

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



Prepared for  
Wokingham Borough Council

August 2024

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# 1 Summary

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

## Methodology

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

## Key findings

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

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

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

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

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

## 2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Local Plan policies alongside prevailing rates of CIL in the adopted Charging Schedule, subject to indexation and potential alternative rates of CIL. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage. The onus is on applicants to demonstrate that their development proposals encounter particular circumstances to justify the submission of a viability assessment at the application stage, in accordance with paragraph 58 of the NPPF and the PPG.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan and any future consultation on a Draft CIL Charging Schedule. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the Borough of Wokingham and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance<sup>1</sup>, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

### Economic and housing market context

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

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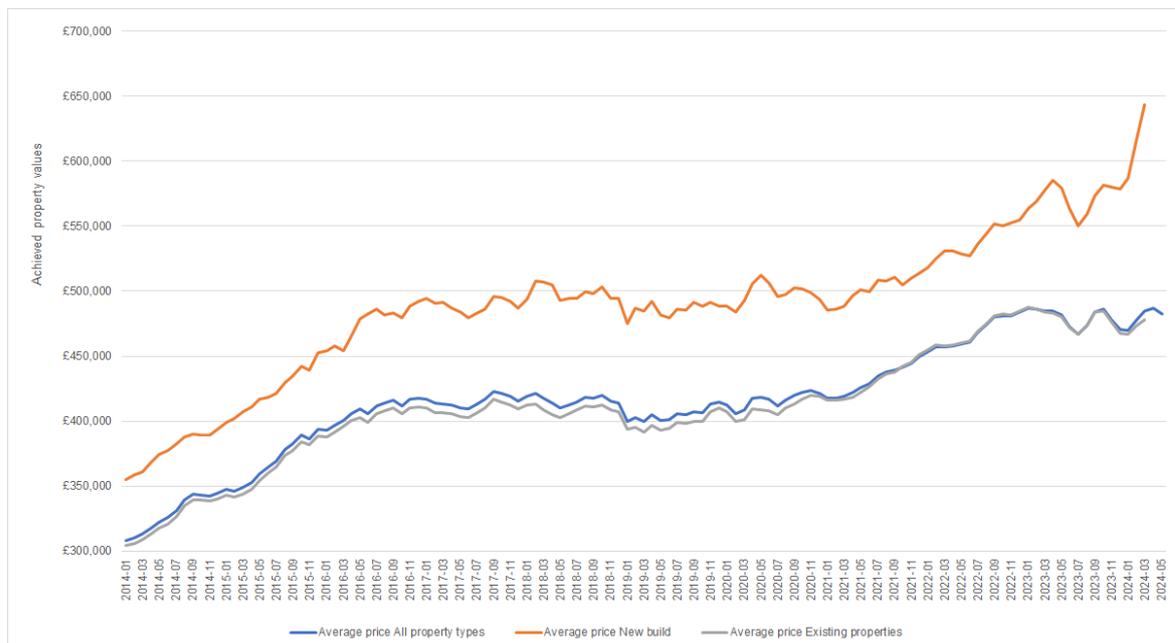
<sup>1</sup> Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

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

### **Local Housing Market Context**

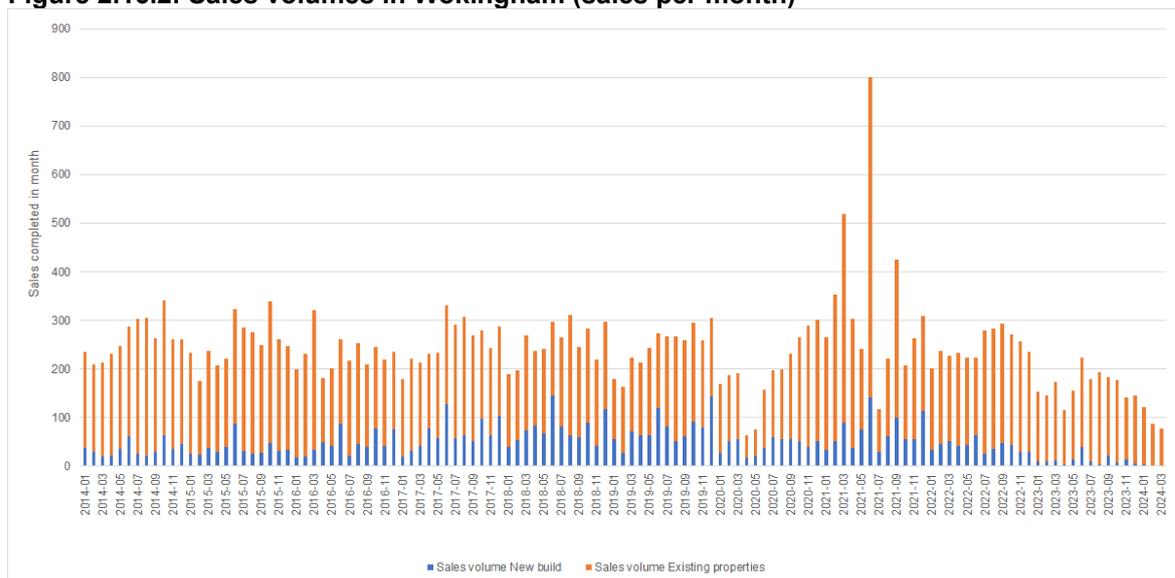
- 2.16 House prices in the Borough of Wokingham have followed recent national trends, with values increasing rapidly between the beginning to 2014 and early 2017, and then remaining flat until 2020, when there was a further increase following the first Coronavirus lockdown, as shown in Figure 2.16.1.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

**Figure 2.16.1: Average sales value in Wokingham<sup>2</sup>**



Source: Land Registry

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

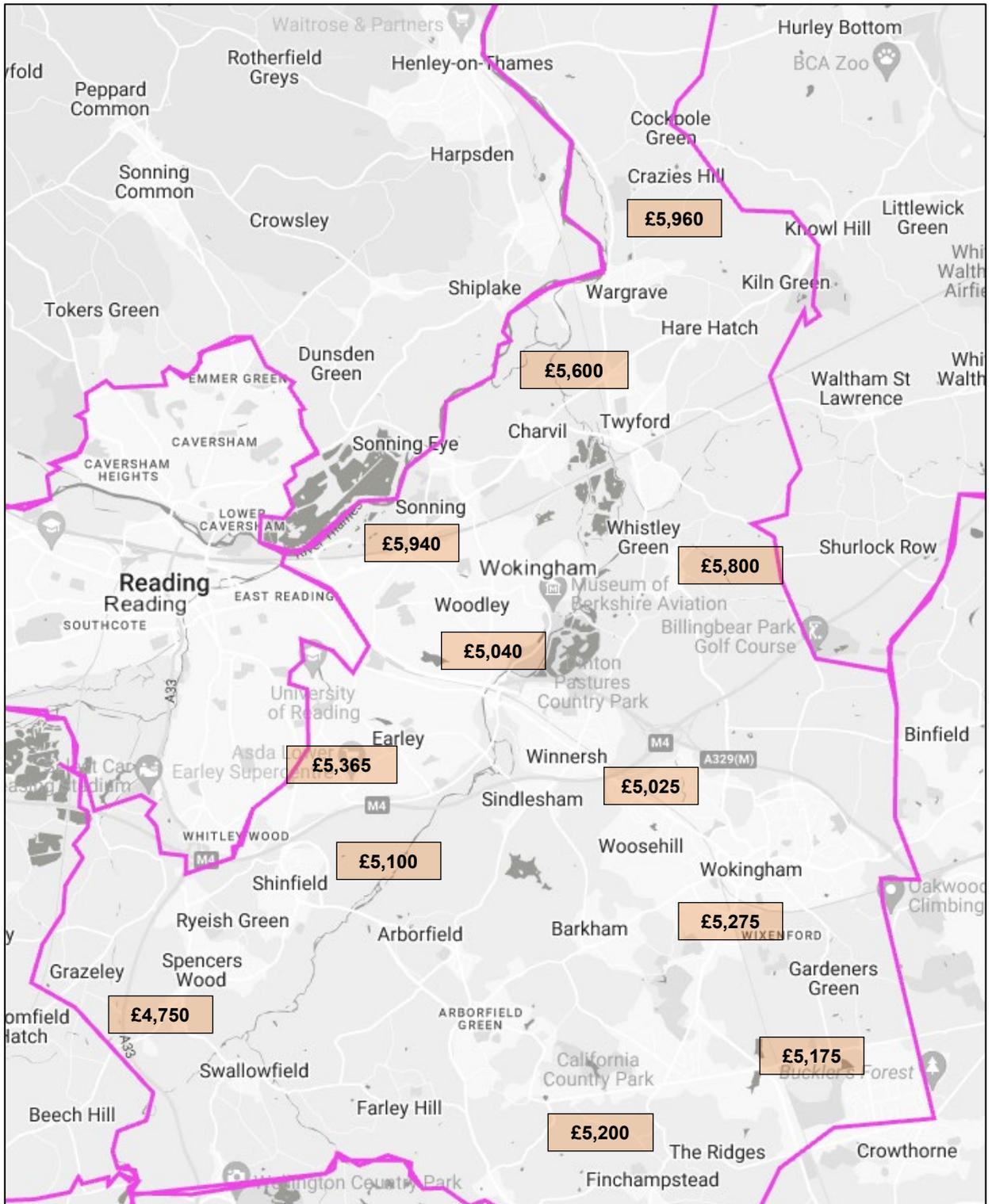


Source: Land Registry

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

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

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



Sources: Map – Google; Values – Land Registry

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

### **Private rented sector market context**

- 2.20 The proportion of the UK population living in privately renting housing has more than doubled between 1990 and 2023. In 1990, 9.3% of the population were living in privately rented homes and this increased to 19.1% in 2023. This increase largely results from affordability issues for households who would have preferred to owner occupy. Over the period 2000 to 2023, the proportion of households owner occupying has fallen from 70.6% to under 64.8% in 2023. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property, although intergenerational transfers of equity will also play a key role in levels of owner occupation.
- 2.21 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector<sup>3</sup>. Investment yields have remained stable in south east prime markets at 4% to 4.25%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.22 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.23 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.24 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

## **National Policy Context**

### **The National Planning Policy Framework**

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

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

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

- 2.27 Paragraph 58 of the NPPF suggests that “Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”.
- 2.28 In urban areas, the fine grain pattern of types of development and varying existing use values make it difficult to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The PPG recognises this issue by requiring a ‘proportionate’ approach to the evidence base. The Council’s adopted Local Plan policy (CP5) is applied ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.29 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted<sup>4</sup>, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The risk of the approach in the NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

### CIL Policy Context

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

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

submitted for independent examination.

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

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

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

- 2.40 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
  - Removal of the pooling restrictions contained within Regulation 123.
  - Charging authorities are no longer required to publish a Regulation 123 list.
  - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
  - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
  - Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
  - Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
  - Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

### Adopted CIL Charging Schedule

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

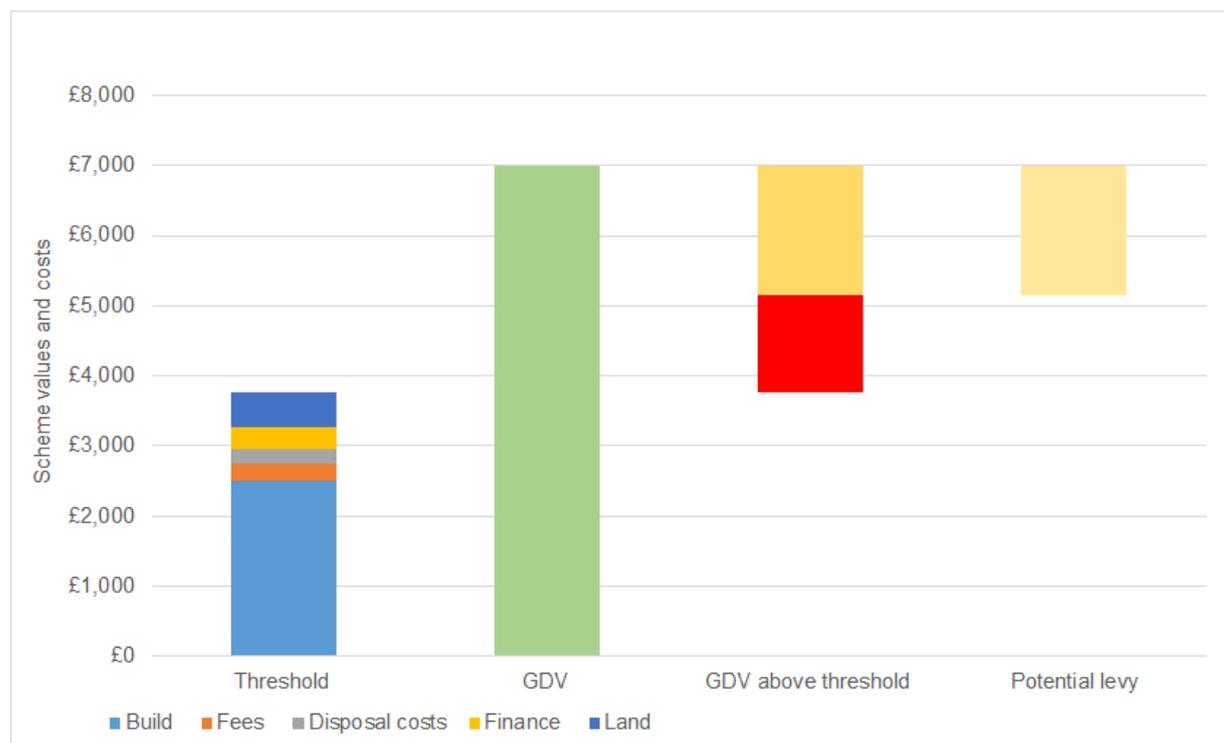
**Table 2.41.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)**

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

## Infrastructure Levy

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

**Figure 2.44.1: Calculating IL**



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

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

### **Local Policy context**

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

**Table 2.54.1: Emerging policies with cost implications**

Policy	Requirement	How policy is addressed in this Study																								
CE2	<b>Environmental standards for non-residential development</b> Developments to generate on-site as much energy as they consume. Alternatively, BREEAM outstanding or excellent are acceptable alternatives.	Tested through cost uplift assuming on-site energy generation.																								
CE3	<b>Environmental standards for residential development</b> Developments to generate on-site as much energy as they consume.  Minimise water use to 85 litres per person per day encouraged.	Tested through cost uplift assuming on-site energy generation.																								
CE5	<b>Embodied carbon</b> Demolition and redevelopment of buildings to be justified and refurbishment, repair or repurposing should be considered first.  Redevelopment should minimise embodied carbon through careful selection of materials.	Cost allowance for zero embodied carbon tested, although this exceeds the policy requirement.																								
C2	<b>Mitigation of transport impacts and highways safety and design</b>  Developers to assess the highways impacts of their developments and contribute towards mitigation through CIL or Section 106.	CIL and S106 allowances incorporated into development appraisals.																								
C5	<b>Parking and electric vehicle charging</b>  Developments to make provision for electric vehicle charging.	Cost allowance built into the appraisals.																								
H1	<b>Housing mix, density and standards</b> Includes M4(3) requirement – schemes of 20+ units required to apply M4(3) standards to 5% of units.  All units to meet Nationally Described Space Standards.  Schemes to meet recent housing needs assessments. Current indicative mix as follows: <table border="1" data-bbox="368 1305 715 1480"> <thead> <tr> <th></th> <th>Affordable Housing</th> <th>Total Market Housing</th> <th>Total Housing</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>2.5%</td> <td>3.9%</td> <td>6.3%</td> </tr> <tr> <td>2 bedrooms</td> <td>5.6%</td> <td>10.5%</td> <td>16.1%</td> </tr> <tr> <td>3 bedrooms</td> <td>4.8%</td> <td>38.0%</td> <td>42.7%</td> </tr> <tr> <td>4+ bedrooms</td> <td>1.8%</td> <td>29.3%</td> <td>31.1%</td> </tr> <tr> <td><b>DWELLINGS</b></td> <td><b>14.6%</b></td> <td><b>81.7%</b></td> <td><b>96.3%</b></td> </tr> </tbody> </table>		Affordable Housing	Total Market Housing	Total Housing	1 bedroom	2.5%	3.9%	6.3%	2 bedrooms	5.6%	10.5%	16.1%	3 bedrooms	4.8%	38.0%	42.7%	4+ bedrooms	1.8%	29.3%	31.1%	<b>DWELLINGS</b>	<b>14.6%</b>	<b>81.7%</b>	<b>96.3%</b>	Accessibility standards built into the appraisals.  Space standards reflected in appraisals.  Housing mix reflected in the appraisals.
	Affordable Housing	Total Market Housing	Total Housing																							
1 bedroom	2.5%	3.9%	6.3%																							
2 bedrooms	5.6%	10.5%	16.1%																							
3 bedrooms	4.8%	38.0%	42.7%																							
4+ bedrooms	1.8%	29.3%	31.1%																							
<b>DWELLINGS</b>	<b>14.6%</b>	<b>81.7%</b>	<b>96.3%</b>																							
H3	<b>Affordable housing</b> All applications of 5+ units - requirement for 30% affordable housing on previously developed sites in major settlements ( Earley, Green Park, Shinfield (north of M4), Twyford, Winnersh, Wokingham and Woodley. 40% affordable housing on greenfield sites in these areas.  Requirement for 40% affordable housing (regardless of whether sites are previously developed or greenfield) in all other settlements.  35% affordable housing required within Arborfield Green SDL and South Wokingham SDL.  In all areas, policy requirement is applied subject to site-specific viability.  First Homes to make up 25% of the affordable housing provision at discounts of 50% to market value. Balance of affordable housing to be split 70% social rent and 30% shared ownership.	Tested in the study through on-site affordable housing at varying proportions.																								

