	Wokingham	GRND	1,094	15.08	Achieved		16,497.52	Office	6.96	7,609.75			Direct	
02/10/2023	02/10/2023	Peach St	Wokingham	GRND	1,388	14.41	Achieved	FRI	20,001.08	Office					Direct	
01/03/2023	31/03/2023	Maiden Ln	Reading	1st	1,111	14.00	Achieved		15,554.00	Office					Direct	5 yrs
30/11/2023	30/11/2023	Chalfont Way	Reading	GRND	1,460	13.70	Achieved	FRI	20,002.00	Office					Direct	10 yrs
15/03/2023	15/03/2023	New Mill Rd	Wokingham	GRND,MEZZ	610	13.11	Achieved	FRI	7,997.10	Office					Direct	3 yrs
07/12/2023	07/12/2023	Molly Millars Ln	Wokingham	GRND	5,469	12.80	Achieved		70,003.20	Office					Direct	
13/02/2024	13/02/2024	19-21 Market Pl	Wokingham	1st	560	12.50	Achieved	FRI	7,000.00	Office	3.80	2,130.00			Direct	3 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term	
28/02/2023	01/03/2023	Ruscombe Ln	Reading	GRND,MEZZ	4,239	16.07	Achieved	FRI	68,120.73	Industrial					Direct	10 yrs	
20/06/2023	20/07/2023	1 Arborfield Rd	Reading	GRND,1	3,497	16.00	Asking	FRI	55,952.00	Industrial		5.98	20,926.08		Direct		
27/06/2024	27/07/2024	1-6 Ruscombe Ln	Reading	GRND,1	2,424	15.99	Asking	FRI	38,759.76	Industrial		11.02	26,712.48		Direct		
16/01/2023	16/01/2023	Weller Dr	Wokingham	GRND	757	15.51	Achieved	FRI	11,741.07	Light industrial					Direct		
18/12/2022	18/12/2022	Fishponds Rd	Wokingham	GRND,MEZZ	2,993	15.04	Achieved	FRI	45,014.72	Industrial					Direct		
07/07/2023	07/07/2023	1-6 Ruscombe Ln	Reading	GRND,1	2,392	15.00	Asking	FRI	35,880.00	Industrial		7.72	18,463.00		Direct		
08/06/2023	07/08/2023	Oaklands Park	Wokingham	GRND,1	5,483	15.00	Asking	FRI	82,245.00	Industrial		8.46	46,386.18		Direct		
18/01/2023	21/02/2023	Fishponds Rd	Wokingham	GRND	1,960	15.00	Achieved		29,400.00	Industrial					Direct		
29/07/2022	29/07/2022	21-22 Ivanhoe Rd	Wokingham	GRND,1	3,322	15.00	Achieved		49,830.00	Industrial					Sublease		
06/10/2022	05/11/2022	Church Rd	Reading	GRND	559	15.00	Asking		8,385.00	Light industrial					Direct		
06/10/2022	05/11/2022	Church Rd	Reading	GRND	564	15.00	Asking		8,460.00	Light industrial					Direct		
07/05/2024	13/07/2024	Molly Millars Ln	Wokingham	GRND,1	7,436	14.50	Asking	FRI	107,822.00	Industrial			0.64	4,759.04	Direct		
04/03/2024	03/06/2024	Fishponds Close	Wokingham	GRND,1	13,807	14.50	Asking	FRI	200,201.50	Industrial					Direct		
12/02/2024	13/03/2024	Fishponds Close	Wokingham	GRND,1	8,698	14.50	Asking		126,121.00	Industrial					Direct		
15/01/2024	15/01/2024	Fishponds Rd	Wokingham	GRND,MEZZ	2,696	14.50	Asking		39,092.00	Industrial					Direct		
02/04/2024	03/05/2024	Headley Rd E	Reading	GRND	1,078	14.39	Achieved	FRI	15,512.42	Industrial		7.06	7,610.68	0.68	733.04	Direct	5 yrs
01/12/2023	01/12/2023	Molly Millars Ln	Wokingham	GRND,1	3,185	14.00	Asking	FRI	44,590.00	Industrial		11.58	36,882.30		Direct		
08/03/2023	08/03/2023	Weller Dr	Wokingham	GRND	1,063	13.64	Achieved		14,499.32	Light industrial					Direct		
07/10/2022	12/10/2022	Headley Rd E	Reading	GRND	1,076	13.50	Asking	FRI	14,526.00	Industrial					Direct		
02/12/2022	02/12/2022	Oxford Rd	Wokingham	1st	345	13.45	Asking	FRI	4,640.25	Industrial					Direct		
02/12/2022	02/12/2022	Oxford Rd	Wokingham	GRND	1,437	13.45	Asking	FRI	19,327.65	Industrial					Direct		
02/12/2022	02/12/2022	Oxford Rd	Wokingham	1st	345	13.45	Asking	FRI	4,640.25	Industrial		25.72	8,874.36		Direct		
29/11/2022	29/11/2022	5 Multiparc Woodley Headley Rd E	Reading	GRND,1	4,210	13.00	Asking	FRI	54,730.00	Industrial					Direct		
22/08/2022	01/09/2022	Ruscombe Ln	Reading	GRND	2,720	12.95	Effective	FRI	35,224.66	Industrial		4.59	12,475.00		Direct	10 yrs	
16/09/2022	16/09/2022	Pump Ln	Reading	GRND	1,414	12.72	Achieved	FRI	17,986.08	Industrial					Direct		
25/09/2023	25/09/2023	Ashville Way	Wokingham	GRND,1	6,302	12.50	Achieved	FRI	78,775.00	Industrial					Direct	5 yrs	
22/02/2023	22/02/2023	Headley Rd E	Reading	GRND	11,463	12.50	Achieved	FRI	143,287.50	Industrial					Direct		
23/04/2024	22/06/2024	Basingstoke Rd	Reading	GRND,1	6,456	12.00	Asking	FRI	77,472.00	Industrial		8.96	57,856.00		Direct		
20/07/2023	20/07/2023	Basingstoke Rd	Reading	GRND,1	6,378	12.00	Asking	FRI	76,536.00	Industrial		1.91	12,201.05		Direct		
03/02/2023	02/04/2023	Reading Rd	Reading	GRND	3,100	11.61	Asking	FRI	35,991.00	Industrial		4.60	14,250.00	0.51	1,581.00	Direct	10 yrs
01/12/2022	01/12/2022	Molly Millars Ln	Wokingham	GRND	6,090	11.50	Asking		70,035.00	Light industrial					Assignment		
14/06/2024	14/07/2024	Lines Rd	Reading	GRND	3,510	11.40	Asking		40,014.00	Industrial					Direct		
13/06/2024	13/07/2024	Toutley Rd	Wokingham	GRND,1	3,034	11.00	Asking		33,374.00	Industrial					Direct		
20/07/2023	20/07/2023	Basingstoke Rd	Reading	GRND,1	6,378	11.00	Asking	FRI	70,158.00	Industrial		7.66	48,878.74		Direct		
01/05/2024	01/05/2024	5 Toutley Rd	Wokingham	GRND,1	3,034	11.00	Achieved		33,374.00	Light industrial		9.86	29,915.24		Direct		
26/05/2023	07/08/2023	5 Carole House Fishponds Rd	Wokingham	GRND,1	8,159	10.50	Asking		85,669.50	Industrial		7.90	64,456.10		Direct		
22/12/2022	22/12/2022	Eversley Rd	Reading	GRND	9,428	10.00	Asking	FRI	94,280.00	Industrial					Direct		
03/10/2023	03/10/2023	Molly Millars Ln	Wokingham	GRND,1,MEZZ	18,755	9.13	Effective	FRI	171,232.80	Light industrial		5.00	93,696.00		Direct	15 yrs	
13/01/2023	13/01/2023	Reading Rd	Reading	GRND,MEZZ	4,400	8.89	Achieved	FRI	39,116.00	Industrial					Direct	5 yrs	
30/09/2022	30/09/2022	Reading Rd	Reading	GRND	7,500	6.00	Achieved	FRI	45,000.00	Industrial					Direct	10 yrs	

Appendix 5 - BCIS costs

£/M2 STUDY

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

Last updated: 13-Jul-2024 07:37

Rebased to Wokingham (108; sample 14)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (25)	1,346	316	760	1,131	1,603	5,179	121
Up to 500m2 GFA (25)	1,745	1,127	1,258	1,479	2,189	2,987	13
500 to 2000m2 GFA (25)	1,424	316	857	1,279	1,603	5,179	53
Over 2000m2 GFA (25)	1,177	454	668	939	1,467	2,976	55
282.1 Advance factories							
Generally (15)	1,189	673	935	1,146	1,454	1,749	16
Up to 500m2 GFA (15)	1,373	1,131	1,147	1,360	1,479	1,749	5
500 to 2000m2 GFA (15)	1,289	857	1,139	1,378	1,489	1,537	6
Over 2000m2 GFA (15)	886	673	762	900	947	1,145	5
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,583	706	1,068	1,493	1,878	2,976	16
Up to 500m2 GFA (25)	2,651	2,189	-	2,779	-	2,987	3
500 to 2000m2 GFA (20)	1,571	1,279	1,363	1,623	1,715	1,875	5
Over 2000m2 GFA (20)	1,389	706	939	1,088	1,840	2,976	9

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
282.2 Purpose built factories							
Generally (30)	1,494	316	768	1,268	1,981	5,179	75
Up to 500m ² GFA (30)	1,843	931	1,323	1,911	2,354	2,677	6
500 to 2000m ² GFA (30)	1,640	316	846	1,263	2,020	5,179	27
Over 2000m ² GFA (30)	1,351	419	746	1,182	1,837	2,729	42
282.22 Purpose built factories/Offices - mixed facilities (15)	1,209	573	960	1,145	1,436	2,554	24
284. Warehouses/stores							
Generally (15)	1,231	473	723	960	1,419	5,510	37
Up to 500m ² GFA (15)	2,191	786	1,214	1,545	2,585	5,510	8
500 to 2000m ² GFA (15)	1,073	563	774	969	1,201	1,939	14
Over 2000m ² GFA (15)	867	473	678	723	984	1,803	15
284.1 Advance warehouses/stores (15)	924	485	750	980	1,134	1,239	6
284.2 Purpose built warehouses/stores							
Generally (15)	1,299	473	732	960	1,455	5,510	29
Up to 500m ² GFA (15)	2,525	786	1,503	1,960	3,175	5,510	6
500 to 2000m ² GFA (15)	1,069	563	764	960	1,217	1,939	13
Over 2000m ² GFA (15)	863	473	694	772	1,055	1,419	10
284.5 Cold stores/refrigerated stores (30)	1,657	1,127	1,213	1,454	2,244	2,247	5
320. Offices							
Generally (20)	2,382	1,040	1,739	2,189	2,787	7,196	128
Air-conditioned							
Generally (20)	2,586	1,474	1,982	2,379	2,928	7,196	37

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
1-2 storey (20)	2,307	1,474	1,937	2,161	2,473	4,331	13
3-5 storey (20)	2,648	1,618	1,854	2,351	2,936	7,196	15
6 storey or above (20)	2,811	2,160	2,506	2,681	2,878	4,063	8
Not air-conditioned							
Generally (20)	2,332	1,235	1,706	2,274	2,759	4,230	63
1-2 storey (20)	2,271	1,328	1,619	2,208	2,663	3,955	36
3-5 storey (20)	2,360	1,235	1,748	2,162	2,788	4,230	24
6 storey or above (25)	2,953	2,288	-	3,060	-	3,405	4
344. Hypermarkets, supermarkets							
Generally (35)	2,054	836	1,416	1,802	2,709	3,510	33
Up to 1000m ² (35)	2,098	1,416	-	1,820	-	3,338	4
1000 to 7000m ² GFA (35)	2,055	836	1,345	1,802	2,742	3,510	27
7000 to 15000m ² (35)	1,700	-	-	-	-	-	1
Over 15000m ² GFA (35)	2,200	-	-	-	-	-	1
345. Shops							
Generally (30)	1,976	751	1,075	1,609	2,444	5,254	14
1-2 storey (30)	2,000	751	1,074	1,555	2,550	5,254	13
3-5 storey (30)	1,663	-	-	-	-	-	1
447. Care homes for the elderly							
Generally (15)	2,375	1,405	1,884	2,204	2,789	4,642	30
Up to 500m ² GFA (25)	2,245	2,153	-	-	-	2,336	2
500 to 2000m ² GFA (15)	2,905	1,485	1,705	2,578	4,196	4,642	6
Over 2000m ² GFA (15)	2,243	1,405	1,923	2,190	2,542	3,308	24

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
810. Housing, mixed developments (15)	1,675	900	1,453	1,619	1,834	4,173	1251
810.1 Estate housing							
Generally (15)	1,658	851	1,401	1,593	1,816	5,688	1363
Single storey (15)	1,888	1,111	1,592	1,816	2,072	5,688	226
2-storey (15)	1,596	851	1,376	1,546	1,748	3,450	1058
3-storey (15)	1,729	1,025	1,445	1,664	1,968	3,347	74
4-storey or above (15)	3,461	1,682	2,782	3,105	4,623	5,115	5
810.11 Estate housing detached (15)	2,231	1,222	1,634	1,860	2,534	5,688	18
810.12 Estate housing semi detached							
Generally (15)	1,675	974	1,421	1,631	1,838	3,676	345
Single storey (15)	1,859	1,200	1,617	1,824	2,022	3,676	80
2-storey (15)	1,617	974	1,402	1,563	1,779	2,822	254
3-storey (15)	1,656	1,218	1,338	1,573	1,959	2,354	11
810.13 Estate housing terraced							
Generally (15)	1,669	979	1,374	1,575	1,803	5,115	219
Single storey (15)	1,860	1,223	1,581	1,800	2,224	2,621	16
2-storey (15)	1,600	979	1,356	1,538	1,729	3,450	169
3-storey (15)	1,739	1,025	1,447	1,627	1,904	3,347	32
4-storey or above (15)	4,869	4,623	-	-	-	5,115	2
816. Flats (apartments)							
Generally (15)	1,960	966	1,621	1,845	2,214	6,649	782
1-2 storey (15)	1,857	1,124	1,558	1,749	2,076	3,685	165
3-5 storey (15)	1,933	966	1,614	1,840	2,180	4,036	522

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
6 storey or above (15)	2,296	1,401	1,856	2,173	2,490	6,649	92
843. Supported housing							
Generally (15)	2,074	1,062	1,728	1,925	2,273	4,231	126
Single storey (15)	2,337	1,504	1,907	2,226	2,548	4,231	12
2-storey (15)	2,105	1,074	1,726	1,897	2,451	3,683	44
3-storey (15)	1,913	1,062	1,730	1,845	2,128	2,867	42
4-storey or above (15)	2,142	1,305	1,708	1,995	2,175	4,091	25
843.1 Supported housing with shops, restaurants or the like (15)	2,016	1,267	1,700	1,896	2,231	3,339	35

£/M2 STUDY

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

Last updated: 27-Jul-2024 07:23

Rebased to Wokingham (108; sample 14)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
532. Community Centres							
Generally (25)	2,876	1,117	2,285	2,724	3,274	8,257	101
Up to 500m2 GFA							
Generally (25)	3,111	1,117	2,139	2,927	3,546	8,257	42
Steel framed (25)	3,514	1,900	2,446	2,979	3,822	8,257	20
Concrete framed (45)	1,752	-	-	-	-	-	1
Brick construction (25)	2,129	1,117	1,670	2,053	2,255	3,416	13
Timber framed (25)	3,649	2,920	3,179	3,483	4,069	4,691	8
500 to 2000m2 GFA							
Generally (25)	2,723	1,440	2,357	2,713	3,055	4,306	55
Steel framed (25)	2,745	1,620	2,398	2,731	3,135	4,250	36
Concrete framed (30)	2,636	-	-	-	-	-	1
Brick construction (25)	2,504	1,440	2,225	2,407	2,865	4,306	12
Timber framed (25)	3,045	2,282	2,774	3,036	3,375	3,740	6
Over 2000m2 GFA							
Generally (25)	2,515	2,076	-	2,618	-	2,748	4

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Steel framed (30)	2,583	-	-	-	-	-	1	
Concrete framed (50)	1,863	-	-	-	-	-	1	
Brick construction (50)	1,409	-	-	-	-	-	1	
Timber framed (15)	2,748	-	-	-	-	-	1	
852. Hotels (15)	2,865	1,513	2,200	2,824	3,581	3,943	13	