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

## Development context

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

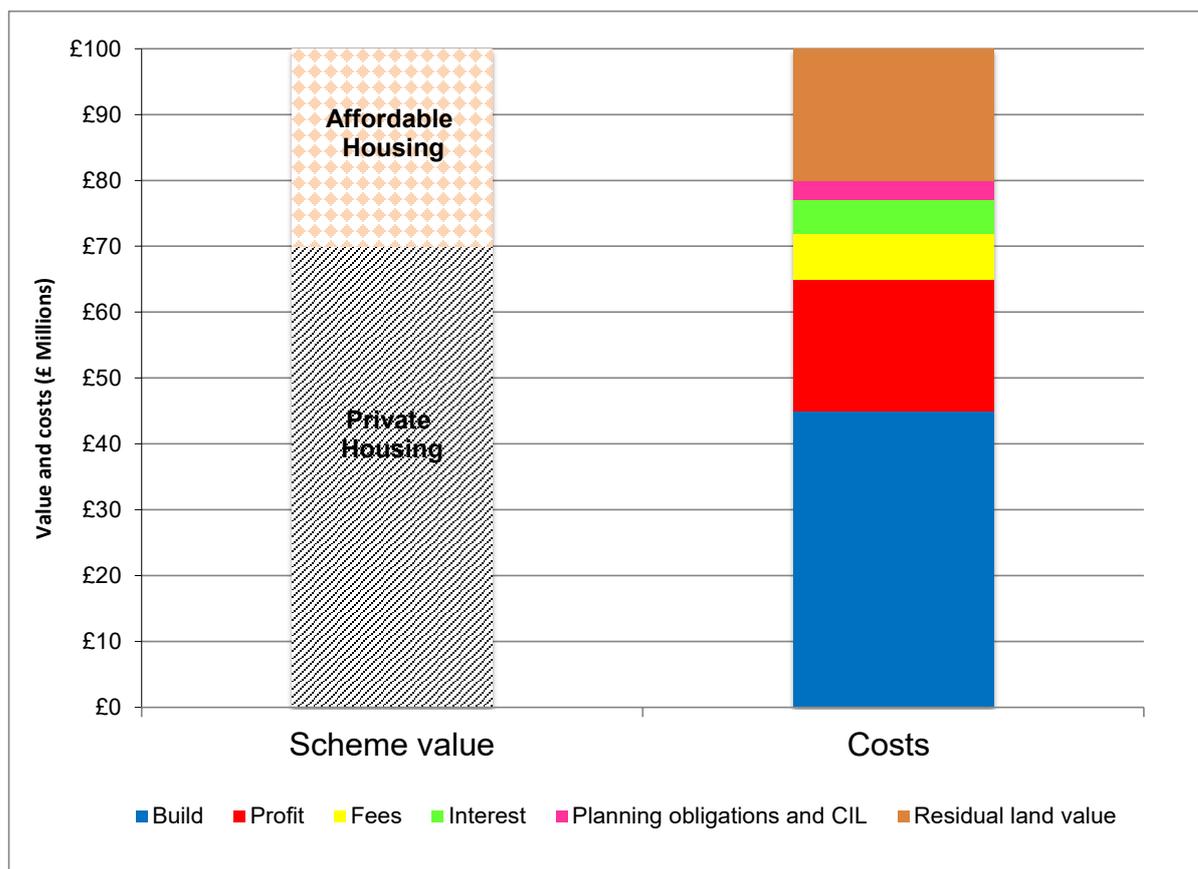
## 3 Methodology and appraisal approach

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

### Approach to testing development viability

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

**Figure 3.2.1: Components of a residual valuation**



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

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

### Viability benchmark

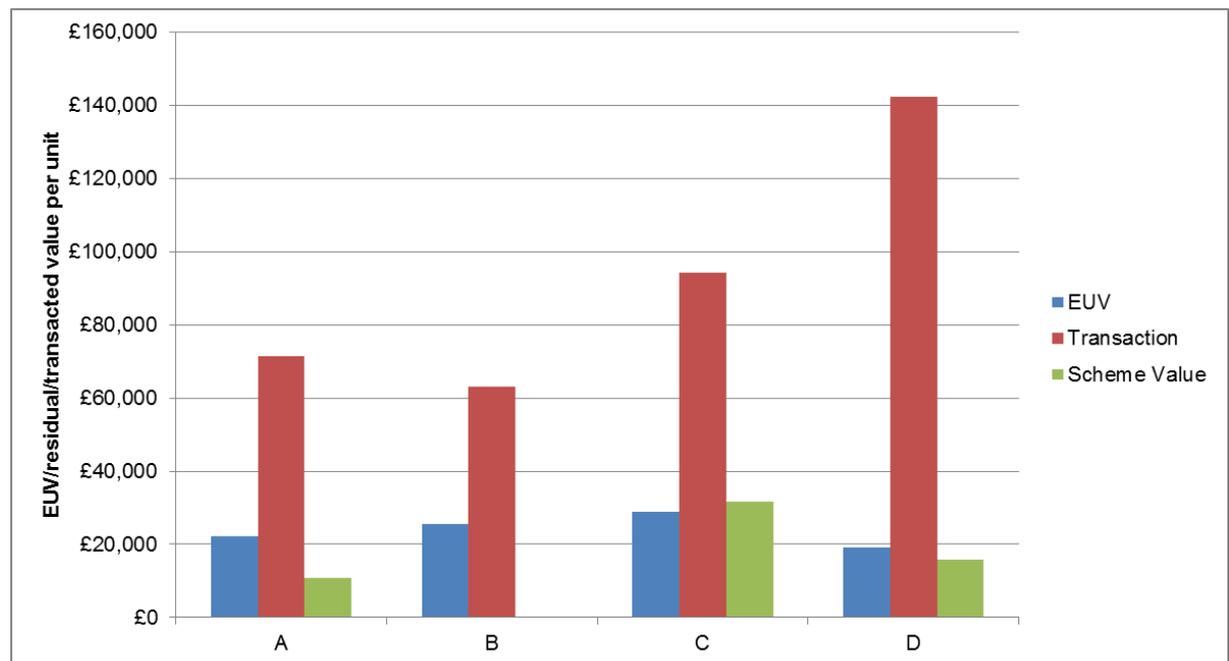
- 3.7 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance<sup>7</sup> in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.

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

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

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

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



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

## 4 Appraisal assumptions

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

### Residential sales values

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

**Table 4.4.1: Growth scenario**

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
Values	2.5%	3.5%	4.0%	4.0%	4.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

### Affordable housing tenure and values

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

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

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

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

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

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

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

**Table 4.6.1: Affordable housing rents**

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

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

**Table 4.9.1: Housing mix sought by emerging Local Plan policy**

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

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

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

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

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

<sup>9</sup> After deduction of RP's on-costs at 5% of value.

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

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

### Rents and yields for commercial development

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

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

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

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

### Construction costs

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

**Table 4.15.1: BCIS build costs**

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

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

- 4.16 The base costs above are increased by 10% to account for external works (including car parking spaces).
- 4.17 For strategic scale sites (typologies 18 to 23), we have applied an allowance for greenfield infrastructure costs of £29,000 per unit. This is based on the allowance of £17,000 advocated in the Local Housing Delivery Group guidance 'Viability testing local plans: advice for practitioners' (August 2012) subject to the change in the BCIS Tender Price Index over the intervening period<sup>11</sup>. This increases the per unit allowance from £17,000 to £29,000. The extent of on-site infrastructure required is rarely possible to establish until a developer works up a scheme for a Site and consequently there may be differences between the amounts required for individual applications and the amount we have tested.

### Net Zero carbon and BREEAM

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

### Accessibility standards

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

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

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

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

<sup>11</sup> BCIS TPI Q3 2012 = 223. BCIS TPI Q3 2024 = 394. Change equals +71%.

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

### Professional fees

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

### Development finance

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

### Marketing costs

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

### CIL Charging Schedule

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

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

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

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

### Section 106 costs

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

### SANG and SAMM

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

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

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

### Biodiversity Net Gain

- 4.30 The Council's emerging policy requirement reflects the statutory requirement that developments achieve 10% biodiversity net gain. We have reflected the additional costs of achieving a 10% net gain by applying an increase in build costs indicated in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on greenfield sites for a 10% biodiversity net gain equate to 0.7% of build costs<sup>12</sup>. We have also tested a 20% biodiversity net gain at an assumed cost of 1.4% of total construction costs. Increasing biodiversity in urban areas on sites which have been previously developed has a lower cost of 0.1%, as the starting base level of biodiversity is typically very low.

<sup>12</sup> Central Estimate – see Table 20 of DEFRA Impact Assessment

### **Development and sales periods**

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

### **Developer's profit**

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

### **Exceptional costs**

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

### **Benchmark land value**

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

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

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

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

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

- 4.40 We have not used 'alternative use values' in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:
- That any alternative use scheme would comply in full with development plan policies;
  - That it can be demonstrated that the alternative use could be accommodated on the site in question;
  - There is demonstrable market demand for the alternative use;
  - There is robust justification as to why this alternative use is not being pursued by the landowner.
- 4.41 A recent appeal decision<sup>13</sup> notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

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

## 5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 8 and appendices 9 and 10. We have appraised 48 development typologies, reflecting different densities and types of development across the Borough including 6 typologies which reflect the scale of identified strategic development sites/areas in the emerging Plan. These sites include both residential and non-residential uses, including offices, retail, industrial and community uses for the purposes of testing alternative CIL rates to those currently levied in the adopted Charging Schedule.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with emerging Local Plan policies, with two alternative tenure mixes:
- 0% affordable to 50% affordable; 25% First Homes with the balance split 70% social rent and 30% Shared Ownership;
  - 0% affordable to 50% affordable; 70% social rent and 30% Shared Ownership<sup>14</sup>.
- 5.3 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.4 The 6 strategic development typologies are tested with all residential sales values, but we have commented on which results are most relevant (i.e. the values which reflect those currently achieved on the ground in each of the locations). These strategic sites are tested against all four benchmark land values, but clearly the most relevant is the lowest greenfield benchmark land value and we highlight this in the commentary on the results in the next section.
- 5.5 For other policy requirements (bio-diversity net gain, electric vehicle charging, operational and embodied carbon and SAMM/SANG), we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 10.

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

## 6 Assessment of appraisal results

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

### **Affordable housing**

6.2 As noted in Section 5, we have tested two tenure scenarios, as follows:

- 25% First Homes, with the balance provided as 70% Social Rent and 30% shared ownership;
- 70% Social Rent and 30% shared ownership.

6.3 The Council's preferred tenure mix for the emerging plan is 25% First Homes with the balance provided as 70% Social Rent and 30% shared ownership (which results in a tenure mix of 25 First Homes; 52.5% Social Rent; and 22.5% shared ownership). The appraisal results for this tenure mix are summarised in tables 6.3.1 to 6.3.9 and Appendix 8. The appraisal results with the alternative tenure mix of 70% social rent and 30% shared ownership (i.e. no First Homes) are attached as Appendix 9. Each table shows the results with sales values reflecting the Borough-wide range (£4,750 per square metre to £5,960 per square metre). The appraisals assume an affordable housing unit mix of 17% one beds, 38% two beds, 33% three beds and 12% four beds across all tenures.

6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided, the most significant factor being the Benchmark Land Value assumed. Schemes that are brought forward on previously developed land in the urban areas may not always be able to meet the policy targets in the emerging Local Plan. However, the policy sets lower targets for previously developed land to reflect the impact of higher benchmark land values. The bulk of land supply will be greenfield sites, where the emerging policy targets are readily achievable across the Borough.

6.5 Where sales values are at the lower end of the tested range (£4,750 per square metre), many schemes are unviable at zero affordable housing when tested against secondary office benchmark land values. This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development. However, when considered against secondary industrial and open land benchmark land values, schemes of a range of scales can viably meet the full targets in the emerging policy (i.e. 30% on previously developed sites and up to 40% affordable housing on greenfield sites)

6.6 As sales values increase, the extent to which schemes can provide affordable housing increases, but to varying degrees, with a range of outcomes at the highest sales values in the range (£5,960 per square metre). Even at the highest sales values in the range, the viable level of affordable housing does not universally reach 40% when schemes are tested against the highest benchmark land values, but the vast majority of typologies are viable at this level.

6.7 As can be noted from tables 6.7.1 to 6.7.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the emerging policy targets of between 30% and 40% (depending on location) would, in principle, mean that some schemes that *could* have delivered at target levels would no longer be required to do so if the Council adopted lower targets.

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

WOKINGHAM LOCAL PLAN VIABILITY		Sales value £4,750 psqm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£3,407,011 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	430,010	405,225	380,718	356,491	332,543	308,873	285,483	262,372	239,539	216,985	194,712
2 Residential Small site - medium density	5	£540,795	437,937	413,099	388,540	364,260	340,259	316,537	293,094	269,930	247,046	224,441	202,114
3 Residential Small site - higher density (flats)	5	£151,423	30,879	14,092	2,525	19,146	35,557	51,757	67,745	83,523	99,090	114,446	129,591
4 Residential Small site - low density	10	£1,081,591	860,021	810,449	761,437	712,983	665,085	617,746	570,966	524,743	479,078	433,972	389,422
5 Residential Small site - medium density	10	£1,081,591	875,872	826,197	777,079	728,520	680,518	633,075	586,190	539,862	494,092	448,881	404,227
6 Residential Small site - higher density	10	£302,845	61,757	28,184	5,051	38,293	71,113	103,513	135,490	167,046	198,180	228,892	259,183
7 Residential Medium site - low density	25	£2,703,977	2,150,051	2,026,125	1,903,593	1,782,456	1,662,714	1,544,367	1,427,415	1,311,858	1,197,695	1,084,928	973,556
8 Residential Medium site - medium density	25	£2,703,977	1,778,565	1,662,454	1,547,667	1,434,204	1,322,063	1,211,248	1,101,754	993,586	886,740	781,219	677,021
9 Residential Medium site - higher density	25	£953,963	1,223,294	1,118,358	1,014,645	912,157	810,892	710,851	612,034	514,442	418,072	322,927	229,004
10 Residential Medium site - low density	50	£5,726,069	4,224,731	3,981,840	3,741,685	3,504,263	3,269,576	3,037,623	2,808,405	2,581,921	2,358,172	2,137,156	1,918,875
11 Residential Medium site - medium density	50	£5,726,069	4,301,489	4,058,092	3,817,429	3,575,501	3,344,306	3,111,846	2,882,121	2,655,130	2,430,874	2,209,352	1,990,565
12 Residential Medium site - higher density (flats)	50	£1,603,299	128,542	273,124	415,900	558,871	698,034	833,393	968,945	1,102,891	1,234,632	1,364,786	1,493,094
13 Residential Large site - low density	100	£12,167,896	8,191,497	7,719,202	7,252,221	6,790,551	6,334,194	5,883,148	5,437,416	4,996,995	4,561,887	4,132,093	3,707,610
14 Residential Large site - medium density	100	£12,167,896	8,344,864	7,871,556	7,403,561	6,940,879	6,483,508	6,031,450	5,584,705	5,143,272	4,707,152	4,276,343	3,850,847
15 Residential Large site - high density	100	£4,731,960	6,038,955	5,611,890	5,189,725	4,772,462	4,360,097	3,952,633	3,550,069	3,152,405	2,759,641	2,371,777	1,988,813
16 Residential Large site - low density	200	£27,812,333	15,249,434	14,318,136	13,397,318	12,486,980	11,587,122	10,697,744	9,818,846	8,950,427	8,092,490	7,245,033	6,408,055
17 Residential Large site - medium density	200	£19,468,633	12,463,438	11,591,239	10,728,979	9,876,657	9,034,274	8,201,830	7,379,325	6,568,759	5,764,131	4,971,443	4,188,693
18 Strategic scale site - low density	500	£87,359,253	19,631,568	17,372,916	15,124,572	12,901,805	10,704,613	8,532,997	6,386,957	4,266,494	2,171,606	98,589	2,000,422
19 Strategic scale site - medium density	500	£65,519,439	16,583,317	14,379,730	12,201,052	10,047,284	7,918,426	5,814,478	3,735,439	1,681,310	367,087	2,426,991	4,461,300
20 Strategic scale site - low density	2,000	£378,556,761	70,100,331	61,887,466	53,761,168	45,679,700	37,691,155	29,795,530	21,992,827	14,272,887	6,582,974	1,028,607	8,680,933
21 Strategic scale site - medium density	2,000	£283,917,571	58,940,031	50,932,410	43,015,247	35,188,540	27,452,291	19,806,500	12,196,992	4,661,103	2,825,959	10,354,329	17,819,084
22 Strategic scale site - low density	4,000	£825,942,024	114,062,259	100,120,399	86,335,052	72,706,218	59,145,084	45,737,700	32,475,584	19,269,365	6,202,503	6,919,516	20,084,073
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	102,651,021	87,812,312	72,904,237	57,861,712	42,524,267	27,114,476	11,885,858	3,209,824	18,302,923	33,212,082	47,937,302
24 Housing for Elderly (C3) - high density	40	£1,090,243	1,237,650	1,292,577	1,347,502	1,402,429	1,457,355	1,512,282	1,567,208	1,622,135	1,677,061	1,731,988	1,786,913
25 Housing for Elderly (C3) - high density	60	£1,409,798	1,912,511	1,992,140	2,071,769	2,151,398	2,231,027	2,310,656	2,390,285	2,469,915	2,549,544	2,629,173	2,708,802
26 Housing for Elderly (C2) extra care	70	£1,589,938	2,296,021	2,385,731	2,475,441	2,565,152	2,654,863	2,744,572	2,834,283	2,923,993	3,013,704	3,103,414	3,193,124

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,236,265 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	430,010	405,225	380,718	356,491	332,543	308,873	285,483	262,372	239,539	216,985	194,712
2 Residential Small site - medium density	5	£354,963	437,937	413,099	388,540	364,260	340,259	316,537	293,094	269,930	247,046	224,441	202,114
3 Residential Small site - higher density (flats)	5	£99,390	30,879	14,092	2,525	19,146	35,557	51,757	67,745	83,523	99,090	114,446	129,591
4 Residential Small site - low density	10	£709,925	860,021	810,449	761,437	712,983	665,085	617,746	570,966	524,743	479,078	433,972	389,422
5 Residential Small site - medium density	10	£709,925	875,872	826,197	777,079	728,520	680,518	633,075	586,190	539,862	494,092	448,881	404,227
6 Residential Small site - higher density	10	£198,779	61,757	28,184	5,051	38,293	71,113	103,513	135,490	167,046	198,180	228,892	259,183
7 Residential Medium site - low density	25	£1,774,813	2,150,051	2,026,125	1,903,593	1,782,456	1,662,714	1,544,367	1,427,415	1,311,858	1,197,695	1,084,928	973,556
8 Residential Medium site - medium density	25	£1,774,813	1,778,565	1,662,454	1,547,667	1,434,204	1,322,063	1,211,248	1,101,754	993,586	886,740	781,219	677,021
9 Residential Medium site - higher density	25	£626,154	1,223,294	1,118,358	1,014,645	912,157	810,892	710,851	612,034	514,442	418,072	322,927	229,004
10 Residential Medium site - low density	50	£3,758,428	4,224,731	3,981,840	3,741,685	3,504,263	3,269,576	3,037,623	2,808,405	2,581,921	2,358,172	2,137,156	1,918,875
11 Residential Medium site - medium density	50	£3,758,428	4,301,489	4,058,092	3,817,429	3,575,501	3,344,306	3,111,846	2,882,121	2,655,130	2,430,874	2,209,352	1,990,565
12 Residential Medium site - higher density (flats)	50	£1,052,360	128,542	273,124	415,900	558,871	698,034	833,393	968,945	1,102,891	1,234,632	1,364,786	1,493,094
13 Residential Large site - low density	100	£7,986,660	8,191,497	7,719,202	7,252,221	6,790,551	6,334,194	5,883,148	5,437,416	4,996,995	4,561,887	4,132,093	3,707,610
14 Residential Large site - medium density	100	£7,986,660	8,344,864	7,871,556	7,403,561	6,940,879	6,483,508	6,031,450	5,584,705	5,143,272	4,707,152	4,276,343	3,850,847
15 Residential Large site - high density	100	£3,105,923	6,038,955	5,611,890	5,189,725	4,772,462	4,360,097	3,952,633	3,550,069	3,152,405	2,759,641	2,371,777	1,988,813
16 Residential Large site - low density	200	£18,255,223	15,249,434	14,318,136	13,397,318	12,486,980	11,587,122	10,697,744	9,818,846	8,950,427	8,092,490	7,245,033	6,408,055
17 Residential Large site - medium density	200	£12,778,656	12,463,438	11,591,239	10,728,979	9,876,657	9,034,274	8,201,830	7,379,325	6,568,759	5,764,131	4,971,443	4,188,693
18 Strategic scale site - low density	500	£186,355,399	19,631,568	17,372,916	15,124,572	12,901,805	10,704,613	8,532,997	6,386,957	4,266,494	2,171,606	98,589	2,000,422
19 Strategic scale site - medium density	500	£43,005,092	16,583,317	14,379,730	12,201,052	10,047,284	7,918,426	5,814,478	3,735,439	1,681,310	367,087	2,426,991	4,461,300
20 Strategic scale site - low density	2,000	£248,473,865	70,100,331	61,887,466	53,761,168	45,679,700	37,691,155	29,795,530	21,992,827	14,272,887	6,582,974	1,028,607	8,680,933
21 Strategic scale site - medium density	2,000	£186,355,399	58,940,031	50,932,410	43,015,247	35,188,540	27,452,291	19,806,500	12,196,992	4,661,103	2,825,959	10,354,329	17,819,084
22 Strategic scale site - low density	4,000	£542,124,796	114,062,259	100,120,399	86,335,052	72,706,218	59,145,084	45,737,700	32,475,584	19,269,365	6,202,503	6,919,516	20,084,073
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	102,651,021	87,812,312	72,904,237	57,861,712	42,524,267	27,114,476	11,885,858	3,209,824	18,302,923	33,212,082	47,937,302
24 Housing for Elderly (C3) - high density	40	£715,605	1,237,650	1,292,577	1,347,502	1,402,429	1,457,355	1,512,282	1,567,208	1,622,135	1,677,061	1,731,988	1,786,913
25 Housing for Elderly (C3) - high density	60	£925,351	1,912,511	1,992,140	2,071,769	2,151,398	2,231,027	2,310,656	2,390,285	2,469,915	2,549,544	2,629,173	2,708,802
26 Housing for Elderly (C2) extra care	70	£1,043,590	2,296,021	2,385,731	2,475,441	2,565,152	2,654,863	2,744,572	2,834,283	2,923,993	3,013,704	3,103,414	3,193,124

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£58,730	430,010	405,225	380,718	356,491	332,543	308,873	285,483	262,372	239,539	216,985	194,712
2 Residential Small site - medium density	5	£58,730	437,937	413,099	388,540	364,260	340,259	316,537	293,094	269,930	247,046	224,441	202,114
3 Residential Small site - higher density (flats)	5	£16,444	30,879	14,092	2,525	19,146	35,557	51,757	67,745	83,523	99,090	114,446	129,591
4 Residential Small site - low density	10	£117,460	860,021	810,449	761,437	712,983	665,085	617,746	570,966	524,743	479,078	433,972	389,422
5 Residential Small site - medium density	10	£117,460	875,872	826,197	777,079	728,520	680,518	633,075	586,190	539,862	494,092	448,881	404,227
6 Residential Small site - higher density	10	£32,889	61,757	28,184	5,051	38,293	71,113	103,513	135,490	167,046	198,180	228,892	259,183
7 Residential Medium site - low density	25	£293,651	2,150,051	2,026,125	1,903,593	1,782,456	1,662,714	1,544,367	1,427,415	1,311,858	1,197,695	1,084,928	973,556
8 Residential Medium site - medium density	25	£293,651	1,778,565	1,662,454	1,547,667	1,434,204	1,322,063	1,211,248	1,101,754	993,586	886,740	781,219	677,021
9 Residential Medium site - higher density	25	£103,600	1,223,294	1,118,358	1,014,645	912,157	810,892	710,851	612,034	514,442	418,072	322,927	

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

WOKINGHAM LOCAL PLAN VIABILITY		Sales value £4,901 psm		AH tenure		Rented 53%		SO 23% Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£3,407,011 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	485,431	457,895	430,670	403,755	377,151	350,857	324,874	299,202	273,840	248,790	224,050
2 Residential Small site - medium density	5	£540,795	493,357	465,769	438,491	411,524	384,867	358,521	332,485	306,761	281,347	256,245	231,452
3 Residential Small site - higher density (flats)	5	£151,423	77,987	58,861	39,971	21,315	2,894	15,526	33,751	51,739	69,489	86,999	104,273
4 Residential Small site - low density	10	£1,081,591	970,863	915,791	861,340	807,509	754,301	701,714	649,748	598,404	547,681	497,580	448,100
5 Residential Small site - medium density	10	£1,081,591	986,715	931,537	876,981	823,046	769,734	717,042	664,972	613,523	562,695	512,489	462,905
6 Residential Small site - higher density	10	£302,845	155,974	117,723	79,942	42,631	5,788	31,051	67,503	103,479	138,977	174,000	208,545
7 Residential Medium site - low density	25	£2,703,977	2,427,157	2,289,476	2,153,348	2,018,774	1,885,752	1,754,285	1,624,371	1,496,010	1,369,203	1,243,950	1,120,250
8 Residential Medium site - medium density	25	£2,703,977	2,047,358	1,917,905	1,789,929	1,663,431	1,538,410	1,414,867	1,292,801	1,172,214	1,053,103	935,469	819,314
9 Residential Medium site - higher density	25	£953,963	1,480,447	1,362,747	1,246,418	1,131,459	1,017,872	905,655	794,810	685,335	577,230	470,498	365,136
10 Residential Medium site - low density	50	£5,726,069	4,764,689	4,494,995	4,228,344	3,964,737	3,704,173	3,446,653	3,192,176	2,940,743	2,692,353	2,447,006	2,204,703
11 Residential Medium site - medium density	50	£5,726,069	4,841,446	4,571,246	4,304,089	4,039,975	3,778,904	3,520,877	3,265,893	3,013,953	2,765,056	2,519,203	2,276,392
12 Residential Medium site - higher density (flats)	50	£1,603,299	323,313	158,568	4,205	167,329	328,386	487,376	644,299	799,154	951,941	1,102,661	1,251,314
13 Residential Large site - low density	100	£12,167,896	9,262,407	8,736,949	8,217,417	7,703,810	7,196,127	6,694,371	6,198,539	5,708,632	5,224,651	4,746,595	4,274,465
14 Residential Large site - medium density	100	£12,167,896	9,415,773	8,889,302	8,368,757	7,854,137	7,345,442	6,842,672	6,345,828	5,854,909	5,369,915	4,890,846	4,417,702
15 Residential Large site - high density	100	£4,731,960	7,061,673	6,583,838	6,111,488	5,644,624	5,183,244	4,727,350	4,276,941	3,832,019	3,392,581	2,958,627	2,530,160
16 Residential Large site - low density	200	£27,812,333	17,333,062	16,298,322	15,275,254	14,263,859	13,264,137	12,278,087	11,299,710	10,335,005	9,381,971	8,440,611	7,510,924
17 Residential Large site - medium density	200	£19,468,633	14,484,557	13,512,020	12,550,577	11,600,230	10,660,978	9,732,823	8,815,763	7,909,798	7,014,929	6,131,155	5,258,477
18 Strategic scale site - low density	500	£87,359,253	24,699,240	22,189,217	19,707,506	17,254,104	14,829,012	12,418,539	10,030,606	7,673,163	5,344,272	3,043,669	771,978
19 Strategic scale site - medium density	500	£65,519,439	21,595,748	19,159,091	16,750,043	14,353,834	11,982,901	9,639,766	7,324,433	5,036,900	2,777,167	545,235	1,710,090
20 Strategic scale site - low density	2,000	£378,556,761	88,767,584	79,627,836	70,591,109	61,657,401	52,826,714	44,087,585	35,401,890	26,819,937	18,341,706	9,942,174	1,589,817
21 Strategic scale site - medium density	2,000	£283,917,571	77,345,650	68,476,853	59,708,477	51,037,568	42,410,312	33,884,154	25,459,092	17,135,128	8,855,549	654,210	7,578,987
22 Strategic scale site - low density	4,000	£825,942,024	146,415,868	130,944,489	115,647,322	100,471,354	85,437,918	70,579,637	55,865,190	41,251,944	26,804,318	12,417,840	1,893,825
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	137,167,662	121,022,209	104,832,897	88,597,356	72,212,800	55,572,020	38,635,559	21,845,165	5,257,536	11,297,112	27,726,120
24 Housing for Elderly (C3) - high density	40	£1,090,243	- 1,027,808	- 1,091,825	- 1,155,842	- 1,219,859	- 1,283,877	- 1,347,895	- 1,411,912	- 1,475,929	- 1,539,946	- 1,603,964	- 1,667,981
25 Housing for Elderly (C3) - high density	60	£1,409,798	- 1,599,895	- 1,693,069	- 1,786,243	- 1,879,417	- 1,972,591	- 2,065,765	- 2,158,939	- 2,252,113	- 2,345,286	- 2,438,460	- 2,531,634
26 Housing for Elderly (C2) extra care	70	£1,589,938	- 1,933,791	- 2,039,197	- 2,144,603	- 2,250,009	- 2,355,416	- 2,460,821	- 2,566,228	- 2,671,634	- 2,777,039	- 2,882,446	- 2,987,852