£/M2 STUDY

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

Last updated: 27-Jul-2024 07:23

Rebased to Wokingham (108; sample 14)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
532. Community Centres							
Generally (25)	2,876	1,117	2,285	2,724	3,274	8,257	101
Up to 500m2 GFA							
Generally (25)	3,111	1,117	2,139	2,927	3,546	8,257	42
Steel framed (25)	3,514	1,900	2,446	2,979	3,822	8,257	20
Concrete framed (45)	1,752	-	-	-	-	-	1
Brick construction (25)	2,129	1,117	1,670	2,053	2,255	3,416	13
Timber framed (25)	3,649	2,920	3,179	3,483	4,069	4,691	8
500 to 2000m2 GFA							
Generally (25)	2,723	1,440	2,357	2,713	3,055	4,306	55
Steel framed (25)	2,745	1,620	2,398	2,731	3,135	4,250	36
Concrete framed (30)	2,636	-	-	-	-	-	1
Brick construction (25)	2,504	1,440	2,225	2,407	2,865	4,306	12
Timber framed (25)	3,045	2,282	2,774	3,036	3,375	3,740	6
Over 2000m2 GFA							
Generally (25)	2,515	2,076	-	2,618	-	2,748	4

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Steel framed (30)	2,583	-	-	-	-	-	1	
Concrete framed (50)	1,863	-	-	-	-	-	1	
Brick construction (50)	1,409	-	-	-	-	-	1	
Timber framed (15)	2,748	-	-	-	-	-	1	
852. Hotels (15)	2,865	1,513	2,200	2,824	3,581	3,943	13	
856.2 Students' residences, halls of residence, etc (15)	2,443	1,420	2,193	2,468	2,740	4,021	52	

Appendix 6 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study			
		Flats	Houses
Cat 2		1.15%	0.54%
Cat 3(a)		9.28%	10.77%
Cat 3(b)		9.47%	23.80%

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

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Table with columns: 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. Rows include Residential Small site - low density, Residential Small site - medium density, Residential Small site - higher density (flats), etc.

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Table with columns: 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. Rows include Residential Small site - low density, Residential Small site - medium density, Residential Small site - higher density (flats), etc.

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

Table with columns: 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. Rows include Residential Small site - low density, Residential Small site - medium density, Residential Small site - higher density (flats), etc.

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)

Table with columns: 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. Rows include Residential Small site - low density, Residential Small site - medium density, Residential Small site - higher density (flats), etc.

Appendix 10 - Appraisal outputs – 25% First Homes, 52.5% social rent, 22.5% shared ownership (sensitivity)

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £4,750 psm

AH tenure

Rented 53%

SO 23%

Fst Hms 25%

£3,407,011 PER HA

Residual land values

Table with 12 columns: 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. Rows include Residential Small site - low density, Strategic scale site - low density, etc.

Max AH

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Residual land values

Table with 12 columns: 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. Rows include Residential Small site - low density, Strategic scale site - low density, etc.

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)

£370,000 PER HA

Residual land values

Table with 12 columns: 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. Rows include Residential Small site - low density, Strategic scale site - low density, etc.

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)

£247,000 PER HA

Residual land values

Table with 12 columns: 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. Rows include Residential Small site - low density, Strategic scale site - low density, etc.

WOKINGHAM LOCAL PLAN VIABILITY

Sales value £4,901 per m

BLV

0% AH

5% AH

10% AH

15% AH

20% AH

25% AH

30% AH

35% AH

40% AH

45% AH

50% AH

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	Max AH
1 Residential Small site - low density	5	E540,795	1,033,391	697,130	981,275	625,826	590,780	556,139	521,903	488,073	454,647	421,627	389,011	50%
2 Residential Small site - medium density	5	E540,795	741,317	705,004	669,906	635,594	606,496	583,803	529,515	495,632	462,155	429,082	396,413	50%
3 Residential Small site - higher density (flats)	5	E151,423	258,248	231,928	205,925	180,237	154,863	129,802	105,058	80,626	56,510	32,709	9,221	25%
4 Residential Small site - medium density	10	E1,081,591	1,466,781	1,384,261	1,322,550	1,261,650	1,181,559	1,122,979	1,043,307	976,146	909,295	843,253	778,021	25%
5 Residential Small site - medium density	10	E1,081,591	1,466,781	1,384,261	1,322,550	1,261,650	1,181,559	1,122,979	1,043,307	976,146	909,295	843,253	778,021	25%
6 Residential Small site - higher density	10	E32,889	516,492	463,857	411,851	360,473	309,725	259,606	210,115	161,254	113,021	65,417	18,441	45%
7 Residential Medium site - low density	25	E2,703,977	3,696,952	3,485,652	3,306,376	3,129,125	2,953,896	2,780,696	2,609,518	2,440,365	2,273,237	2,108,133	1,945,058	25%
8 Residential Medium site - medium density	25	E2,703,977	3,219,453	3,047,913	2,876,306	2,710,633	2,544,896	2,381,091	2,216,222	2,059,288	1,901,285	1,745,217	1,591,083	15%
9 Residential Medium site - higher density	25	E953,963	2,557,764	2,400,119	2,244,283	2,090,253	1,938,032	1,787,818	1,639,011	1,492,211	1,347,219	1,204,035	1,062,688	50%
10 Residential Medium site - low density	50	E5,726,095	7,786,294	7,631,062	7,476,969	7,322,876	7,168,783	7,014,690	6,860,597	6,706,504	6,552,411	6,398,318	6,244,225	20%
11 Residential Medium site - higher density (flats)	50	E5,726,095	7,203,942	6,907,343	6,655,812	6,404,281	6,152,750	5,901,219	5,649,688	5,398,157	5,146,626	4,895,095	4,639,564	20%
12 Residential Large site - low density	100	E12,167,896	14,524,419	13,959,711	13,395,003	12,830,295	12,265,587	11,700,879	11,136,171	10,571,463	10,006,755	9,442,047	8,877,339	50%
13 Residential Large site - medium density	100	E12,167,896	14,204,419	13,509,711	12,822,744	12,143,519	11,472,036	10,826,295	10,152,296	9,504,036	8,863,520	8,230,746	7,605,713	50%
14 Residential Large site - high density	100	E4,312,960	11,457,740	10,820,513	10,190,541	9,567,770	8,952,217	8,348,362	7,742,765	7,148,867	6,552,167	5,962,725	5,416,482	50%
15 Residential Large site - low density	200	E27,812,333	26,617,139	25,294,698	23,907,478	22,549,480	21,258,703	19,957,147	18,670,814	17,399,701	16,143,810	14,903,140	13,677,693	50%
17 Residential Large site - medium density	200	E19,468,633	23,294,154	22,054,961	20,730,308	19,470,195	18,224,621	16,993,596	15,777,091	14,575,134	13,387,718	12,214,840	11,066,591	50%
18 Strategic scale site - low density	500	E87,359,253	47,431,520	44,126,863	40,829,121	37,528,293	34,228,465	31,261,353	28,130,564	25,036,802	21,980,044	18,960,353	15,977,687	50%
19 Strategic scale site - medium density	500	E87,359,253	47,431,520	44,126,863	40,829,121	37,528,293	34,228,465	31,261,353	28,130,564	25,036,802	21,980,044	18,960,353	15,977,687	50%
20 Strategic scale site - low density	2,000	E248,473,865	172,102,852	160,802,292	148,185,313	136,388,786	124,746,849	113,229,500	101,846,741	90,598,571	79,484,960	68,505,968	57,661,595	50%
21 Strategic scale site - medium density	2,000	E248,473,865	172,102,852	160,802,292	148,185,313	136,388,786	124,746,849	113,229,500	101,846,741	90,598,571	79,484,960	68,505,968	57,661,595	50%
22 Strategic scale site - low density with RAD	4,000	E619,456,518	267,528,073	246,908,085	226,461,984	206,151,901	185,980,867	165,853,499	145,768,284	125,707,398	106,520,035	85,311,187	63,990,030	50%
24 Housing for Elderly (C3) - high density	40	E1,093,243	314,710	404,400	494,171	583,900	673,630	763,359	853,089	942,820	1,032,549	1,122,279	1,212,008	50%
25 Housing for Elderly (C3) - high density	60	E925,351	542,834	674,006	805,177	936,349	1,067,520	1,198,692	1,329,863	1,461,034	1,592,205	1,723,377	1,854,549	50%
26 Housing for Elderly (C2) extra care	70	E1,043,590	715,111	864,187	1,013,263	1,162,340	1,311,416	1,460,493	1,609,570	1,758,646	1,907,723	2,056,799	2,205,875	50%
27 Retail (convenience)	2	E851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	50%
28 Retail (convenience)	2	E851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	50%
29 Office	2	E123,500	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	50%
30 Office	2	E123,500	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	50%
31 Industrial (40% plot ratio)	2	E3,407,011	809,681	809,681	809,681	809,681	809,681	809,681	809,681	809,681	809,681	809,681	809,681	50%
32 Warehousing/logistics (50% plot ratio)	2	E3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	50%
33 Student housing development (medium density) 200 be	200	E1,093,243	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	50%
34 Student housing development (medium density) 250 be	200	E1,093,243	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	50%
35 Student housing development (medium density) 300 be	200	E1,093,243	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	9,637,296	50%
37 Student housing development (high density) 200 beds	200	E85,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	50%
38 Student housing development (high density) 250 beds	200	E85,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	50%
39 Student housing development (high density) 300 beds	200	E85,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	50%
40 Hotel (100 rooms)	2	E511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%
41 Hotel (125 rooms)	2	E511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%
42 Hotel (150 rooms)	2	E511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%
44 Leisure use	2	E111,000	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	50%
44 Leisure use	2	E111,000	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	50%
44 Leisure use	2	E111,000	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	50%
46 Community use	2	E41,122	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	50%
47 Community use	2	E41,122	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	50%
48 Community use	2	E41,122	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	50%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,285 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	Max AH
1 Residential Small site - low density	5	E354,963	733,391	697,130	981,275	625,826	590,780	556,139	521,903	488,073	454,647	421,627	389,011	50%
2 Residential Small site - medium density	5	E354,963	741,317	705,004	669,906	635,594	606,496	583,803	529,515	495,632	462,155	429,082	396,413	50%
3 Residential Small site - higher density (flats)	5	E99,390	258,248	231,928	205,925	180,237	154,863	129,802	105,058	80,626	56,510	32,709	9,221	25%
4 Residential Small site - medium density	10	E700,925	1,466,781	1,384,261	1,322,550	1,261,650	1,181,559	1,122,979	1,043,307	976,146	909,295	843,253	778,021	25%
5 Residential Small site - medium density	10	E700,925	1,466,781	1,384,261	1,322,550	1,261,650	1,181,559	1,122,979	1,043,307	976,146	909,295	843,253	778,021	25%
6 Residential Small site - higher density	10	E198,779	516,492	463,857	411,851	360,473	309,725	259,606	210,115	161,254	113,021	65,417	18,441	45%
7 Residential Medium site - low density	25	E1,774,813	3,219,453	3,047,913	2,876,306	2,710,633	2,544,896	2,381,091	2,216,222	2,059,288	1,901,285	1,745,217	1,591,083	15%
8 Residential Medium site - medium density	25	E1,774,813	2,742,934	2,571,394	2,400,787	2,235,180	2,069,573	1,904,966	1,740,359	1,585,752	1,431,145	1,276,538	1,121,931	10%
9 Residential Medium site - low density	50	E3,758,428	7,186,294	6,907,343	6,655,812	6,404,281	6,152,750	5,901,219	5,649,688	5,398,157	5,146,626	4,895,095	4,639,564	20%
10 Residential Medium site - medium density	50	E3,758,428	6,703,942	6,407,343	6,155,812	5,904,281	5,652,750	5,401,219	5,149,688	4,898,157	4,646,626	4,395,095	4,143,564	20%
11 Residential Medium site - higher density	50	E1,052,300	2,614,820	2,486,341	2,361,861	2,237,381	2,112,901	1,988,421	1,863,941	1,739,461	1,614,981	1,490,501	1,366,021	12%
12 Residential Large site - low density	100	E7,986,600	14,524,419	13,959,711	13,395,003	12,830,295	12,265,587	11,700,879	11,136,171	10,571,463	10,006,755	9,442,047	8,877,339	50%
13 Residential Large site - medium density	100	E7,986,600	14,204,419	13,509,711	12,822,744	12,143,519	11,472,036	10,826,295	10,152,296	9,504,036	8,863			

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £5,204 pcm

£3,407.011 PER HA

AH tenure

Rented 53%

SO 23%

Fst Hms 25%

Description	No of units	BLV	Residual land values												Max AH
			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	885,863	822,838	780,492	738,628	697,244	656,341	615,918	575,975	536,514	497,533	458,052	50%	
2 Residential Small site - medium density	5	£540,795	885,863	822,838	780,492	738,628	697,244	656,341	615,918	575,975	536,514	497,533	458,052	50%	
3 Residential Small site - higher density (flats)	5	£151,423	370,678	338,779	307,260	276,119	245,357	214,974	184,969	155,344	126,097	97,229	67,740	50%	
4 Residential Small site - low density	10	£1,081,591	1,731,326	1,645,674	1,560,984	1,477,255	1,394,487	1,312,681	1,231,836	1,151,951	1,073,028	995,067	918,068	50%	
5 Residential Small site - medium density	10	£1,081,591	1,731,326	1,645,674	1,560,984	1,477,255	1,394,487	1,312,681	1,231,836	1,151,951	1,073,028	995,067	918,068	50%	
6 Residential Small site - higher density	10	£392,845	741,356	677,558	614,520	552,238	490,714	429,947	369,939	310,688	252,194	194,458	137,479	50%	
7 Residential Medium site - low density	25	£2,703,977	4,328,315	4,114,196	3,902,461	3,693,139	3,486,219	3,281,702	3,079,588	2,879,877	2,682,570	2,487,666	2,295,164	50%	
8 Residential Medium site - medium density	25	£2,703,977	4,328,315	4,114,196	3,902,461	3,693,139	3,486,219	3,281,702	3,079,588	2,879,877	2,682,570	2,487,666	2,295,164	50%	
9 Residential Medium site - higher density	25	£963,963	3,171,508	2,983,399	2,797,449	2,613,658	2,432,025	2,252,552	2,079,236	1,900,079	1,727,081	1,556,241	1,387,561	50%	
10 Residential Medium site - low density	50	£5,276,969	8,474,989	8,055,827	7,641,389	7,231,618	6,826,568	6,426,226	6,030,588	5,639,655	5,253,427	4,871,903	4,495,052	50%	
11 Residential Medium site - higher density (flats)	50	£5,276,969	8,474,989	8,055,827	7,641,389	7,231,618	6,826,568	6,426,226	6,030,588	5,639,655	5,253,427	4,871,903	4,495,052	50%	
12 Residential Large site - low density	100	£12,167,896	16,006,337	15,308,745	14,625,017	14,172,848	13,739,881	12,966,120	11,820,697	11,054,466	10,297,455	9,549,666	8,811,097	50%	
13 Residential Large site - medium density	100	£12,167,896	16,006,337	15,308,745	14,625,017	14,172,848	13,739,881	12,966,120	11,820,697	11,054,466	10,297,455	9,549,666	8,811,097	50%	
14 Residential Large site - higher density	100	£4,313,960	13,898,941	13,140,260	12,390,493	11,649,341	10,916,805	10,192,883	9,477,577	8,770,886	8,072,811	7,383,350	6,702,504	50%	
15 Residential Large site - low density	200	£27,812,333	31,543,984	29,936,969	28,347,994	26,777,061	25,224,168	23,689,316	22,172,505	20,673,734	19,193,005	17,730,316	16,285,667	50%	
16 Residential Large site - medium density	200	£27,812,333	31,543,984	29,936,969	28,347,994	26,777,061	25,224,168	23,689,316	22,172,505	20,673,734	19,193,005	17,730,316	16,285,667	50%	
17 Residential Large site - higher density	200	£19,468,633	28,073,192	26,546,764	25,037,810	23,545,729	22,071,123	20,613,700	19,173,731	17,750,947	16,345,437	14,957,200	13,586,237	50%	
18 Strategic scale site - low density	500	£87,359,253	99,413,963	95,514,462	91,658,731	87,846,773	84,078,585	80,348,168	76,652,523	73,000,650	69,443,547	65,942,216	62,519,312	50%	
19 Strategic scale site - medium density	500	£87,359,253	99,413,963	95,514,462	91,658,731	87,846,773	84,078,585	80,348,168	76,652,523	73,000,650	69,443,547	65,942,216	62,519,312	50%	
20 Strategic scale site - higher density	500	£30,519,439	55,549,270	51,745,488	47,984,544	44,296,438	40,591,170	36,958,740	33,369,148	29,822,393	26,308,067	22,832,212	19,398,366	50%	
21 Strategic scale site - low density	2,000	£278,556,781	275,882,042	261,686,228	247,949,731	233,722,551	219,949,689	206,589,144	193,089,975	179,857,006	167,746,412	156,288,044	145,020,629	50%	
22 Strategic scale site - medium density	2,000	£278,556,781	275,882,042	261,686,228	247,949,731	233,722,551	219,949,689	206,589,144	193,089,975	179,857,006	167,746,412	156,288,044	145,020,629	50%	
23 Strategic scale site - higher density	4,000	£82,942,024	145,445,509	141,301,602	137,428,533	133,826,300	130,484,924	127,404,378	124,584,673	122,025,809	119,720,839	117,639,695	115,745,459	50%	
24 Strategic scale site - medium density with RAD	4,000	£82,942,024	145,445,509	141,301,602	137,428,533	133,826,300	130,484,924	127,404,378	124,584,673	122,025,809	119,720,839	117,639,695	115,745,459	50%	
24 Housing for Elderly (C3) - high density	40	£1,040,243	1,831,319	1,735,596	1,639,373	1,543,150	1,446,927	1,350,704	1,254,481	1,158,258	1,062,035	965,812	872,589	50%	
25 Housing for Elderly (C3) - high density	60	£1,560,364	2,747,028	2,623,394	2,500,058	2,376,722	2,253,386	2,130,050	2,006,714	1,883,378	1,760,042	1,636,706	1,513,370	50%	
26 Housing for Elderly (C2) extra care	70	£1,560,364	2,747,028	2,623,394	2,500,058	2,376,722	2,253,386	2,130,050	2,006,714	1,883,378	1,760,042	1,636,706	1,513,370	50%	
27 Retail (convenience)	-	£851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	50%	
28 Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	50%	
29 Office	-	£1,703,505	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	50%	
30 Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	50%	
31 Industrial (40% plot ratio)	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	50%	
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	50%	
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	50%	
34 Student housing development (medium density) 200 bc	-	£1,022,103	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	50%	
35 Student housing development (medium density) 250 bc	-	£1,420,132	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	50%	
36 Student housing development (medium density) 300 bc	-	£1,778,885	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	50%	
37 Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	50%	
38 Student housing development (high density) 250 beds	-	£851,402	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	50%	
39 Student housing development (high density) 300 beds	-	£1,269,622	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	50%	
40 Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%	
41 Hotel (125 rooms)	-	£511,052	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	50%	
42 Hotel (150 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	50%	
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	50%	
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	50%	
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	50%	
46 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	50%	
47 Community use	-	£532,157	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	50%	
48 Community use	-	£538,787	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	50%	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236.265 PER HA