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,236,265 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	485,431	457,895	430,670	403,755	377,151	350,857	324,874	299,202	273,840	248,790	224,050
2 Residential Small site - medium density	5	£354,963	493,357	465,769	438,491	411,524	384,867	358,521	332,485	306,761	281,347	256,245	231,452
3 Residential Small site - higher density (flats)	5	£99,390	77,987	58,861	39,971	21,315	2,894	15,526	33,751	51,739	69,489	86,999	104,273
4 Residential Small site - low density	10	£709,925	970,863	915,791	861,340	807,509	754,301	701,714	649,748	598,404	547,681	497,580	448,100
5 Residential Small site - medium density	10	£709,925	986,715	931,537	876,981	823,046	769,734	717,042	664,972	613,523	562,695	512,489	462,905
6 Residential Small site - higher density	10	£198,779	155,974	117,723	79,942	42,631	5,788	31,051	67,503	103,479	138,977	174,000	208,545
7 Residential Medium site - low density	25	£1,774,813	2,427,157	2,289,476	2,153,348	2,018,774	1,885,752	1,754,285	1,624,371	1,496,010	1,369,203	1,243,950	1,120,250
8 Residential Medium site - medium density	25	£1,774,813	2,047,358	1,917,905	1,789,929	1,663,431	1,538,410	1,414,867	1,292,801	1,172,214	1,053,103	935,469	819,314
9 Residential Medium site - higher density	25	£626,154	1,480,447	1,362,747	1,246,418	1,131,459	1,017,872	905,655	794,810	685,335	577,230	470,498	365,136
10 Residential Medium site - low density	50	£3,758,428	4,764,689	4,494,995	4,228,344	3,964,737	3,704,173	3,446,653	3,192,176	2,940,743	2,692,353	2,447,006	2,204,703
11 Residential Medium site - medium density	50	£3,758,428	4,841,446	4,571,246	4,304,089	4,039,975	3,778,904	3,520,877	3,265,893	3,013,953	2,765,056	2,519,203	2,276,392
12 Residential Medium site - higher density (flats)	50	£1,052,360	323,313	158,568	4,205	167,329	328,386	487,376	644,299	799,154	951,941	1,102,661	1,251,314
13 Residential Large site - low density	100	£7,986,660	9,262,407	8,736,949	8,217,417	7,703,810	7,196,127	6,694,371	6,198,539	5,708,632	5,224,651	4,746,595	4,274,465
14 Residential Large site - medium density	100	£7,986,660	9,415,773	8,889,302	8,368,757	7,854,137	7,345,442	6,842,672	6,345,828	5,854,909	5,369,915	4,890,846	4,417,702
15 Residential Large site - high density	100	£3,105,923	7,061,673	6,583,838	6,111,488	5,644,624	5,183,244	4,727,350	4,276,941	3,832,019	3,392,581	2,958,627	2,530,160
16 Residential Large site - low density	200	£18,255,223	17,333,062	16,298,322	15,275,254	14,263,859	13,264,137	12,278,087	11,299,710	10,335,005	9,381,971	8,440,611	7,510,924
17 Residential Large site - medium density	200	£12,778,656	14,484,557	13,512,020	12,550,577	11,600,230	10,660,978	9,732,823	8,815,763	7,909,798	7,014,929	6,131,155	5,258,477
18 Strategic scale site - low density	500	£57,340,123	24,699,240	22,189,217	19,707,506	17,254,104	14,829,012	12,418,539	10,030,606	7,673,163	5,344,272	3,043,669	771,978
19 Strategic scale site - medium density	500	£43,005,092	21,595,748	19,159,091	16,750,043	14,353,834	11,982,901	9,639,766	7,324,433	5,036,900	2,777,167	545,235	1,710,090
20 Strategic scale site - low density	2,000	£248,473,865	88,767,584	79,627,836	70,591,109	61,657,401	52,826,714	44,087,585	35,401,890	26,819,937	18,341,706	9,942,174	1,589,817
21 Strategic scale site - medium density	2,000	£186,355,399	77,345,650	68,476,853	59,708,477	51,037,568	42,410,312	33,884,154	25,459,092	17,135,128	8,855,549	654,210	7,578,987
22 Strategic scale site - low density	4,000	£542,124,796	146,415,868	130,944,489	115,647,322	100,471,354	85,437,918	70,579,637	55,865,190	41,251,944	26,804,318	12,417,840	1,893,825
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	137,167,662	121,022,209	104,832,897	88,597,356	72,212,800	55,572,020	38,635,559	21,845,165	5,257,536	11,297,112	27,726,120
24 Housing for Elderly (C3) - high density	40	£715,605	- 1,027,808	- 1,091,825	- 1,155,842	- 1,219,859	- 1,283,877	- 1,347,895	- 1,411,912	- 1,475,929	- 1,539,946	- 1,603,964	- 1,667,981
25 Housing for Elderly (C3) - high density	60	£925,351	- 1,599,895	- 1,693,069	- 1,786,243	- 1,879,417	- 1,972,591	- 2,065,765	- 2,158,939	- 2,252,113	- 2,345,286	- 2,438,460	- 2,531,634
26 Housing for Elderly (C2) extra care	70	£1,043,590	- 1,933,791	- 2,039,197	- 2,144,603	- 2,250,009	- 2,355,416	- 2,460,821	- 2,566,228	- 2,671,634	- 2,777,039	- 2,882,446	- 2,987,852

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£58,730	485,431	457,895	430,670	403,755	377,151	350,857	324,874	299,202	273,840	248,790	224,050
2 Residential Small site - medium density	5	£58,730	493,357	465,769	438,491	411,524	384,867	358,521	332,485	306,761	281,347	256,245	231,452
3 Residential Small site - higher density (flats)	5	£16,444	77,987	58,861	39,971	21,315	2,894	15,526	33,751	51,739	69,489	86,999	104,273
4 Residential Small site - low density	10	£117,460	970,863	915,791	861,340	807,509	754,301	701,714	649,748	598,404	547,681	497,580	448,100
5 Residential Small site - medium density	10	£117,460	986,715	931,537	876,981	823,046	769,734	717,042	664,972	613,523	562,695	512,489	462,905
6 Residential Small site - higher density	10	£32,889	155,974	117,723	79,942	42,631	5,788	31,051	67,503	103,479	138,977	174,000	208,545
7 Residential Medium site - low density	25	£293,651	2,427,157	2,289,476	2,153,348	2,018,774	1,885,752	1,754,285	1,624,371	1,496,010	1,369,203	1,243,950	1,120,250
8 Residential Medium site - medium density	25	£293,651	2,047,358	1,917,905	1,789,929	1,663,431	1,538,410	1,414,867	1,292,801	1,172,214	1,053,103	935,469	819,314
9 Residential Medium site - higher density	25	£103,600	1,480,447	1,362,747	1,246,418	1,131,459	1,0						

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

WOKINGHAM LOCAL PLAN VIABILITY		Sales value £5,053 psqm		AH tenure		Rented 53%		SO 23% Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£3,407,011 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	540,853	510,565	480,620	451,018	421,758	392,841	364,266	336,033	308,143	280,594	253,388
2 Residential Small site - medium density	5	£540,795	548,778	518,439	488,442	458,787	429,475	400,505	371,877	343,592	315,649	288,049	260,791
3 Residential Small site - higher density (flats)	5	£151,423	125,095	103,631	82,430	61,490	40,810	20,393	238	19,956	39,888	59,554	78,954
4 Residential Small site - low density	10	£1,081,591	1,081,705	1,021,131	961,241	902,036	843,516	785,681	728,530	672,065	616,264	561,188	506,777
5 Residential Small site - medium density	10	£1,081,591	1,097,557	1,036,878	976,883	917,574	858,949	801,009	743,754	687,184	631,299	576,098	521,582
6 Residential Small site - higher density	10	£302,845	250,190	207,263	164,859	122,978	81,621	40,787	476	39,911	79,776	119,108	157,909
7 Residential Medium site - low density	25	£2,703,977	2,704,263	2,552,826	2,403,102	2,255,091	2,108,791	1,964,202	1,821,327	1,680,162	1,540,711	1,402,970	1,266,943
8 Residential Medium site - medium density	25	£2,703,977	2,316,151	2,173,355	2,032,192	1,892,659	1,754,757	1,618,488	1,483,848	1,350,841	1,219,465	1,089,720	961,606
9 Residential Medium site - higher density	25	£953,963	1,737,602	1,607,137	1,478,190	1,350,762	1,224,851	1,100,459	977,584	856,228	736,390	618,070	501,268
10 Residential Medium site - low density	50	£5,726,069	5,304,646	5,008,149	4,715,004	4,425,211	4,138,772	3,855,684	3,575,949	3,299,565	3,026,535	2,756,857	2,490,530
11 Residential Medium site - medium density	50	£5,726,069	5,381,404	5,084,400	4,790,748	4,500,449	4,213,502	3,929,908	3,649,665	3,372,776	3,099,237	2,829,052	2,562,220
12 Residential Medium site - higher density (flats)	50	£1,603,299	773,237	586,154	401,367	218,872	38,671	141,360	319,653	495,616	689,251	840,557	1,009,534
13 Residential Large site - low density	100	£12,167,896	10,333,316	9,754,695	9,182,612	8,617,068	8,058,061	7,505,593	6,959,662	6,420,269	5,887,415	5,361,098	4,841,320
14 Residential Large site - medium density	100	£12,167,896	10,486,683	9,907,049	9,333,953	8,767,396	8,207,376	7,653,894	7,106,951	6,566,546	6,032,679	5,505,349	4,984,558
15 Residential Large site - high density	100	£4,731,960	8,084,392	7,555,786	7,033,250	6,516,785	6,006,391	5,502,068	5,003,814	4,511,631	4,025,520	3,545,478	3,071,507
16 Residential Large site - low density	200	£27,812,333	19,403,502	18,267,222	17,143,790	16,033,207	14,935,472	13,850,583	12,778,543	11,719,350	10,671,454	9,636,191	8,613,794
17 Residential Large site - medium density	200	£19,468,633	16,505,675	15,432,800	14,372,175	13,323,803	12,287,684	11,263,816	10,252,200	9,252,837	8,265,726	7,290,867	6,328,260
18 Strategic scale site - low density	500	£87,359,253	29,766,910	27,005,294	24,274,888	21,575,693	18,907,707	16,270,932	13,665,366	11,079,673	8,516,937	5,985,446	3,465,399
19 Strategic scale site - medium density	500	£85,519,439	26,587,404	23,902,927	21,248,914	18,625,365	16,032,280	13,465,056	10,913,427	8,392,489	5,902,243	3,442,688	1,013,822
20 Strategic scale site - low density	2,000	£378,556,761	107,398,716	97,368,206	87,415,280	77,576,059	67,850,544	58,238,734	48,740,630	39,356,230	30,017,227	20,792,151	11,681,599
21 Strategic scale site - medium density	2,000	£283,917,571	95,732,895	85,951,118	76,280,287	66,720,401	57,271,461	47,933,466	38,667,018	29,483,964	20,412,647	11,445,203	2,508,655
22 Strategic scale site - low density	4,000	£825,942,024	178,590,912	161,593,442	144,713,211	128,025,656	111,530,774	95,228,569	79,034,228	63,021,066	47,169,337	31,425,576	15,808,701
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	171,022,369	153,453,685	135,957,212	118,461,956	100,897,250	83,192,766	65,232,916	46,851,913	28,542,921	10,458,284	7,514,940
24 Housing for Elderly (C3) - high density	40	£1,090,243	817,965	891,074	964,182	1,037,290	1,110,399	1,183,507	1,256,616	1,329,724	1,402,832	1,475,940	1,549,048
25 Housing for Elderly (C3) - high density	60	£1,409,798	1,267,281	1,394,000	1,500,719	1,607,436	1,714,155	1,820,874	1,927,591	2,034,310	2,141,029	2,247,747	2,354,465
26 Housing for Elderly (C2) extra care	70	£1,589,938	1,571,562	1,692,663	1,813,765	1,934,866	2,055,969	2,177,070	2,298,172	2,419,273	2,540,376	2,661,477	2,782,579

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,236,265 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	540,853	510,565	480,620	451,018	421,758	392,841	364,266	336,033	308,143	280,594	253,388
2 Residential Small site - medium density	5	£354,963	548,778	518,439	488,442	458,787	429,475	400,505	371,877	343,592	315,649	288,049	260,791
3 Residential Small site - higher density (flats)	5	£99,390	125,095	103,631	82,430	61,490	40,810	20,393	238	19,956	39,888	59,554	78,954
4 Residential Small site - low density	10	£709,925	1,081,705	1,021,131	961,241	902,036	843,516	785,681	728,530	672,065	616,264	561,188	506,777
5 Residential Small site - medium density	10	£709,925	1,097,557	1,036,878	976,883	917,574	858,949	801,009	743,754	687,184	631,299	576,098	521,582
6 Residential Small site - higher density	10	£198,779	250,190	207,263	164,859	122,978	81,621	40,787	476	39,911	79,776	119,108	157,909
7 Residential Medium site - low density	25	£1,774,813	2,704,263	2,552,826	2,403,102	2,255,091	2,108,791	1,964,202	1,821,327	1,680,162	1,540,711	1,402,970	1,266,943
8 Residential Medium site - medium density	25	£1,774,813	2,316,151	2,173,355	2,032,192	1,892,659	1,754,757	1,618,488	1,483,848	1,350,841	1,219,465	1,089,720	961,606
9 Residential Medium site - higher density	25	£626,154	1,737,602	1,607,137	1,478,190	1,350,762	1,224,851	1,100,459	977,584	856,228	736,390	618,070	501,268
10 Residential Medium site - low density	50	£3,758,428	5,304,646	5,008,149	4,715,004	4,425,211	4,138,772	3,855,684	3,575,949	3,299,565	3,026,535	2,756,857	2,490,530
11 Residential Medium site - medium density	50	£3,758,428	5,381,404	5,084,400	4,790,748	4,500,449	4,213,502	3,929,908	3,649,665	3,372,776	3,099,237	2,829,052	2,562,220
12 Residential Medium site - higher density (flats)	50	£1,052,360	773,237	586,154	401,367	218,872	38,671	141,360	319,653	495,616	689,251	840,557	1,009,534
13 Residential Large site - low density	100	£7,986,660	10,333,316	9,754,695	9,182,612	8,617,068	8,058,061	7,505,593	6,959,662	6,420,269	5,887,415	5,361,098	4,841,320
14 Residential Large site - medium density	100	£7,986,660	10,486,683	9,907,049	9,333,953	8,767,396	8,207,376	7,653,894	7,106,951	6,566,546	6,032,679	5,505,349	4,984,558
15 Residential Large site - high density	100	£3,105,923	8,084,392	7,555,786	7,033,250	6,516,785	6,006,391	5,502,068	5,003,814	4,511,631	4,025,520	3,545,478	3,071,507
16 Residential Large site - low density	200	£18,255,223	19,403,502	18,267,222	17,143,790	16,033,207	14,935,472	13,850,583	12,778,543	11,719,350	10,671,454	9,636,191	8,613,794
17 Residential Large site - medium density	200	£12,778,656	16,505,675	15,432,800	14,372,175	13,323,803	12,287,684	11,263,816	10,252,200	9,252,837	8,265,726	7,290,867	6,328,260
18 Strategic scale site - low density	500	£57,340,123	29,766,910	27,005,294	24,274,888	21,575,693	18,907,707	16,270,932	13,665,366	11,079,673	8,516,937	5,985,446	3,465,399
19 Strategic scale site - medium density	500	£43,005,092	26,587,404	23,902,927	21,248,914	18,625,365	16,032,280	13,465,056	10,913,427	8,392,489	5,902,243	3,442,688	1,013,822
20 Strategic scale site - low density	2,000	£248,473,865	107,398,716	97,368,206	87,415,280	77,576,059	67,850,544	58,238,734	48,740,630	39,356,230	30,017,227	20,792,151	11,681,599
21 Strategic scale site - medium density	2,000	£186,355,399	95,732,895	85,951,118	76,280,287	66,720,401	57,271,461	47,933,466	38,667,018	29,483,964	20,412,647	11,445,203	2,508,655
22 Strategic scale site - low density	4,000	£542,124,796	178,590,912	161,593,442	144,713,211	128,025,656	111,530,774	95,228,569	79,034,228	63,021,066	47,169,337	31,425,576	15,808,701
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	171,022,369	153,453,685	135,957,212	118,461,956	100,897,250	83,192,766	65,232,916	46,851,913	28,542,921	10,458,284	7,514,940
24 Housing for Elderly (C3) - high density	40	£715,605	817,965	891,074	964,182	1,037,290	1,110,399	1,183,507	1,256,616	1,329,724	1,402,832	1,475,940	1,549,048
25 Housing for Elderly (C3) - high density	60	£925,351	1,267,281	1,394,000	1,500,719	1,607,436	1,714,155	1,820,874	1,927,591	2,034,310	2,141,029	2,247,747	2,354,465
26 Housing for Elderly (C2) extra care	70	£1,043,590	1,571,562	1,692,663	1,813,765	1,934,866	2,055,969	2,177,070	2,298,172	2,419,273	2,540,376	2,661,477	2,782,579