Description	No of units	BLV	Residual land values												Max AH
			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	865,863	822,838	780,492	738,628	697,244	656,341	615,918	575,975	536,514	497,533	458,052	50%	
2 Residential Small site - medium density	5	£354,963	865,863	822,838	780,492	738,628	697,244	656,341	615,918	575,975	536,514	497,533	458,052	50%	
3 Residential Small site - higher density (flats)	5	£99,390	370,678	338,779	307,260	276,119	245,357	214,974	184,969	155,344	126,097	97,229	67,740	50%	
4 Residential Small site - low density	10	£709,925	1,731,326	1,645,674	1,560,984	1,477,255	1,394,487	1,312,681	1,231,836	1,151,951	1,073,028	995,067	918,068	50%	
5 Residential Small site - medium density	10	£709,925	1,731,326	1,645,674	1,560,984	1,477,255	1,394,487								

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £5,500 per m

AH tenure

Rented 53%

SO 23%

Fst Hms 25%

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	Max AH	
1 Residential Small site - low density	5	£540,795	997,835	948,544	899,709	851,430	803,707	756,542	709,931	663,878	618,381	573,446	528,064	45%	
2 Residential Small site - medium density	5	£540,795	1,005,861	956,417	907,530	859,199	811,424	764,206	717,543	671,437	625,887	580,894	536,457	45%	
3 Residential Small site - higher density (flats)	5	£151,423	483,110	445,630	408,594	372,001	335,852	300,145	264,882	230,061	195,684	161,750	128,258	45%	
4 Residential Small site - medium density	10	£1,081,591	1,995,872	1,897,089	1,799,418	1,702,861	1,607,416	1,513,083	1,419,864	1,327,756	1,236,761	1,146,879	1,058,110	45%	
5 Residential Small site - higher density	10	£1,081,591	2,011,723	1,912,835	1,815,061	1,718,388	1,622,849	1,528,411	1,435,087	1,342,875	1,251,776	1,161,788	1,072,915	45%	
6 Residential Small site - low density	10	£2,022,103	3,956,127	3,696,226	3,436,325	3,176,424	2,916,523	2,656,622	2,396,721	2,136,820	1,876,919	1,617,018	1,357,117	45%	
7 Residential Medium site - low density	25	£2,703,977	4,989,878	4,742,721	4,495,564	4,248,407	4,001,250	3,754,093	3,506,936	3,259,779	3,012,622	2,765,465	2,518,308	45%	
8 Residential Medium site - medium density	25	£2,703,977	4,502,497	4,267,269	4,032,041	3,796,813	3,561,585	3,326,357	3,091,129	2,855,901	2,619,673	2,383,445	2,147,217	35%	
9 Residential Medium site - higher density	25	£963,963	3,785,253	3,566,679	3,350,616	3,134,553	2,918,490	2,702,427	2,486,364	2,270,301	2,054,238	1,838,175	1,616,112	50%	
10 Residential Medium site - low density	50	£5,726,069	9,765,895	9,280,961	8,802,871	8,330,621	7,864,549	7,402,458	6,946,299	6,494,048	6,041,897	5,589,746	5,137,595	40%	
11 Residential Medium site - higher density (flats)	50	£3,940,453	9,940,453	9,380,453	8,820,453	8,260,453	7,700,453	7,140,453	6,580,453	6,020,453	5,460,453	4,900,453	4,340,453	40%	
12 Residential Large site - low density	100	£1,603,299	3,183,047	3,018,047	2,853,047	2,688,047	2,523,047	2,358,047	2,193,047	2,028,047	1,863,047	1,698,047	1,533,047	35%	
13 Residential Large site - medium density	100	£1,603,299	3,183,047	3,018,047	2,853,047	2,688,047	2,523,047	2,358,047	2,193,047	2,028,047	1,863,047	1,698,047	1,533,047	35%	
14 Residential Large site - higher density	100	£4,312,960	16,339,543	15,459,988	14,580,433	13,700,878	12,821,323	11,941,768	11,062,213	10,182,658	9,303,103	8,423,548	7,543,993	6,664,438	30%
15 Residential Large site - low density	200	£2,712,333	36,470,828	34,819,240	33,167,652	31,516,064	29,864,476	28,212,888	26,561,300	24,909,712	23,258,124	21,606,536	19,954,948	18,303,360	25%
16 Residential Large site - medium density	200	£1,948,633	32,852,232	31,088,586	29,324,940	27,561,294	25,797,648	24,034,002	22,270,356	20,506,710	18,743,064	16,979,418	15,215,772	20%	
17 Residential Large site - higher density	200	£1,948,633	32,852,232	31,088,586	29,324,940	27,561,294	25,797,648	24,034,002	22,270,356	20,506,710	18,743,064	16,979,418	15,215,772	20%	
18 Strategic scale site - low density	500	£87,359,253	71,396,405	66,902,000	62,407,595	57,913,190	53,418,785	48,924,380	44,429,975	40,000,000	35,575,000	31,150,000	26,725,000	20%	
19 Strategic scale site - medium density	500	£87,359,253	71,396,405	66,902,000	62,407,595	57,913,190	53,418,785	48,924,380	44,429,975	40,000,000	35,575,000	31,150,000	26,725,000	20%	
20 Strategic scale site - higher density	2,000	£248,376,865	250,573,583	243,237,022	235,900,461	228,563,900	221,227,339	213,890,778	206,554,217	199,217,656	191,881,095	184,544,534	177,207,973	15%	
21 Strategic scale site - medium density	2,000	£248,376,865	250,573,583	243,237,022	235,900,461	228,563,900	221,227,339	213,890,778	206,554,217	199,217,656	191,881,095	184,544,534	177,207,973	15%	
22 Strategic scale site - low density	4,000	£426,942,024	440,183,889	413,425,754	385,667,619	357,909,484	330,151,349	302,393,214	274,635,079	246,876,944	219,118,809	191,360,674	163,602,539	10%	
23 Strategic scale site - medium density with RAD	4,000	£426,942,024	440,183,889	413,425,754	385,667,619	357,909,484	330,151,349	302,393,214	274,635,079	246,876,944	219,118,809	191,360,674	163,602,539	10%	
24 Housing for Elderly (C3) - high density	40	£1,043,590	998,703	778,072	567,441	356,810	146,179	106,047	330,040	554,042	778,040	1,002,038	1,226,036	0%	
25 Housing for Elderly (C2) extra care	70	£1,043,590	998,703	778,072	567,441	356,810	146,179	106,047	330,040	554,042	778,040	1,002,038	1,226,036	0%	
26 Retail (convenience)	-	£851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	50%	
27 Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	0%	
28 Office	-	£1,703,505	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	0%	
29 Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	0%	
30 Office	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	0%	
31 Industrial (40% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	0%	
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	0%	
33 Student housing development (medium density) 200 be	-	£1,022,103	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	50%	
34 Student housing development (medium density) 250 be	-	£1,420,132	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	50%	
35 Student housing development (medium density) 300 be	-	£1,778,885	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	50%	
36 Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	50%	
37 Student housing development (high density) 250 beds	-	£851,753	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	50%	
38 Student housing development (high density) 300 beds	-	£1,299,158	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	50%	
40 Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%	
41 Hotel (125 rooms)	-	£511,052	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	1,688,474	50%	
42 Hotel (150 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	50%	
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	0%	
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	0%	
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	0%	
46 Community use	-	£567,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	0%	
47 Community use	-	£532,157	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	0%	
48 Community use	-	£538,787	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	542,619	0%	