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£58,730	540,853	510,565	480,620	451,018	421,758	392,841	364,266	336,033	308,143	280,594	253,388
2 Residential Small site - medium density	5	£58,730	548,778	518,439	488,442	458,787	429,475	400,505	371,877	343,592	315,649	288,049	260,791
3 Residential Small site - higher density (flats)	5	£16,444	125,095	103,631	82,430	61,490	40,810	20,393	238	19,956	39,888	59,554	78,954
4 Residential Small site - low density	10	£117,460	1,081,705	1,021,131	961,241	902,036	843,516	785,681	728,530	672,065	616,264	561,188	506,777
5 Residential Small site - medium density	10	£117,460	1,097,557	1,036,878	976,883	917,574	858,949	801,009	743,754	687,184	631,299	576,098	521,582
6 Residential Small site - higher density	10	£32,889	250,190	207,263	164,859	122,978	81,621	40,787	476	39,911	79,776	119,108	157,909
7 Residential Medium site - low density	25	£293,651	2,704,263	2,552,826	2,403,102	2,255,091	2,108,791	1,964,202	1,821,327	1,680,162	1,540,711	1,402,970	1,266,943
8 Residential Medium site - medium density	25	£293,651	2,316,151	2,173,355	2,032,192	1,892,659	1,754,757	1,618,488	1,483,848	1,350,841	1,219,465	1,089,720	961,606
9 Residential Medium site - higher density	25	£103,600	1,737,602	1,607,137	1,478,190	1,350,762	1,224,851						

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

WOKINGHAM LOCAL PLAN VIABILITY		Sales value £5,204 psqm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£3,407,011 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	596,274	563,236	530,572	498,282	466,365	434,824	403,657	372,863	342,444	312,398	282,727
2 Residential Small site - medium density	5	£540,795	604,200	571,109	538,392	506,050	474,082	442,488	411,268	380,422	349,951	319,853	290,130
3 Residential Small site - higher density (flats)	5	£151,423	172,203	148,400	124,888	101,664	78,727	56,079	33,721	11,650	-	10,286	-
4 Residential Small site - low density	10	£1,081,591	1,192,547	1,126,471	1,061,143	996,563	932,732	869,648	807,312	745,726	684,887	624,797	565,455
5 Residential Small site - medium density	10	£1,081,591	1,208,399	1,142,218	1,076,785	1,012,101	948,165	884,976	822,537	760,845	699,901	639,706	580,259
6 Residential Small site - higher density	10	£302,845	344,406	296,802	249,775	203,326	157,454	112,159	67,441	23,300	-	20,573	-
7 Residential Medium site - low density	25	£2,703,977	2,981,368	2,816,178	2,652,857	2,491,407	2,331,829	2,174,120	2,018,282	1,864,315	1,712,218	1,561,992	1,413,636
8 Residential Medium site - medium density	25	£2,703,977	2,584,943	2,426,806	2,274,454	2,121,896	1,971,104	1,822,108	1,674,895	1,529,469	1,385,827	1,243,970	1,103,899
9 Residential Medium site - higher density	25	£953,963	1,994,756	1,851,527	1,709,963	1,570,064	1,431,831	1,295,262	1,160,359	1,027,121	895,549	765,642	637,399
10 Residential Medium site - low density	50	£5,726,069	5,844,604	5,521,303	5,201,663	4,885,696	4,573,370	4,264,715	3,959,720	3,658,388	3,360,716	3,066,707	2,776,358
11 Residential Medium site - medium density	50	£5,726,069	5,921,361	5,597,554	5,277,408	4,960,923	4,648,100	4,338,938	4,033,437	3,731,598	3,433,420	3,138,902	2,848,048
12 Residential Medium site - higher density (flats)	50	£1,603,299	1,223,161	1,013,742	806,875	602,558	400,794	201,581	4,919	-	192,079	-	366,561
13 Residential Large site - low density	100	£12,167,896	11,404,226	10,772,442	10,147,808	9,530,326	8,919,995	8,316,814	7,720,785	7,131,906	6,550,176	5,975,601	5,403,175
14 Residential Large site - medium density	100	£12,167,896	11,557,592	10,924,795	10,299,149	9,680,654	9,069,310	8,465,116	7,868,074	7,278,182	6,695,441	6,119,852	5,551,413
15 Residential Large site - high density	100	£4,731,960	9,107,110	8,527,733	7,955,012	7,388,947	6,829,538	6,276,784	5,730,686	5,191,245	4,658,458	4,132,328	3,612,853
16 Residential Large site - low density	200	£27,812,333	21,467,810	20,229,056	19,004,332	17,793,636	16,596,969	15,414,332	14,245,723	13,091,144	11,950,593	10,824,073	9,711,580
17 Residential Large site - medium density	200	£19,468,633	18,523,975	17,353,119	16,193,773	15,047,377	13,914,388	12,794,809	11,688,638	10,595,876	9,516,523	8,450,579	7,398,045
18 Strategic scale site - low density	500	£87,359,253	34,834,581	31,821,371	28,842,270	25,897,281	22,986,402	20,109,633	17,266,974	14,458,426	11,683,988	8,927,021	6,198,821
19 Strategic scale site - medium density	500	£65,519,439	31,579,059	28,646,762	25,747,786	22,882,129	20,049,794	17,250,779	14,485,084	11,748,080	9,027,319	6,340,140	3,686,542
20 Strategic scale site - low density	2,000	£378,556,761	125,890,869	114,953,787	104,140,484	93,450,960	82,674,374	72,378,420	62,006,857	51,759,682	41,636,900	31,617,102	21,666,784
21 Strategic scale site - medium density	2,000	£283,917,571	114,022,849	103,381,926	92,852,097	82,400,279	72,069,933	61,861,056	51,773,649	41,807,713	31,913,034	22,115,643	12,440,628
22 Strategic scale site - low density	4,000	£825,942,024	210,559,566	191,976,124	173,602,834	155,439,696	137,485,925	119,656,043	102,037,297	84,629,688	67,347,678	50,254,198	33,283,568
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	204,333,457	185,368,618	166,520,635	147,673,727	128,856,361	109,995,423	90,972,119	71,665,119	51,828,307	32,043,896	12,505,432
24 Housing for Elderly (C3) - high density	40	£1,090,243	608,123	680,322	772,522	854,720	936,920	1,019,120	1,101,319	1,183,518	1,265,718	1,347,917	1,430,116
25 Housing for Elderly (C3) - high density	60	£1,409,798	974,667	1,094,929	1,215,193	1,335,456	1,455,719	1,575,982	1,696,245	1,816,508	1,936,771	2,057,034	2,177,297
26 Housing for Elderly (C2) extra care	70	£1,589,938	1,209,332	1,346,130	1,482,927	1,619,725	1,756,522	1,893,319	2,030,117	2,166,914	2,303,712	2,440,509	2,577,306

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,236,265 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	596,274	563,236	530,572	498,282	466,365	434,824	403,657	372,863	342,444	312,398	282,727
2 Residential Small site - medium density	5	£354,963	604,200	571,109	538,392	506,050	474,082	442,488	411,268	380,422	349,951	319,853	290,130
3 Residential Small site - higher density (flats)	5	£99,390	172,203	148,400	124,888	101,664	78,727	56,079	33,721	11,650	-	10,286	-
4 Residential Small site - low density	10	£709,925	1,192,547	1,126,471	1,061,143	996,563	932,732	869,648	807,312	745,726	684,887	624,797	565,455
5 Residential Small site - medium density	10	£709,925	1,208,399	1,142,218	1,076,785	1,012,101	948,165	884,976	822,537	760,845	699,901	639,706	580,259
6 Residential Small site - higher density	10	£198,779	344,406	296,802	249,775	203,326	157,454	112,159	67,441	23,300	-	20,573	-
7 Residential Medium site - low density	25	£1,774,813	2,981,368	2,816,178	2,652,857	2,491,407	2,331,829	2,174,120	2,018,282	1,864,315	1,712,218	1,561,992	1,413,636
8 Residential Medium site - medium density	25	£1,774,813	2,584,943	2,426,806	2,274,454	2,121,896	1,971,104	1,822,108	1,674,895	1,529,469	1,385,827	1,243,970	1,103,899
9 Residential Medium site - higher density	25	£626,154	1,994,756	1,851,527	1,709,963	1,570,064	1,431,831	1,295,262	1,160,359	1,027,121	895,549	765,642	637,399
10 Residential Medium site - low density	50	£3,758,428	5,844,604	5,521,303	5,201,663	4,885,696	4,573,370	4,264,715	3,959,720	3,658,388	3,360,716	3,066,707	2,776,358
11 Residential Medium site - medium density	50	£3,758,428	5,921,361	5,597,554	5,277,408	4,960,923	4,648,100	4,338,938	4,033,437	3,731,598	3,433,420	3,138,902	2,848,048
12 Residential Medium site - higher density (flats)	50	£1,052,360	1,223,161	1,013,742	806,875	602,558	400,794	201,581	4,919	-	192,079	-	366,561
13 Residential Large site - low density	100	£7,986,660	11,404,226	10,772,442	10,147,808	9,530,326	8,919,995	8,316,814	7,720,785	7,131,906	6,550,176	5,975,601	5,403,175
14 Residential Large site - medium density	100	£7,986,660	11,557,592	10,924,795	10,299,149	9,680,654	9,069,310	8,465,116	7,868,074	7,278,182	6,695,441	6,119,852	5,551,413
15 Residential Large site - high density	100	£3,105,923	9,107,110	8,527,733	7,955,012	7,388,947	6,829,538	6,276,784	5,730,686	5,191,245	4,658,458	4,132,328	3,612,853
16 Residential Large site - low density	200	£18,255,223	21,467,810	20,229,056	19,004,332	17,793,636	16,596,969	15,414,332	14,245,723	13,091,144	11,950,593	10,824,073	9,711,580
17 Residential Large site - medium density	200	£12,778,656	18,523,975	17,353,119	16,193,773	15,047,377	13,914,388	12,794,809	11,688,638	10,595,876	9,516,523	8,450,579	7,398,045
18 Strategic scale site - low density	500	£57,340,123	34,834,581	31,821,371	28,842,270	25,897,281	22,986,402	20,109,633	17,266,974	14,458,426	11,683,988	8,927,021	6,198,821
19 Strategic scale site - medium density	500	£43,005,092	31,579,059	28,646,762	25,747,786	22,882,129	20,049,794	17,250,779	14,485,084	11,748,080	9,027,319	6,340,140	3,686,542
20 Strategic scale site - low density	2,000	£248,473,865	125,890,869	114,953,787	104,140,484	93,450,960	82,674,374	72,378,420	62,006,857	51,759,682	41,636,900	31,617,102	21,666,784
21 Strategic scale site - medium density	2,000	£186,355,399	114,022,849	103,381,926	92,852,097	82,400,279	72,069,933	61,861,056	51,773,649	41,807,713	31,913,034	22,115,643	12,440,628
22 Strategic scale site - low density	4,000	£542,124,796	210,559,566	191,976,124	173,602,834	155,439,696	137,485,925	119,656,043	102,037,297	84,629,688	67,347,678	50,254,198	33,283,568
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	204,333,457	185,368,618	166,520,635	147,673,727	128,856,361	109,995,423	90,972,119	71,665,119	51,828,307	32,043,896	12,505,432
24 Housing for Elderly (C3) - high density	40	£715,605	608,123	680,322	772,522	854,720	936,920	1,019,120	1,101,319	1,183,518	1,265,718	1,347,917	1,430,116
25 Housing for Elderly (C3) - high density	60	£925,351	974,667	1,094,929	1,215,193	1,335,456	1,455,719	1,575,982	1,696,245	1,816,508	1,936,771	2,057,034	2,177,297
26 Housing for Elderly (C2) extra care	70	£1,043,590	1,209,332	1,346,130	1,482,927	1,619,725	1,756,522	1,893,319	2,030,117	2,166,914	2,303,712	2,440,509	2,577,306

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£58,730	596,274	563,236	530,572	498,282	466,365	434,824	403,657	372,863	342,444	312,398	282,727
2 Residential Small site - medium density	5	£58,730	604,200	571,109	538,392	506,050	474,082	442,488	411,268	380,422	349,951	319,853	290,130
3 Residential Small site - higher density (flats)	5	£16,444	172,203	148,400	124,888	101,664	78,727	56,079	33,721	11,650	-	10,286	-
4 Residential Small site - low density	10	£117,460	1,192,547	1,126,471	1,061,143	996,563	932,732	869,648	807,312	745,726	684,887	624,797	565,455
5 Residential Small site - medium density	10	£117,460	1,208,399	1,142,218	1,076,785	1,012,101	948,165	884,976	822,537	760,845	699,901	639,706	580,259
6 Residential Small site - higher density	10	£32,889	344,406	296,802	249,775	203,326	157,454	112,159	67,441	23,300	-	20,573	-
7 Residential Medium site - low density	25	£293,651	2,981,368	2,816,178	2,652,857	2,491,407	2,331,829	2,174,120	2,018,282	1,864,315	1,712,218	1,561,992	1,413,636
8 Residential Medium site - medium density	25	£293,651	2,584,943	2,426,806	2,274,454	2,121,896	1,971,104	1,822,108	1,674,895	1,529,469	1,385,827	1,243,970	1,103,899
9 Residential Medium site - higher density	25	£103,600	1,994,756	1,851,527	1,709,963								