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	Max AH
1 Residential Small site - low density	5	£354,963	997,835	948,544	899,709	851,430	803,707	756,542	709,931	663,878	618,381	573,446	528,064	45%
2 Residential Small site - medium density	5	£354,963	1,005,861	956,417	907,530	859,199	811,424	764,206	717,543	671,437	625,887	580,894	536,457	45%
3 Residential Small site - higher density (flats)	5	£99,390	483,110	445,630	408,594	372,001	335,852	300,145	264,882	230,061	195,684	161,750	128,258	45%
4 Residential Small site - low density	10	£709,925	1,995,872	1,897,089	1,799,418	1,702,861	1,607,416	1,513,083	1,419,864	1,327,756	1,236,761	1,146,879	1,058,110	45%
5 Residential Small site - higher density	10	£709,925	2,011,723	1,912,835	1,815,061	1,718,388	1,622,849	1,528,411	1,435,087	1,342,875	1,251,776	1,161,788	1,072,915	45%
6 Residential Medium site - low density	25	£1,968,779	4,989,878	4,742,721	4,495,564	4,248,407	4,001,250	3,754,093	3,506,936	3,259,779	3,012,622	2,765,465	2,518,308	45%
7 Residential Medium site - medium density	25	£1,968,779	4,502,497	4,267,269	4,032,041	3,796,813	3,561,585	3,326,357	3,091,129	2,855,901	2,619,673	2,383,445	2,147,217	

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £5,800 per m

AH tenure

Rented 53%

SO 23%

Frst Hms 25%

Description	No of units	BLV	Residual land values												Max AH
			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	1,130,208	1,074,251	1,018,628	964,233	910,172	856,743	803,948	751,780	700,247	649,346	599,077	50%	
2 Residential Small site - medium density	5	£540,795	1,130,208	1,074,251	1,018,628	964,233	910,172	856,743	803,948	751,780	700,247	649,346	599,077	50%	
3 Residential Small site - higher density (flats)	5	£1,421,423	595,541	552,481	509,929	467,884	426,346	385,316	344,793	304,776	265,271	226,270	187,778	50%	
4 Residential Small site - medium density	10	£1,081,591	2,260,416	2,148,502	2,037,853	1,928,466	1,820,344	1,713,466	1,607,891	1,503,561	1,400,495	1,298,693	1,198,154	50%	
5 Residential Small site - higher density	10	£1,081,591	2,260,416	2,148,502	2,037,853	1,928,466	1,820,344	1,713,466	1,607,891	1,503,561	1,400,495	1,298,693	1,198,154	50%	
6 Residential Small site - medium density	10	£1,081,591	2,260,416	2,148,502	2,037,853	1,928,466	1,820,344	1,713,466	1,607,891	1,503,561	1,400,495	1,298,693	1,198,154	50%	
7 Residential Medium site - low density	25	£2,703,977	5,651,940	5,371,256	5,094,631	4,821,165	4,550,860	4,283,714	4,019,729	3,758,902	3,501,237	3,246,731	2,995,385	50%	
8 Residential Medium site - medium density	25	£2,703,977	5,651,940	5,371,256	5,094,631	4,821,165	4,550,860	4,283,714	4,019,729	3,758,902	3,501,237	3,246,731	2,995,385	50%	
9 Residential Medium site - higher density	25	£953,963	4,398,997	4,149,959	3,903,783	3,660,467	3,420,012	3,182,419	2,947,686	2,715,814	2,486,803	2,260,654	2,037,365	50%	
10 Residential Medium site - low density	50	£5,726,069	11,320,256	10,765,296	10,205,266	9,644,371	9,079,627	8,510,060	7,938,675	7,362,469	6,782,444	6,194,599	5,603,033	5,009,844	50%
11 Residential Medium site - higher density (flats)	50	£1,129,159	10,199,091	9,644,371	9,079,627	8,510,060	7,938,675	7,362,469	6,782,469	6,194,599	5,603,033	5,009,844	4,423,127	3,826,583	50%
12 Residential Large site - low density	100	£1,207,896	21,876,296	20,603,339	19,329,527	18,055,715	16,781,903	15,508,091	14,234,279	12,960,467	11,686,655	10,412,843	9,139,031	7,865,219	50%
13 Residential Large site - medium density	100	£1,207,896	21,876,296	20,603,339	19,329,527	18,055,715	16,781,903	15,508,091	14,234,279	12,960,467	11,686,655	10,412,843	9,139,031	7,865,219	50%
14 Residential Large site - higher density	100	£4,311,429	17,769,536	16,781,903	15,799,270	14,816,637	13,834,004	12,851,371	11,868,738	10,886,105	9,903,472	8,920,839	7,938,206	6,955,573	50%
15 Residential Large site - low density	200	£2,717,852	41,397,673	39,301,511	37,205,349	35,109,187	33,013,025	30,916,863	28,820,701	26,724,539	24,628,377	22,532,215	20,436,053	18,339,891	50%
16 Residential Large site - medium density	200	£2,717,852	41,397,673	39,301,511	37,205,349	35,109,187	33,013,025	30,916,863	28,820,701	26,724,539	24,628,377	22,532,215	20,436,053	18,339,891	50%
17 Residential Large site - higher density	200	£19,468,633	37,631,271	35,630,369	33,629,467	31,628,565	29,627,663	27,626,761	25,625,859	23,624,957	21,624,055	19,623,153	17,622,251	15,621,349	50%
18 Strategic scale site - low density	500	£87,359,253	83,378,173	78,289,658	73,201,143	68,112,628	63,024,113	57,935,598	52,847,083	47,758,568	42,669,053	37,579,538	32,489,023	27,398,508	50%
19 Strategic scale site - medium density	500	£87,359,253	83,378,173	78,289,658	73,201,143	68,112,628	63,024,113	57,935,598	52,847,083	47,758,568	42,669,053	37,579,538	32,489,023	27,398,508	50%
20 Strategic scale site - higher density	500	£95,519,439	74,179,056	69,290,541	64,402,026	59,513,511	54,625,000	49,736,485	44,847,970	39,959,455	35,070,940	30,182,425	25,293,910	20,405,395	50%
21 Strategic scale site - low density	2,000	£278,556,783	303,059,020	284,563,720	266,277,354	248,199,920	230,331,418	212,671,840	195,212,212	177,979,500	160,946,736	144,095,640	127,437,750	110,986,297	50%
22 Strategic scale site - medium density	2,000	£278,556,783	303,059,020	284,563,720	266,277,354	248,199,920	230,331,418	212,671,840	195,212,212	177,979,500	160,946,736	144,095,640	127,437,750	110,986,297	50%
23 Strategic scale site - higher density	4,000	£825,942,024	514,673,714	483,209,748	452,101,165	421,347,968	390,928,878	360,338,335	331,087,702	301,718,975	272,692,155	244,023,242	215,710,237	187,407,232	50%
24 Strategic scale site - medium density with RAD	4,000	£825,942,024	514,673,714	483,209,748	452,101,165	421,347,968	390,928,878	360,338,335	331,087,702	301,718,975	272,692,155	244,023,242	215,710,237	187,407,232	50%
25 Housing for Elderly (C3) - high density	40	£1,043,590	1,842,846	1,742,263	1,641,680	1,541,097	1,440,514	1,340,000	1,240,000	1,140,000	1,040,000	940,000	840,000	740,000	50%
26 Housing for Elderly (C3) - high density	60	£1,043,590	1,842,846	1,742,263	1,641,680	1,541,097	1,440,514	1,340,000	1,240,000	1,140,000	1,040,000	940,000	840,000	740,000	50%
27 Housing for Elderly (C2) extra care	70	£1,043,590	1,842,846	1,742,263	1,641,680	1,541,097	1,440,514	1,340,000	1,240,000	1,140,000	1,040,000	940,000	840,000	740,000	50%
28 Retail (convenience)	-	£851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	50%
29 Retail (convenience)	-	£851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	50%
30 Office	-	£1,703,505	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	1,869,904	50%
31 Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	50%
32 Industrial (40% plot ratio)	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	50%
33 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	50%
34 Student housing development (medium density) 200 bds	-	£1,022,103	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	50%
35 Student housing development (medium density) 250 bds	-	£1,022,103	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	50%
36 Student housing development (medium density) 300 bds	-	£1,022,103	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	50%
37 Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	50%
38 Student housing development (high density) 250 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	50%
39 Student housing development (high density) 300 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	50%
40 Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%
41 Hotel (125 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%
42 Hotel (150 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%
43 Leisure use	-	£11,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	50%
44 Leisure use	-	£11,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	50%
45 Leisure use	-	£11,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	50%
46 Community use	-	£57,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	50%
47 Community use	-	£57,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	50%
48 Community use	-	£57,214	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	50%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,236,265 PER HA

Description	No of units	BLV	Residual land values												Max AH
			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	1,130,208	1,074,251	1,018,628	964,233	910,172	856,743	803,948	751,780	700,247	649,346	599,077	50%	
2 Residential Small site - medium density	5	£354,963	1,130,208	1,074,251	1,018,628	964,233	910,172	856,743	803,948	751,780	700,247	649,346	599,077	50%	
3 Residential Small site - higher density (flats)	5	£99,390	595,541	552,481	509,929	467,884	426,346	385,316	344,793	304,776	265,271	226,270	187,778	50%	
4 Residential Small site - low density	10	£709,925	2,260,416	2,148,502	2,037,853	1,928,466	1,820,344	1,713,466	1,607,891	1,503,561	1,400,495	1,298,693	1,198,154	50%	
5 Residential Small site - higher density	10	£709,925	2,260,416	2,148,502	2,037,853	1,928,466	1,820,344	1,713,466	1,607,891	1,503,561	1,400,495	1,298,693	1,198,154	50%	
6 Residential Small site - medium density	10	£1,998,779	1,919,962	1,919,962	1,919,962	1,919,962	1,919,962	1,919,962	1,919,962	1,919,962	1,919,962	1,919,962	1,919,962	1,919,962	50%
7 Residential Medium site - low density	25	£1,774,813	5,651,940	5,371,256	5,094,631	4,821,165	4,550,860	4,283,714	4,019,729	3,758,902	3,501,237	3,246,731	2,995,385	50%	
8 Residential Medium site - medium density	25	£1,774,813	5,651,940	5,371,256	5,094,631	4,821,165	4,550,860	4,283,714	4,019,729	3,758,902	3,501,237	3,246,731	2,995,385	50%	
9 Residential Medium site - higher density	25	£3,758,428													

WOKINGHAM LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £5,960 psm

AH tenure

Rented 53%

SO 23% Frst Hms 25%

£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	Max AH
1 Residential Small site - low density	5	£540,795	1,196,344	1,137,104	1,078,535	1,020,834	963,404	906,943	850,962	795,731	741,180	687,300	634,088	50%
2 Residential Small site - medium density	5	£540,795	1,204,270	1,144,978	1,086,356	1,028,403	971,121	914,507	858,585	803,291	748,688	694,754	641,490	50%
3 Residential Small site - higher density (flats)	5	£151,423	651,757	605,906	560,596	515,825	471,594	427,902	384,749	342,136	300,064	258,530	217,530	50%
4 Residential Small site - medium density	10	£1,081,591	2,392,589	2,274,210	2,157,069	2,041,269	1,926,808	1,813,687	1,701,906	1,591,464	1,482,362	1,374,598	1,268,178	50%
5 Residential Small site - higher density	10	£1,081,591	2,408,541	2,289,556	2,172,711	2,056,807	1,942,240	1,828,016	1,717,129	1,608,583	1,497,375	1,389,500	1,282,981	50%
6 Residential Small site - low density	10	£32,842	1,303,514	1,211,813	1,121,191	1,031,649	943,167	856,803	770,498	684,273	600,127	517,001	435,072	50%
7 Residential Medium site - low density	25	£2,703,977	5,981,721	5,685,522	5,392,673	5,103,172	4,817,021	4,534,217	4,254,764	3,978,659	3,705,903	3,436,496	3,170,439	50%
8 Residential Medium site - medium density	25	£2,703,977	5,464,779	5,181,788	4,902,914	4,625,460	4,352,124	4,082,008	3,815,110	3,551,431	3,290,971	3,033,730	2,779,708	50%
9 Residential Medium site - higher density	25	£953,963	4,705,869	4,441,600	4,180,367	3,922,169	3,667,009	3,414,886	3,165,789	2,919,748	2,676,734	2,436,757	2,199,816	50%
10 Residential Medium site - low density	50	£5,726,069	11,896,754	11,177,664	10,545,121	9,919,129	9,291,129	8,668,788	8,050,446	7,437,641	6,824,841	6,216,641	5,613,441	50%
11 Residential Medium site - higher density (flats)	50	£3,758,428	11,773,511	11,193,915	10,620,866	10,054,366	9,494,414	8,941,012	8,394,157	7,853,850	7,320,093	6,792,884	6,272,223	50%
12 Residential Large site - low density	100	£12,167,896	22,942,440	21,806,634	20,683,671	19,573,552	18,476,276	17,391,841	16,320,251	15,261,504	14,215,599	13,182,538	12,162,319	50%
13 Residential Large site - medium density	100	£12,167,896	23,093,501	21,956,686	20,832,738	19,721,620	18,623,346	17,537,915	16,465,327	15,405,582	14,358,680	13,324,620	12,303,405	50%
14 Residential Large site - high density	100	£4,312,960	19,978,486	18,918,683	17,870,972	16,835,354	15,811,829	14,800,397	13,801,057	12,813,811	11,836,656	10,875,959	9,924,627	50%
15 Residential Large site - low density	200	£27,812,333	43,858,940	41,640,156	39,440,473	37,277,889	35,134,406	33,016,022	30,922,738	28,854,553	26,811,468	24,793,484	22,800,599	50%
16 Residential Large site - medium density	200	£19,468,633	40,020,790	37,901,270	35,805,861	33,734,563	31,687,376	29,664,299	27,665,333	25,690,477	23,739,732	21,813,099	19,910,576	50%
17 Strategic scale site - low density	500	£87,359,253	89,327,540	83,951,534	78,536,336	73,081,946	68,188,264	63,046,141	57,964,096	52,942,968	47,982,749	43,083,445	38,245,026	50%
18 Strategic scale site - medium density	500	£87,359,253	89,327,540	83,951,534	78,536,336	73,081,946	68,188,264	63,046,141	57,964,096	52,942,968	47,982,749	43,083,445	38,245,026	50%
19 Strategic scale site - higher density	500	£87,359,253	89,327,540	83,951,534	78,536,336	73,081,946	68,188,264	63,046,141	57,964,096	52,942,968	47,982,749	43,083,445	38,245,026	50%
20 Strategic scale site - low density	2,000	£378,556,761	524,801,737	502,227,070	480,673,776	459,147,858	438,649,829	418,172,814	397,726,803	377,309,809	356,932,826	336,605,843	316,318,860	50%
21 Strategic scale site - medium density	2,000	£283,917,571	399,161,719	380,016,667	361,869,650	343,722,633	325,575,616	307,428,600	289,281,584	271,134,568	252,987,552	234,840,536	216,693,520	50%
22 Strategic scale site - low density	4,000	£825,942,024	1,012,802,439	951,495,251	890,188,063	828,880,875	767,573,687	706,266,500	644,959,312	583,652,124	522,345,936	461,039,748	400,733,560	50%
23 Strategic scale site - medium density with RAD	4,000	£619,456,518	802,527,384	749,412,623	687,672,476	625,927,329	564,182,182	502,437,035	440,691,888	378,946,741	317,201,594	255,456,447	193,711,300	50%
24 Housing for Elderly (C3) - high density	40	£1,060,243	1,416,588	1,253,388	1,090,208	927,027	763,847	600,667	437,485	274,305	111,125	52,850	218,520	50%
25 Housing for Elderly (C3) - high density	60	£1,409,728	2,037,465	1,796,822	1,556,179	1,315,536	1,074,893	834,250	593,608	352,964	112,321	130,280	374,594	50%
26 Housing for Elderly (C2) extra care	70	£1,589,938	2,262,746	1,989,623	1,716,900	1,443,976	1,171,052	898,115	620,137	344,160	98,181	210,967	481,158	50%
27 Retail (convenience)	-	£851,753	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	2,962,383	50%
28 Retail (convenience)	-	£3,407,011	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	1,001,493	50%
29 Office	-	£1,703,505	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	1,889,904	50%
30 Office	-	£2,555,258	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	2,800,356	50%
31 Industrial (40% plot ratio)	-	£3,407,011	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	809,661	50%
32 Warehousing/logistics (50% plot ratio)	-	£3,407,011	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	1,054,410	50%
33 Warehousing/logistics (60% plot ratio)	-	£3,407,011	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	1,299,158	50%
34 Student housing development (medium density) 200 bed	-	£1,022,103	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	9,637,286	50%
35 Student housing development (medium density) 250 bed	-	£1,420,132	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	13,314,767	50%
36 Student housing development (medium density) 300 bed	-	£1,778,885	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	16,011,588	50%
37 Student housing development (high density) 200 beds	-	£545,166	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	8,656,625	50%
38 Student housing development (high density) 250 beds	-	£881,402	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	10,863,113	50%
39 Student housing development (high density) 300 beds	-	£818,154	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	13,069,602	50%
40 Hotel (100 rooms)	-	£511,052	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	1,312,709	50%
41 Hotel (125 rooms)	-	£511,052	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	1,868,474	50%
42 Hotel (150 rooms)	-	£511,052	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	2,498,341	50%
43 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	50%
44 Leisure use	-	£1,022,103	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	356,127	50%
45 Leisure use	-	£1,022,103	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	357,514	50%
46 Community use	-	£57,792	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	419,051	50%
47 Community use	-	£52,157	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	480,835	50%
48 Community use	-	£538,787	542,819	542,819	542,819	542,819	542,819	542,819	542,819	542,819	542,819	542,819	542,819	50%