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

WOKINGHAM LOCAL PLAN VIABILITY		Sales value £5,355 psqm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£3,407,011 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	651,694	615,906	580,522	545,545	510,974	476,807	443,048	409,693	376,745	344,203	312,066
2 Residential Small site - medium density	5	£540,795	659,620	623,779	588,344	553,313	518,690	484,471	450,659	417,253	384,252	351,658	319,468
3 Residential Small site - higher density (flats)	5	£151,423	219,311	193,171	167,346	141,837	116,644	91,766	67,203	42,956	19,025	-	4,662
4 Residential Small site - low density	10	£1,081,591	1,303,390	1,231,811	1,161,045	1,091,090	1,021,946	953,615	886,095	819,386	753,490	688,405	624,131
5 Residential Small site - medium density	10	£1,081,591	1,319,241	1,247,558	1,176,687	1,106,627	1,037,379	968,944	901,319	834,505	768,504	703,314	638,936
6 Residential Small site - higher density	10	£302,845	438,622	386,341	334,692	283,674	233,287	183,531	134,406	85,912	38,049	-	9,323
7 Residential Medium site - low density	25	£2,703,977	3,258,474	3,079,528	2,902,612	2,727,724	2,554,866	2,384,037	2,215,237	2,048,467	1,883,726	1,721,013	1,560,330
8 Residential Medium site - medium density	25	£2,703,977	2,853,736	2,684,256	2,516,716	2,351,114	2,187,452	2,025,728	1,865,943	1,708,097	1,552,189	1,398,221	1,246,191
9 Residential Medium site - higher density	25	£953,963	2,251,910	2,095,916	1,941,735	1,789,366	1,638,810	1,490,066	1,343,134	1,198,014	1,054,707	913,213	773,531
10 Residential Medium site - low density	50	£5,726,069	6,384,561	6,034,457	5,688,323	5,346,161	5,007,968	4,673,745	4,343,493	4,017,211	3,694,899	3,376,558	3,062,186
11 Residential Medium site - medium density	50	£5,726,069	6,461,319	6,110,703	5,764,068	5,421,397	5,082,698	4,747,969	4,417,209	4,090,420	3,767,602	3,448,753	3,133,875
12 Residential Medium site - higher density (flats)	50	£1,603,299	1,673,084	1,441,330	1,212,383	986,246	762,918	542,397	324,686	109,784	-	103,870	-
13 Residential Large site - low density	100	£12,167,896	12,475,135	11,790,188	11,113,004	10,443,585	9,781,928	9,128,036	8,481,907	7,843,542	7,212,942	6,590,104	5,975,031
14 Residential Large site - medium density	100	£12,167,896	12,628,501	11,942,542	11,264,345	10,593,913	9,931,244	9,276,339	8,629,197	7,989,819	7,358,205	6,734,355	6,118,269
15 Residential Large site - high density	100	£4,731,960	10,129,829	9,499,681	8,876,774	8,261,109	7,652,685	7,051,501	6,457,559	5,870,858	5,291,397	4,719,178	4,154,200
16 Residential Large site - low density	200	£27,812,333	23,532,119	22,190,891	20,864,873	19,554,066	18,258,468	16,978,081	15,712,904	14,462,938	13,228,182	12,008,636	10,804,300
17 Residential Large site - medium density	200	£19,468,633	20,526,355	19,256,098	18,000,372	16,759,176	15,532,512	14,320,377	13,122,773	11,938,916	10,767,321	9,610,292	8,467,828
18 Strategic scale site - low density	500	£87,359,253	39,902,252	36,637,448	33,409,653	30,218,869	27,065,096	23,948,334	20,868,583	17,825,841	14,820,111	11,851,391	8,912,242
19 Strategic scale site - medium density	500	£65,519,439	36,570,714	33,390,597	30,246,657	27,138,894	24,067,308	21,031,900	18,032,669	15,069,614	12,142,737	9,237,593	6,359,262
20 Strategic scale site - low density	2,000	£378,556,761	144,383,021	132,527,822	120,806,986	109,220,512	97,768,401	86,450,653	75,267,267	64,163,136	53,188,262	42,348,465	31,643,743
21 Strategic scale site - medium density	2,000	£283,917,571	132,237,620	120,692,350	109,278,390	97,995,737	86,844,393	75,768,646	64,840,882	54,025,114	43,341,338	32,778,220	22,276,034
22 Strategic scale site - low density	4,000	£825,942,024	242,378,848	222,284,585	202,414,957	182,701,001	163,215,497	143,958,444	124,929,842	106,057,196	87,388,435	68,932,271	50,601,982
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	237,249,160	216,846,906	196,576,327	176,376,540	156,280,824	136,153,072	115,977,571	95,647,590	74,935,810	53,629,508	32,412,861
24 Housing for Elderly (C3) - high density	40	£1,090,243	-	489,570	-	580,861	-	672,151	-	763,441	-	854,732	-
25 Housing for Elderly (C3) - high density	60	£1,409,798	-	662,053	-	795,860	-	929,667	-	1,063,475	-	1,197,283	-
26 Housing for Elderly (C2) extra care	70	£1,589,938	-	847,102	-	999,596	-	1,152,089	-	1,304,582	-	1,457,075	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,236,265 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	651,694	615,906	580,522	545,545	510,974	476,807	443,048	409,693	376,745	344,203	312,066
2 Residential Small site - medium density	5	£354,963	659,620	623,779	588,344	553,313	518,690	484,471	450,659	417,253	384,252	351,658	319,468
3 Residential Small site - higher density (flats)	5	£99,390	219,311	193,171	167,346	141,837	116,644	91,766	67,203	42,956	19,025	-	4,662
4 Residential Small site - low density	10	£709,925	1,303,390	1,231,811	1,161,045	1,091,090	1,021,946	953,615	886,095	819,386	753,490	688,405	624,131
5 Residential Small site - medium density	10	£709,925	1,319,241	1,247,558	1,176,687	1,106,627	1,037,379	968,944	901,319	834,505	768,504	703,314	638,936
6 Residential Small site - higher density	10	£198,779	438,622	386,341	334,692	283,674	233,287	183,531	134,406	85,912	38,049	-	9,323
7 Residential Medium site - low density	25	£1,774,813	3,258,474	3,079,528	2,902,612	2,727,724	2,554,866	2,384,037	2,215,237	2,048,467	1,883,726	1,721,013	1,560,330
8 Residential Medium site - medium density	25	£1,774,813	2,853,736	2,684,256	2,516,716	2,351,114	2,187,452	2,025,728	1,865,943	1,708,097	1,552,189	1,398,221	1,246,191
9 Residential Medium site - higher density	25	£626,154	2,251,910	2,095,916	1,941,735	1,789,366	1,638,810	1,490,066	1,343,134	1,198,014	1,054,707	913,213	773,531
10 Residential Medium site - low density	50	£3,758,428	6,384,561	6,034,457	5,688,323	5,346,161	5,007,968	4,673,745	4,343,493	4,017,211	3,694,899	3,376,558	3,062,186
11 Residential Medium site - medium density	50	£3,758,428	6,461,319	6,110,703	5,764,068	5,421,397	5,082,698	4,747,969	4,417,209	4,090,420	3,767,602	3,448,753	3,133,875
12 Residential Medium site - higher density (flats)	50	£1,052,360	1,673,084	1,441,330	1,212,383	986,246	762,918	542,397	324,686	109,784	-	103,870	-
13 Residential Large site - low density	100	£7,986,660	12,475,135	11,790,188	11,113,004	10,443,585	9,781,928	9,128,036	8,481,907	7,843,542	7,212,942	6,590,104	5,975,031
14 Residential Large site - medium density	100	£7,986,660	12,628,501	11,942,542	11,264,345	10,593,913	9,931,244	9,276,339	8,629,197	7,989,819	7,358,205	6,734,355	6,118,269
15 Residential Large site - high density	100	£3,105,923	10,129,829	9,499,681	8,876,774	8,261,109	7,652,685	7,051,501	6,457,559	5,870,858	5,291,397	4,719,178	4,154,200
16 Residential Large site - low density	200	£18,255,223	23,532,119	22,190,891	20,864,873	19,554,066	18,258,468	16,978,081	15,712,904	14,462,938	13,228,182	12,008,636	10,804,300
17 Residential Large site - medium density	200	£12,778,656	20,526,355	19,256,098	18,000,372	16,759,176	15,532,512	14,320,377	13,122,773	11,938,916	10,767,321	9,610,292	8,467,828
18 Strategic scale site - low density	500	£57,340,123	39,902,252	36,637,448	33,409,653	30,218,869	27,065,096	23,948,334	20,868,583	17,825,841	14,820,111	11,851,391	8,912,242
19 Strategic scale site - medium density	500	£40,005,092	36,570,714	33,390,597	30,246,657	27,138,894	24,067,308	21,031,900	18,032,669	15,069,614	12,142,737	9,237,593	6,359,262
20 Strategic scale site - low density	2,000	£248,473,865	144,383,021	132,527,822	120,806,986	109,220,512	97,768,401	86,450,653	75,267,267	64,163,136	53,188,262	42,348,465	31,643,743
21 Strategic scale site - medium density	2,000	£186,355,399	132,237,620	120,692,350	109,278,390	97,995,737	86,844,393	75,768,646	64,840,882	54,025,114	43,341,338	32,778,220	22,276,034
22 Strategic scale site - low density	4,000	£542,124,796	242,378,848	222,284,585	202,414,957	182,701,001	163,215,497	143,958,444	124,929,842	106,057,196	87,388,435	68,932,271	50,601,982
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	237,249,160	216,846,906	196,576,327	176,376,540	156,280,824	136,153,072	115,977,571	95,647,590	74,935,810	53,629,508	32,412,861
24 Housing for Elderly (C3) - high density	40	£715,605	-	489,570	-	580,861	-	672,151	-	763,441	-	854,732	-
25 Housing for Elderly (C3) - high density	60	£925,351	-	662,053	-	795,860	-	929,667	-	1,063,475	-	1,197,283	-
26 Housing for Elderly (C2) extra care	70	£1,043,590	-	847,102	-	999,596	-	1,152,089	-	1,304,582	-	1,457,075	-

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£58,730	651,694	615,906	580,522	545,545	510,974	476,807	443,048	409,693	376,745	344,203	312,066
2 Residential Small site - medium density	5	£58,730	659,620	623,779	588,344	553,313	518,690	484,471	450,659	417,253	384,252	351,658	319,468
3 Residential Small site - higher density (flats)	5	£16,444	219,311	193,171	167,346	141,837	116,644	91,766	67,203	42,956	19,025	-	4,662
4 Residential Small site - low density	10	£117,460	1,303,390	1,231,811	1,161,045	1,091,090	1,021,946	953,615	886,095	819,386	753,490	688,405	624,131
5 Residential Small site - medium density	10	£117,460	1,319,241	1,247,558	1,176,687	1,106,627	1,037,379	968,944	901,319	834,505	768,504	703,314	638,936
6 Residential Small site - higher density	10	£32,889	438,622	386,341	334,692	283,674	233,287	183,531	134,406	85,912	38,049	-	9,323
7 Residential Medium site - low density	25	£293,651	3,258,474	3,079,528	2,902,612	2,727,724	2,554,866	2,384,037	2,215,237	2,048,467	1,883,726	1,721,013	1,560,330
8 Residential Medium site - medium density	25	£293,651	2,853,736	2,684,256	2,516,716	2,351,114	2,187,452	2,025,728	1,865,943	1,708,097	1,552,189	1,398,221	1,246,191
9 Residential Medium site - higher density	25	£103,600	2,251,910	2,095,916	1,941,735	1,789,366	1,638,810	1,490,066	1,343,134	1,198,014	1,054,707	913,213	773,531
10 Residential Medium site - low density	50	£621,849	6,384,561	6,034,457	5,688,323	5,346,161	5,007,968	4,673,745	4,343,493	4,017,211	3,694,899	3,376,558	3,062,186
11 Residential Medium site - medium density	50												

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

WOKINGHAM LOCAL PLAN VIABILITY		Sales value £5,506 psqm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£3,407,011 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	707,116	668,576	630,474	592,808	555,581	518,791	482,439	446,524	411,046	376,007	341,405
2 Residential Small site - medium density	5	£540,795	715,042	676,449	638,294	600,577	563,297	526,455	490,050	454,083	418,554	383,461	348,807
3 Residential Small site - higher density (flats)	5	£151,423	266,419	237,941	209,804	182,011	154,560	127,452	100,686	74,262	48,181	22,442	2,999
4 Residential Small site - low density	10	£1,081,591	1,414,232	1,337,152	1,260,947	1,185,617	1,111,162	1,037,582	964,877	893,048	822,093	752,014	682,809
5 Residential Small site - medium density	10	£1,081,591	1,430,083	1,352,899	1,276,589	1,201,154	1,126,595	1,052,910	980,101	908,167	837,108	766,923	697,614
6 Residential Small site - higher density	10	£302,845	532,837	475,880	419,609	364,021	309,120	254,903	201,371	148,524	96,361	44,884	5,998
7 Residential Medium site - low density	25	£2,703,977	3,535,580	3,342,880	3,152,367	2,964,041	2,777,904	2,593,955	2,412,193	2,232,619	2,055,232	1,880,034	1,707,023
8 Residential Medium site - medium density	25	£2,703,977	3,122,528	2,939,707	2,758,978	2,580,342	2,403,799	2,229,348	2,056,990	1,886,724	1,718,551	1,552,472	1,388,483
9 Residential Medium site - higher density	25	£953,963	2,509,064	2,340,306	2,173,508	2,008,669	1,845,790	1,684,870	1,525,909	1,368,908	1,213,867	1,060,785	909,662
10 Residential Medium site - low density	50	£5,726,069	6,924,519	6,547,611	6,174,984	5,806,635	5,442,565	5,082,776	4,727,264	4,376,033	4,029,081	3,686,408	3,348,014
11 Residential Medium site - medium density	50	£5,726,069	7,001,276	6,623,863	6,250,727	5,881,873	5,517,296	5,156,999	4,800,981	4,449,242	4,101,783	3,758,603	3,415,703
12 Residential Medium site - higher density (flats)	50	£1,603,299	2,123,007	1,868,916	1,617,891	1,369,933	1,125,041	883,214	644,454	408,760	176,132	54,244	284,195
13 Residential Large site - low density	100	£12,167,896	13,546,045	12,807,935	12,078,200	11,356,843	10,643,862	9,939,258	9,243,031	8,555,179	7,875,705	7,204,607	6,541,886
14 Residential Large site - medium density	100	£12,167,896	13,699,411	12,960,288	12,229,541	11,507,171	10,793,177	10,087,560	9,390,319	8,701,456	8,020,968	7,348,858	6,685,123
15 Residential Large site - high density	100	£4,731,960	11,152,547	10,471,629	9,798,536	9,133,271	8,475,832	7,826,218	7,184,431	6,550,471	5,924,336	5,306,029	4,695,547
16 Residential Large site - low density	200	£27,812,333	25,596,427	24,152,725	22,725,414	21,314,494	19,919,987	18,541,830	17,180,085	15,834,732	14,505,770	13,193,200	11,897,021
17 Residential Large site - medium density	200	£19,468,633	22,528,734	21,159,077	19,805,097	18,466,792	17,144,165	15,837,213	14,545,938	13,270,340	12,010,418	10,766,172	9,537,603
18 Strategic scale site - low density	500	£87,359,253	44,937,558	41,436,131	37,974,454	34,540,458	31,143,791	27,787,036	24,470,190	21,193,257	17,956,234	14,759,121	11,601,920
19 Strategic scale site - medium density	500	£65,519,439	41,562,370	38,134,432	34,745,528	31,395,659	28,084,823	24,813,021	21,580,252	18,368,518	15,231,818	12,116,151	9,031,981
20 Strategic scale site - low density	2,000	£378,556,761	162,854,931	150,101,858	137,473,488	124,990,065	112,651,588	100,458,057	88,409,472	76,505,834	64,739,626	53,058,424	41,522,982
21 Strategic scale site - medium density	2,000	£283,917,571	150,452,369	138,002,775	125,694,895	113,528,747	101,504,332	89,621,650	77,880,701	66,242,514	54,719,431	43,338,868	32,100,824
22 Strategic scale site - low density	4,000	£825,942,024	274,093,283	252,424,312	231,001,121	209,823,714	188,892,087	168,173,014	147,648,493	127,370,723	107,339,704	87,450,664	67,605,735
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	289,850,478	247,966,824	226,281,466	204,691,186	183,243,541	161,859,446	140,460,226	118,967,629	97,280,746	75,105,120	52,320,291
24 Housing for Elderly (C3) - high density	40	£1,090,243	188,438	268,819	389,200	489,582	589,963	690,345	790,726	891,108	991,489	1,091,870	1,192,251
25 Housing for Elderly (C3) - high density	60	£1,409,798	349,438	496,791	644,142	791,494	938,846	1,086,199	1,233,551	1,380,903	1,528,255	1,675,608	1,822,960
26 Housing for Elderly (C2) extra care	70	£1,589,938	484,873	653,062	821,250	989,439	1,157,628	1,325,818	1,494,006	1,662,195	1,830,384	1,998,572	2,166,761