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	Max AH
1 Residential Small site - low density	5	£354,963	1,196,344	1,137,104	1,078,535	1,020,834	963,404	906,943	850,962	795,731	741,180	687,300	634,088	50%
2 Residential Small site - medium density	5	£354,963	1,204,270	1,144,978	1,086,356	1,028,403	971,121	914,507	858,585	803,291	748,688	694,754	641,490	50%
3 Residential Small site - higher density (flats)	5	£99,390	651,757	605,906	560,596	515,825	471,594	427,902	384,749	342,136	300,064	258,530	217,530	50%
4 Residential Small site - low density	10	£709,925	2,392,589	2,274,210	2,157,069	2,041,269	1,926,808	1,813,687	1,701,906	1,591,464	1,482,362	1,374,598	1,268,178	50%
5 Residential Small site - higher density	10	£709,925	2,408,541	2,289,556	2,172,711	2,056,807	1,942,240	1,828,016	1,717,129	1,608,583	1,497,375	1,389,500	1,282,981	50%
6 Residential Small site - low density	10	£198,779	1,303,514	1,211,813	1,121,191	1,031,649	943,167	856,803	770,498	684,273	600,127	517,001	435,072	50%
7 Residential Medium site - low density	25	£1,774,813	5,981,721	5,685,522	5,392,673	5,103,172	4,817,021	4,534,217	4,254,764	3,978,659	3,705,903	3,436,496	3,170,439	50%
8 Residential Medium site - medium density	25	£1,774,813	5,464,779	5,181,788	4,902,914	4,625,460	4,352,124	4,082,008	3,815,110	3,551,431	3,290,971	3,033,730	2,779,708	50%
9 Residential Medium site - higher density	25	£526,154	4,705,869	4,441,600	4,180,367	3,922,169	3,667,009	3,414,886	3,165,789	2,919,748	2,676,734	2,436,757	2,199,816	50%
10 Residential Medium site - low density	50	£3,758,428	11,896,754	11,177,664	10,545,121	9,919,129	9,291,129	8,668,788	8,050,446	7,437,641	6,824,841	6,216,641	5,613,441	50%
11 Residential Medium site - higher density (flats)	50	£1,052,360	11,773,511	11,193,915	10,620,866	10,054,366	9,494,414	8,941,012	8,394,157	7,853,850	7,320,093	6,792,884	6,272,223	50%
12 Residential Large site - low density	100	£7,986,660	22,942,											

Appendix 11 - CIL testing outputs

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	£540,796	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
2	Residential Small site - medium density	507	£540,796	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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	£332,845	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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	£1,603,299	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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	138	86	38	-	-	-	-	-	-	-	-	-	-		
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
17	Residential Large site - medium density	20,287	£19,488,633	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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 - low density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
25	Housing for Elderly (C3) - high density	4,350	£1,409,798	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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		
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
29	Office	10,000	£1,703,508	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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		
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	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		
36	Student housing development (medium density) 300 beds	6,600	£1,778,865	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		
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		
39	Student housing development (high density) 300 beds	5,400	£816,644	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	£511,052	407	407	407	407	407	407	407	407	407	407	407	407	407	407		
41	Hotel (125 rooms)	3,438	£511,052	482	482	482	482	482	482	482	482	482	482	482	482	482	482		
42	Hotel (150 rooms)	4,500	£511,052	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	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	£99,390	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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	£198,779	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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	£526,154	287	238	188	137	88	40	-	-	-	-	-	-	-	-		
10	Residential Medium site - low density	5,072	£3,758,428	168	111	54	-	-	-	-	-	-	-	-	-	-	-		
11	Residential Medium site - medium density	5,072	£3,758,428	183	126	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	98	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	£57,346,123	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
19	Strategic scale site - medium density	50,718	£43,005,052	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
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 - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
23	Strategic scale site - medium density with R&D	505,746	£406,593,597	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
26	Housing for Elderly (C2) extra care	5,075	£1,043,590	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
27	Retail (comparison)	4,000	£559,068	650	650	650	650	650	650	650	650	650	650	650	650	650	650		
28	Retail (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	£670,879	2,317	2,317	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	5,500	£932,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327		
36	Student housing development (medium density) 300 beds	6,600	£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	2,325	2,325		
37	Student housing development (high density) 200 beds	3,600	£537,231	2,381	2,381	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	£647,253	2,390	2,390	2,390	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	£736,226	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397	2,397		
40	Hotel (100 rooms)	2,500	£335,440	478	478	478	478	478	478	478	478	478	478	478	478	478	478		
41	Hotel (125 rooms)	3,438	£335,440	533	53														

Table BLV 1: Residential and commercial property valuation data. Columns include Description, Floor areas, BLV, and Residual land values (0% AH to 50% AH).

Table BLV 2: Residential and commercial property valuation data. Columns include Description, Floor areas, BLV, and Residual land values (0% AH to 50% AH).

Table BLV 3: Residential and commercial property valuation data. Columns include Description, Floor areas, BLV, and Residual land values (0% AH to 50% AH).

Table BLV 4: Residential and commercial property valuation data. Columns include Description, Floor areas, BLV, and Residual land values (0% AH to 50% AH).

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	£540,796	187	112	38	-	-	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£540,796	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	£332,845	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	£953,963	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	£12,167,896	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£12,167,896	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	£19,488,633	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	£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) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£1,409,788	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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
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
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	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
36	Student housing development (medium density) 300 beds	6,600	£1,778,865	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
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
39	Student housing development (high density) 300 beds	5,400	£816,644	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	£511,052	407	407	407	407	407	407	407	407	407	407	407	407	407	407	407
41	Hotel (125 rooms)	3,438	£511,052	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482
42	Hotel (150 rooms)	4,500	£511,052	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	563	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	£99,390	166	111	57	3	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	563	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	3	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	563	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	£526,154	591	525	460	398	333	271	209	148	88	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£3,758,428	488	414	342	270	199	129	60	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	503	429	357	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	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£3,105,923	650	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	£57,346,123	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,005,052	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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 - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£406,593,597	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,043,590	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£559,068	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650
28	Retail (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	£670,879	2,317	2,317	2,317	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	5,500	£932,134	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327	2,327
36	Student housing development (medium density) 300 beds	6,600	£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	2,325	2,325	2,325
37	Student housing development (high density) 200 beds	3,600																