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,236,265 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	707,116	668,576	630,474	592,808	555,581	518,791	482,439	446,524	411,046	376,007	341,405
2 Residential Small site - medium density	5	£354,963	715,042	676,449	638,294	600,577	563,297	526,455	490,050	454,083	418,554	383,461	348,807
3 Residential Small site - higher density (flats)	5	£99,390	266,419	237,941	209,804	182,011	154,560	127,452	100,686	74,262	48,181	22,442	2,999
4 Residential Small site - low density	10	£709,925	1,414,232	1,337,152	1,260,947	1,185,617	1,111,162	1,037,582	964,877	893,048	822,093	752,014	682,809
5 Residential Small site - medium density	10	£709,925	1,430,083	1,352,899	1,276,589	1,201,154	1,126,595	1,052,910	980,101	908,167	837,108	766,923	697,614
6 Residential Small site - higher density	10	£198,779	532,837	475,880	419,609	364,021	309,120	254,903	201,371	148,524	96,361	44,884	5,998
7 Residential Medium site - low density	25	£1,774,813	3,535,580	3,342,880	3,152,367	2,964,041	2,777,904	2,593,955	2,412,193	2,232,619	2,055,232	1,880,034	1,707,023
8 Residential Medium site - medium density	25	£1,774,813	3,122,528	2,939,707	2,758,978	2,580,342	2,403,799	2,229,348	2,056,990	1,886,724	1,718,551	1,552,472	1,388,483
9 Residential Medium site - higher density	25	£626,154	2,509,064	2,340,306	2,173,508	2,008,669	1,845,790	1,684,870	1,525,909	1,368,908	1,213,867	1,060,785	909,662
10 Residential Medium site - low density	50	£3,758,428	6,924,519	6,547,611	6,174,984	5,806,635	5,442,565	5,082,776	4,727,264	4,376,033	4,029,081	3,686,408	3,348,014
11 Residential Medium site - medium density	50	£3,758,428	7,001,276	6,623,863	6,250,727	5,881,873	5,517,296	5,156,999	4,800,981	4,449,242	4,101,783	3,758,603	3,415,703
12 Residential Medium site - higher density (flats)	50	£1,052,360	2,123,007	1,868,916	1,617,891	1,369,933	1,125,041	883,214	644,454	408,760	176,132	54,244	284,195
13 Residential Large site - low density	100	£7,986,660	13,546,045	12,807,935	12,078,200	11,356,843	10,643,862	9,939,258	9,243,031	8,555,179	7,875,705	7,204,607	6,541,886
14 Residential Large site - medium density	100	£7,986,660	13,699,411	12,960,288	12,229,541	11,507,171	10,793,177	10,087,560	9,390,319	8,701,456	8,020,968	7,348,858	6,685,123
15 Residential Large site - high density	100	£3,105,923	11,152,547	10,471,629	9,798,536	9,133,271	8,475,832	7,826,218	7,184,431	6,550,471	5,924,336	5,306,029	4,695,547
16 Residential Large site - low density	200	£18,255,223	25,596,427	24,152,725	22,725,414	21,314,494	19,919,987	18,541,830	17,180,085	15,834,732	14,505,770	13,193,200	11,897,021
17 Residential Large site - medium density	200	£12,778,656	22,528,734	21,159,077	19,805,097	18,466,792	17,144,165	15,837,213	14,545,938	13,270,340	12,010,418	10,766,172	9,537,603
18 Strategic scale site - low density	500	£57,340,123	44,937,558	41,436,131	37,974,454	34,540,458	31,143,791	27,787,036	24,470,190	21,193,257	17,956,234	14,759,121	11,601,920
19 Strategic scale site - medium density	500	£43,005,092	41,562,370	38,134,432	34,745,528	31,395,659	28,084,823	24,813,021	21,580,252	18,368,518	15,231,818	12,116,151	9,031,981
20 Strategic scale site - low density	2,000	£248,473,865	162,854,931	150,101,858	137,473,488	124,990,065	112,651,588	100,458,057	88,409,472	76,505,834	64,739,626	53,058,424	41,522,982
21 Strategic scale site - medium density	2,000	£186,355,399	150,452,369	138,002,775	125,694,895	113,528,747	101,504,332	89,621,650	77,880,701	66,242,514	54,719,431	43,338,868	32,100,824
22 Strategic scale site - low density	4,000	£542,124,796	274,093,283	252,424,312	231,001,121	209,823,714	188,892,087	168,173,014	147,648,493	127,370,723	107,339,704	87,450,664	67,605,735
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	289,850,478	247,966,824	226,281,466	204,691,186	183,243,541	161,859,446	140,460,226	118,967,629	97,280,746	75,105,120	52,320,291
24 Housing for Elderly (C3) - high density	40	£715,605	188,438	268,819	389,200	489,582	589,963	690,345	790,726	891,108	991,489	1,091,870	1,192,251
25 Housing for Elderly (C3) - high density	60	£925,351	349,438	496,791	644,142	791,494	938,846	1,086,199	1,233,551	1,380,903	1,528,255	1,675,608	1,822,960
26 Housing for Elderly (C2) extra care	70	£1,043,590	484,873	653,062	821,250	989,439	1,157,628	1,325,818	1,494,006	1,662,195	1,830,384	1,998,572	2,166,761

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£58,730	707,116	668,576	630,474	592,808	555,581	518,791	482,439	446,524	411,046	376,007	341,405
2 Residential Small site - medium density	5	£58,730	715,042	676,449	638,294	600,577	563,297	526,455	490,050	454,083	418,554	383,461	348,807
3 Residential Small site - higher density (flats)	5	£16,444	266,419	237,941	209,804	182,011	154,560	127,452	100,686	74,262	48,181	22,442	2,999
4 Residential Small site - low density	10	£117,460	1,414,232	1,337,152	1,260,947	1,185,617	1,111,162	1,037,582	964,877	893,048	822,093	752,014	682,809
5 Residential Small site - medium density	10	£117,460	1,430,083	1,352,899	1,276,589	1,201,154	1,126,595	1,052,910	980,101	908,167	837,108	766,923	697,614
6 Residential Small site - higher density	10	£32,889	532,837	475,880	419,609	364,021	309,120	254,903	201,371	148,524	96,361	44,884	5,998
7 Residential Medium site - low density	25	£293,651	3,535,580	3,342,880	3,152,367	2,964,041	2,777,904	2,593,955	2,412,193	2,232,619	2,055,232	1,880,034	1,707,023
8 Residential Medium site - medium density	25	£293,651	3,122,528	2,939,707	2,758,978	2,580,342	2,403,799						

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

WOKINGHAM LOCAL PLAN VIABILITY		Sales value £5,658 psqm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£3,407,011 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	762,537	721,246	680,424	640,071	600,188	560,774	521,830	483,354	445,348	407,812	370,743
2 Residential Small site - medium density	5	£540,795	770,463	729,119	688,246	647,841	607,905	568,439	529,441	490,913	452,855	415,266	378,146
3 Residential Small site - higher density (flats)	5	£151,423	313,527	282,710	252,263	222,185	192,477	163,137	134,168	105,568	77,337	49,475	21,984
4 Residential Small site - low density	10	£1,081,591	1,525,074	1,442,492	1,360,849	1,280,144	1,200,377	1,121,549	1,043,659	966,709	890,697	815,622	741,487
5 Residential Small site - medium density	10	£1,081,591	1,540,926	1,458,239	1,376,491	1,295,681	1,215,810	1,136,877	1,058,883	981,828	905,710	830,531	756,291
6 Residential Small site - higher density	10	£302,845	627,053	565,420	504,525	444,370	384,953	326,275	268,336	211,135	154,674	98,951	43,967
7 Residential Medium site - low density	25	£2,703,977	3,812,685	3,606,230	3,402,122	3,200,359	3,000,943	2,803,873	2,609,149	2,416,771	2,226,740	2,039,056	1,853,716
8 Residential Medium site - medium density	25	£2,703,977	3,391,321	3,195,157	3,001,240	2,809,570	2,620,146	2,432,968	2,248,037	2,065,352	1,884,914	1,706,722	1,530,776
9 Residential Medium site - higher density	25	£953,963	2,766,218	2,584,696	2,405,280	2,227,971	2,052,768	1,879,672	1,708,684	1,539,801	1,373,025	1,208,356	1,045,793
10 Residential Medium site - low density	50	£5,726,069	7,464,476	7,060,765	6,661,643	6,267,109	5,877,163	5,491,805	5,111,037	4,734,855	4,363,262	3,996,258	3,633,842
11 Residential Medium site - medium density	50	£5,726,069	7,541,234	7,137,016	6,737,387	6,342,347	5,951,894	5,566,029	5,184,753	4,808,065	4,435,965	4,068,454	3,705,530
12 Residential Medium site - higher density (flats)	50	£1,603,299	2,572,931	2,296,504	2,023,400	1,753,620	1,487,163	1,224,030	964,221	707,736	454,574	204,736	42,415
13 Residential Large site - low density	100	£12,167,896	14,616,954	13,825,680	13,043,396	12,270,102	11,505,796	10,750,480	10,004,153	9,266,816	8,538,469	7,819,110	7,108,740
14 Residential Large site - medium density	100	£12,167,896	14,770,320	13,978,034	13,194,737	12,420,429	11,655,111	10,898,782	10,151,443	9,413,093	8,683,732	7,963,360	7,251,979
15 Residential Large site - high density	100	£4,731,960	12,175,266	11,443,576	10,720,298	10,005,433	9,298,978	8,600,935	7,911,303	7,230,084	6,557,275	5,892,878	5,236,894
16 Residential Large site - low density	200	£27,812,333	27,660,737	26,114,559	24,585,955	23,074,924	21,581,465	20,105,579	18,647,266	17,206,526	15,783,358	14,377,764	12,989,742
17 Residential Large site - medium density	200	£19,468,633	24,531,113	23,062,057	21,609,822	20,174,408	18,755,818	17,354,050	15,969,104	14,600,980	13,249,678	11,915,200	10,597,542
18 Strategic scale site - low density	500	£87,359,253	49,958,106	46,207,444	42,499,405	38,833,968	35,211,193	31,625,737	28,071,799	24,560,672	21,092,356	17,666,851	14,284,158
19 Strategic scale site - medium density	500	£65,519,439	46,508,106	42,848,937	39,231,478	35,652,423	32,102,337	28,594,141	25,127,837	21,703,423	18,320,896	14,980,265	11,681,523
20 Strategic scale site - low density	2,000	£378,556,761	181,198,146	167,557,640	154,072,113	140,741,565	127,534,776	114,465,463	101,551,679	88,793,426	76,190,703	63,743,509	51,402,220
21 Strategic scale site - medium density	2,000	£283,917,571	168,602,803	155,297,322	142,111,399	129,061,756	116,164,271	103,418,944	90,825,775	78,384,763	66,095,910	53,886,177	41,831,874
22 Strategic scale site - low density	4,000	£825,942,024	305,686,633	282,514,185	259,584,333	236,868,541	214,416,684	192,228,762	170,304,773	148,611,755	127,121,416	105,896,127	84,871,764
23 Strategic scale site - medium density with R&D	4,000	£619,456,516	302,166,601	278,805,059	255,708,608	232,687,784	209,871,845	187,169,469	164,501,573	141,836,743	119,025,357	95,933,213	72,227,719
24 Housing for Elderly (C3) - high density	40	£1,090,243	21,083	88,067	197,540	307,013	416,485	525,957	635,429	744,902	854,374	963,846	1,073,318
25 Housing for Elderly (C3) - high density	60	£1,409,798	36,823	197,720	358,617	519,514	680,410	841,308	1,002,205	1,163,102	1,323,998	1,484,895	1,645,792
26 Housing for Elderly (C2) extra care	70	£1,589,938	122,644	306,528	490,413	674,297	858,182	1,042,066	1,225,951	1,409,836	1,593,719	1,777,604	1,961,488

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,236,265 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	762,537	721,246	680,424	640,071	600,188	560,774	521,830	483,354	445,348	407,812	370,743
2 Residential Small site - medium density	5	£354,963	770,463	729,119	688,246	647,841	607,905	568,439	529,441	490,913	452,855	415,266	378,146
3 Residential Small site - higher density (flats)	5	£99,390	313,527	282,710	252,263	222,185	192,477	163,137	134,168	105,568	77,337	49,475	21,984
4 Residential Small site - low density	10	£709,925	1,525,074	1,442,492	1,360,849	1,280,144	1,200,377	1,121,549	1,043,659	966,709	890,697	815,622	741,487
5 Residential Small site - medium density	10	£709,925	1,540,926	1,458,239	1,376,491	1,295,681	1,215,810	1,136,877	1,058,883	981,828	905,710	830,531	756,291
6 Residential Small site - higher density	10	£198,779	627,053	565,420	504,525	444,370	384,953	326,275	268,336	211,135	154,674	98,951	43,967
7 Residential Medium site - low density	25	£1,774,813	3,812,685	3,606,230	3,402,122	3,200,359	3,000,943	2,803,873	2,609,149	2,416,771	2,226,740	2,039,056	1,853,716
8 Residential Medium site - medium density	25	£1,774,813	3,391,321	3,195,157	3,001,240	2,809,570	2,620,146	2,432,968	2,248,037	2,065,352	1,884,914	1,706,722	1,530,776
9 Residential Medium site - higher density	25	£626,154	2,766,218	2,584,696	2,405,280	2,227,971	2,052,768	1,879,672	1,708,684	1,539,801	1,373,025	1,208,356	1,045,793
10 Residential Medium site - low density	50	£3,758,428	7,464,476	7,060,765	6,661,643	6,267,109	5,877,163	5,491,805	5,111,037	4,734,855	4,363,262	3,996,258	3,633,842
11 Residential Medium site - medium density	50	£3,758,428	7,541,234	7,137,016	6,737,387	6,342,347	5,951,894	5,566,029	5,184,753	4,808,065	4,435,965	4,068,454	3,705,530
12 Residential Medium site - higher density (flats)	50	£1,052,360	2,572,931	2,296,504	2,023,400	1,753,620	1,487,163	1,224,030	964,221	707,736	454,574	204,736	42,415
13 Residential Large site - low density	100	£7,986,660	14,616,954	13,825,680	13,043,396	12,270,102	11,505,796	10,750,480	10,004,153	9,266,816	8,538,469	7,819,110	7,108,740
14 Residential Large site - medium density	100	£7,986,660	14,770,320	13,978,034	13,194,737	12,420,429	11,655,111	10,898,782	10,151,443	9,413,093	8,683,732	7,963,360	7,251,979
15 Residential Large site - high density	100	£3,105,923	12,175,266	11,443,576	10,720,298	10,005,433	9,298,978	8,600,935	7,911,303	7,230,084	6,557,275	5,892,878	5,236,894
16 Residential Large site - low density	200	£18,255,223	27,660,737	26,114,559	24,585,955	23,074,924	21,581,465	20,105,579	18,647,266	17,206,526	15,783,358	14,377,764	12,989,742
17 Residential Large site - medium density	200	£12,778,656	24,531,113	23,062,057	21,609,822	20,174,408	18,755,818	17,354,050	15,969,104	14,600,980	13,249,678	11,915,200	10,597,542
18 Strategic scale site - low density	500	£57,340,123	49,958,106	46,207,444	42,499,405	38,833,968	35,211,193	31,625,737	28,071,799	24,560,672	21,092,356	17,666,851	14,284,158
19 Strategic scale site - medium density	500	£43,005,092	46,508,106	42,848,937	39,231,478	35,652,423	32,102,337	28,594,141	25,127,837	21,703,423	18,320,896	14,980,265	11,681,523
20 Strategic scale site - low density	2,000	£248,473,865	181,198,146	167,557,640	154,072,113	140,741,565	127,534,776	114,465,463	101,551,679	88,793,426	76,190,703	63,743,509	51,402,220
21 Strategic scale site - medium density	2,000	£188,355,399	168,602,803	155,297,322	142,111,399	129,061,756	116,164,271	103,418,944	90,825,775	78,384,763	66,095,910	53,886,177	41,831,874
22 Strategic scale site - low density	4,000	£542,124,796	305,686,633	282,514,185	259,584,333	236,868,541	214,416,684	192,228,762	170,304,773	148,611,755	127,121,416	105,896,127	84,871,764
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	302,166,601	278,805,059	255,708,608	232,687,784	209,871,845	187,169,469	164,501,573	141,836,743	119,025,357	95,933,213	72,227,719
24 Housing for Elderly (C3) - high density	40	£715,605	21,083	88,067	197,540	307,013	416,485	525,957	635,429	744,902	854,374	963,846	1,073,318
25 Housing for Elderly (C3) - high density	60	£925,351	36,823	197,720	358,617	519,514	680,410	841,308	1,002,205	1,163,102	1,323,998	1,484,895	1,645,792
26 Housing for Elderly (C2) extra care	70	£1,043,590	122,644	306,528	490,413	674,297	858,182	1,042,066	1,225,951	1,409,836	1,593,719	1,777,604	1,961,488

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£58,730	762,537	721,246	680,424	640,071	600,188	560,774	521,830	483,354	445,348	407,812	370,743
2 Residential Small site - medium density	5	£58,730	770,463	729,119	688,246	647,841	607,905	568,439	529,441	490,913	452,855	415,266	378,146
3 Residential Small site - higher density (flats)	5	£16,444	313,527	282,710	252,263	222,185	192,477	163,137	134,168	105,568	77,337	49,475	21,984
4 Residential Small site - low density	10	£117,460	1,525,074	1,442,492	1,360,849	1,280,144	1,200,377	1,121,549	1,043,659	966,709	890,697	815,622	741,487
5 Residential Small site - medium density	10	£117,460	1,540,926	1,458,239	1,376,491	1,295,681	1,215,810	1,136,877	1,058,883	981,828	905,710	830,531	756,291
6 Residential Small site - higher density	10	£32,889	627,053	565,420	504,525	444,370	384,953	326,275	268,336	211,135	154,674	98,951	43,967
7 Residential Medium site - low density	25	£293,651	3,812,685	3,606,230	3,402,122	3,200,359	3,000,943	2,803,873	2,609,149	2,416,771	2,226,740	2,039,056	1,853,716
8 Residential Medium site - medium density	25	£293,651	3,391,321	3,195,157	3,001,								

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

WOKINGHAM LOCAL PLAN VIABILITY		Sales value £5,809 psqm		AH tenure		Rented 53%		SO 23%		Frst Hms 25%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£3,407,011 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	817,959	773,916	730,375	687,335	644,796	602,758	561,221	520,185	479,649	439,615	400,082
2 Residential Small site - medium density	5	£540,795	825,884	781,790	738,196	695,104	652,513	610,422	568,332	527,744	487,156	447,070	407,484
3 Residential Small site - higher density (flats)	5	£151,423	360,635	327,480	294,721	262,359	230,393	198,824	167,650	136,874	106,493	76,509	46,922
4 Residential Small site - low density	10	£1,081,591	1,635,916	1,547,833	1,460,751	1,374,670	1,289,593	1,205,516	1,122,442	1,040,369	959,299	879,230	800,164
5 Residential Small site - medium density	10	£1,081,591	1,651,768	1,563,579	1,476,392	1,390,209	1,305,026	1,220,845	1,137,665	1,055,488	974,313	894,140	814,969
6 Residential Small site - higher density	10	£302,845	721,269	654,959	589,442	524,718	460,786	397,647	335,301	273,747	212,986	153,019	93,843
7 Residential Medium site - low density	25	£2,703,977	4,089,791	3,869,581	3,651,876	3,436,676	3,223,981	3,013,791	2,806,105	2,600,924	2,398,248	2,198,076	2,000,410
8 Residential Medium site - medium density	25	£2,703,977	3,660,113	3,450,607	3,243,503	3,038,797	2,836,493	2,636,588	2,439,084	2,243,980	2,051,276	1,860,972	1,673,069
9 Residential Medium site - higher density	25	£953,963	3,023,373	2,829,085	2,637,053	2,447,274	2,259,748	2,074,476	1,891,459	1,710,694	1,532,185	1,355,928	1,181,925
10 Residential Medium site - low density	50	£5,726,069	8,004,434	7,573,919	7,148,303	6,727,593	6,311,761	5,900,836	5,494,808	5,093,678	4,697,444	4,306,108	3,919,670
11 Residential Medium site - medium density	50	£5,726,069	8,081,191	7,650,171	7,224,048	6,802,821	6,386,492	5,975,059	5,568,525	5,166,888	4,770,148	4,376,304	3,991,358
12 Residential Medium site - higher density (flats)	50	£1,603,299	3,022,855	2,724,091	2,428,909	2,137,306	1,849,286	1,564,847	1,283,988	1,008,711	733,016	462,901	196,368
13 Residential Large site - low density	100	£12,167,896	15,887,863	14,843,426	14,008,592	13,183,360	12,367,729	11,561,702	10,765,277	9,978,453	9,201,231	8,433,613	7,675,596
14 Residential Large site - medium density	100	£12,167,896	15,841,055	14,995,780	14,159,933	13,333,688	12,517,045	11,710,004	10,912,585	10,124,730	9,346,496	8,577,863	7,818,834
15 Residential Large site - high density	100	£4,731,960	13,197,984	12,415,524	11,642,061	10,877,595	10,122,125	9,375,653	8,638,176	7,909,697	7,190,215	6,479,729	5,778,241
16 Residential Large site - low density	200	£27,812,333	29,725,045	28,076,394	26,446,496	24,835,353	23,242,963	21,689,328	20,114,446	18,578,319	17,060,947	15,562,327	14,082,462
17 Residential Large site - medium density	200	£19,468,633	26,533,493	24,965,036	23,414,547	21,882,024	20,367,471	18,870,886	17,392,269	15,931,620	14,488,939	13,064,226	11,657,481
18 Strategic scale site - low density	500	£87,359,253	54,978,655	50,978,757	47,024,355	43,115,450	39,252,038	35,434,124	31,661,705	27,926,037	24,228,479	20,574,582	16,966,396
19 Strategic scale site - medium density	500	£65,519,439	51,453,345	47,548,680	43,688,554	39,872,967	36,101,918	32,375,262	28,675,421	25,020,326	21,409,980	17,844,380	14,323,528
20 Strategic scale site - low density	2,000	£378,556,761	199,541,363	184,990,196	170,604,506	156,384,293	142,329,558	128,440,299	114,693,886	101,081,018	87,634,263	74,353,622	61,239,095
21 Strategic scale site - medium density	2,000	£283,917,571	186,670,871	172,468,389	158,427,879	144,549,340	130,824,211	117,216,238	103,770,848	90,488,041	77,367,817	64,410,176	51,562,324
22 Strategic scale site - low density	4,000	£825,942,024	337,174,037	312,438,267	287,983,690	263,610,306	239,918,113	216,251,281	192,843,366	169,717,539	146,873,799	124,236,619	101,653,859
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	334,225,356	309,436,731	284,833,707	260,435,027	236,211,700	212,175,023	188,197,318	164,291,130	140,341,543	116,210,510	91,652,194
24 Housing for Elderly (C3) - high density	40	£1,090,243	227,771	110,990	5,880	124,443	243,006	361,569	480,133	598,696	717,260	835,823	954,388
25 Housing for Elderly (C3) - high density	60	£1,409,798	271,646	99,827	73,092	247,534	421,975	596,417	770,857	945,299	1,119,740	1,294,182	1,468,623
26 Housing for Elderly (C2) extra care	70	£1,589,938	235,985	39,405	159,574	359,155	558,735	758,315	957,895	1,157,475	1,357,055	1,556,636	1,758,216

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,236,265 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	817,959	773,916	730,375	687,335	644,796	602,758	561,221	520,185	479,649	439,615	400,082
2 Residential Small site - medium density	5	£354,963	825,884	781,790	738,196	695,104	652,513	610,422	568,332	527,744	487,156	447,070	407,484
3 Residential Small site - higher density (flats)	5	£99,390	360,635	327,480	294,721	262,359	230,393	198,824	167,650	136,874	106,493	76,509	46,922
4 Residential Small site - low density	10	£709,925	1,635,916	1,547,833	1,460,751	1,374,670	1,289,593	1,205,516	1,122,442	1,040,369	959,299	879,230	800,164
5 Residential Small site - medium density	10	£709,925	1,651,768	1,563,579	1,476,392	1,390,209	1,305,026	1,220,845	1,137,665	1,055,488	974,313	894,140	814,969
6 Residential Small site - higher density	10	£198,779	721,269	654,959	589,442	524,718	460,786	397,647	335,301	273,747	212,986	153,019	93,843
7 Residential Medium site - low density	25	£1,774,813	4,089,791	3,869,581	3,651,876	3,436,676	3,223,981	3,013,791	2,806,105	2,600,924	2,398,248	2,198,076	2,000,410
8 Residential Medium site - medium density	25	£1,774,813	3,660,113	3,450,607	3,243,503	3,038,797	2,836,493	2,636,588	2,439,084	2,243,980	2,051,276	1,860,972	1,673,069
9 Residential Medium site - higher density	25	£626,154	3,023,373	2,829,085	2,637,053	2,447,274	2,259,748	2,074,476	1,891,459	1,710,694	1,532,185	1,355,928	1,181,925
10 Residential Medium site - low density	50	£3,758,428	8,004,434	7,573,919	7,148,303	6,727,593	6,311,761	5,900,836	5,494,808	5,093,678	4,697,444	4,306,108	3,919,670
11 Residential Medium site - medium density	50	£3,758,428	8,081,191	7,650,171	7,224,048	6,802,821	6,386,492	5,975,059	5,568,525	5,166,888	4,770,148	4,376,304	3,991,358
12 Residential Medium site - higher density (flats)	50	£1,052,360	3,022,855	2,724,091	2,428,909	2,137,306	1,849,286	1,564,847	1,283,988	1,008,711	733,016	462,901	196,368
13 Residential Large site - low density	100	£7,986,660	15,887,863	14,843,426	14,008,592	13,183,360	12,367,729	11,561,702	10,765,277	9,978,453	9,201,231	8,433,613	7,675,596
14 Residential Large site - medium density	100	£7,986,660	15,841,055	14,995,780	14,159,933	13,333,688	12,517,045	11,710,004	10,912,585	10,124,730	9,346,496	8,577,863	7,818,834
15 Residential Large site - high density	100	£3,105,923	13,197,984	12,415,524	11,642,061	10,877,595	10,122,125	9,375,653	8,638,176	7,909,697	7,190,215	6,479,729	5,778,241
16 Residential Large site - low density	200	£18,255,223	29,725,045	28,076,394	26,446,496	24,835,353	23,242,963	21,689,328	20,114,446	18,578,319	17,060,947	15,562,327	14,082,462
17 Residential Large site - medium density	200	£12,778,656	26,533,493	24,965,036	23,414,547	21,882,024	20,367,471	18,870,886	17,392,269	15,931,620	14,488,939	13,064,226	11,657,481
18 Strategic scale site - low density	500	£57,340,123	54,978,655	50,978,757	47,024,355	43,115,450	39,252,038	35,434,124	31,661,705	27,926,037	24,228,479	20,574,582	16,966,396
19 Strategic scale site - medium density	500	£43,005,092	51,453,345	47,548,680	43,688,554	39,872,967	36,101,918	32,375,262	28,675,421	25,020,326	21,409,980	17,844,380	14,323,528
20 Strategic scale site - low density	2,000	£248,473,865	199,541,363	184,990,196	170,604,506	156,384,293	142,329,558	128,440,299	114,693,886	101,081,018	87,634,263	74,353,622	61,239,095
21 Strategic scale site - medium density	2,000	£186,355,399	186,670,871	172,468,389	158,427,879	144,549,340	130,824,211	117,216,238	103,770,848	90,488,041	77,367,817	64,410,176	51,562,324
22 Strategic scale site - low density	4,000	£542,124,796	337,174,037	312,438,267	287,983,690	263,610,306	239,918,113	216,251,281	192,843,366	169,717,539	146,873,799	124,236,619	101,653,859
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	334,225,356	309,436,731	284,833,707	260,435,027	236,211,700	212,175,023	188,197,318	164,291,130	140,341,543	116,210,510	91,652,194
24 Housing for Elderly (C3) - high density	40	£715,605	227,771	110,990	5,880	124,443	243,006	361,569	480,133	598,696	717,260	835,823	954,388
25 Housing for Elderly (C3) - high density	60	£925,351	271,646	99,827	73,092	247,534	421,975	596,417	770,857	945,299	1,119,740	1,294,182	1,468,623
26 Housing for Elderly (C2) extra care	70	£1,043,590	235,985	39,405	159,574	359,155	558,735	758,315	957,895	1,157,475	1,357,055	1,556,636	1,758,216

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£58,730	817,959	773,916	730,375	687,335	644,796	602,758	561,221	520,185	479,649	439,615	400,082
2 Residential Small site - medium density	5	£58,730	825,884	781,790	738,196	695,104	652,513	610,422	568,332	527,744	487,156	447,070	407,484
3 Residential Small site - higher density (flats)	5	£16,444	360,635	327,480	294,721	262,359	230,393	198,824	167,650	136,874	106,493	76,509	46,922
4 Residential Small site - low density	10	£117,460	1,635,916	1,547,833	1,460,751	1,374,670	1,289,593	1,205,516	1,122,442	1,040,369	959,299	879,230	800,164
5 Residential Small site - medium density	10	£117,460	1,651,768	1,563,579	1,476,392	1,390,209	1,305,026	1,220,845	1,137,665	1,055,488	974,313	894,140	814,969
6 Residential Small site - higher density	10	£32,889	721,269	654,959	589,442	524,718	460,786	397,647	335,301	273,747	212,986	153,019	93,843
7 Residential Medium site - low density	25	£293,651	4,089,791	3,869,581	3,651,876	3,436,676	3,223,981	3,013,791	2,806,105	2,600,924	2,398,248	2,198,076	2,000,410
8 Residential Medium site - medium density	25	£293,651	3,660,113	3,45									

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

WOKINGHAM LOCAL PLAN VIABILITY		Sales value £5,960 psm		AH tenure		Rented 53%		SO 23% Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£3,407,011 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£540,795	873,379	826,586	780,326	734,599	689,404	644,742	600,613	557,015	513,951	471,420	429,421
2 Residential Small site - medium density	5	£540,795	881,305	834,460	788,148	742,368	697,120	652,406	608,224	564,575	521,458	478,875	436,823
3 Residential Small site - higher density (flats)	5	£151,423	407,743	372,249	337,179	302,533	268,310	234,510	201,133	168,179	135,650	103,542	71,859
4 Residential Small site - low density	10	£1,081,591	1,746,759	1,653,173	1,560,653	1,469,197	1,378,807	1,289,484	1,201,224	1,114,031	1,027,902	942,839	858,842
5 Residential Small site - medium density	10	£1,081,591	1,762,611	1,668,920	1,576,294	1,484,735	1,394,240	1,304,811	1,216,447	1,129,149	1,042,916	957,748	873,646
6 Residential Small site - higher density	10	£302,845	815,485	744,498	674,359	605,068	536,619	469,019	402,266	336,359	271,299	207,086	143,719
7 Residential Medium site - low density	25	£2,703,977	4,366,897	4,132,933	3,901,632	3,672,993	3,447,019	3,223,708	3,003,061	2,785,076	2,569,755	2,357,098	2,147,103
8 Residential Medium site - medium density	25	£2,703,977	3,926,906	3,706,058	3,485,765	3,268,025	3,052,840	2,840,209	2,630,131	2,422,607	2,217,638	2,015,223	1,815,362
9 Residential Medium site - higher density	25	£953,963	3,280,526	3,073,475	2,868,825	2,666,576	2,466,727	2,269,280	2,074,233	1,881,588	1,691,343	1,503,500	1,318,057
10 Residential Medium site - low density	50	£5,726,069	8,544,391	8,087,074	7,634,963	7,188,057	6,746,359	6,309,866	5,878,581	5,452,500	5,031,627	4,615,958	4,205,497
11 Residential Medium site - medium density	50	£5,726,069	8,621,149	8,163,325	7,710,707	7,263,295	6,821,090	6,384,090	5,952,297	5,525,710	5,104,329	4,688,155	4,277,186
12 Residential Medium site - higher density (flats)	50	£1,603,299	3,469,510	3,150,598	2,834,416	2,520,993	2,211,409	1,905,663	1,603,756	1,305,687	1,011,458	721,066	434,514
13 Residential Large site - low density	100	£12,167,896	16,751,003	15,854,224	14,967,654	14,091,293	13,225,140	12,369,196	11,523,460	10,687,932	9,862,613	9,047,504	8,242,451
14 Residential Large site - medium density	100	£12,167,896	16,902,064	16,004,288	15,116,720	14,239,362	13,372,211	12,515,269	11,668,536	10,832,011	10,005,694	9,189,586	8,383,887
15 Residential Large site - high density	100	£4,731,960	14,220,702	13,387,472	12,563,823	11,749,757	10,945,272	10,150,369	9,365,048	8,589,310	7,823,154	7,066,500	6,319,587
16 Residential Large site - low density	200	£27,812,333	31,789,354	30,038,228	28,307,037	26,595,781	24,904,461	23,233,077	21,581,628	19,950,113	18,338,534	16,746,892	15,175,184
17 Residential Large site - medium density	200	£19,468,633	28,535,873	26,868,015	25,219,271	23,589,641	21,979,125	20,387,723	18,815,435	17,262,260	15,728,200	14,213,253	12,717,421
18 Strategic scale site - low density	500	£87,359,253	59,999,203	55,750,070	51,549,306	47,396,910	43,292,884	39,237,226	35,229,936	31,271,016	27,360,464	23,482,312	19,646,635
19 Strategic scale site - medium density	500	£65,519,439	56,390,585	52,248,423	48,145,631	44,090,206	40,082,151	36,121,484	32,208,146	28,337,230	24,499,060	20,708,494	16,965,532
20 Strategic scale site - low density	2,000	£378,556,761	217,884,579	202,422,752	187,136,899	172,027,021	157,093,118	142,335,190	127,753,235	113,347,257	99,077,824	84,963,735	71,026,343
21 Strategic scale site - medium density	2,000	£283,917,571	204,738,939	189,639,457	174,712,287	159,957,427	145,374,879	130,964,642	116,715,922	102,591,319	88,639,724	74,861,138	61,255,557
22 Strategic scale site - low density	4,000	£825,942,024	368,661,441	342,362,350	316,362,472	290,661,008	265,260,358	240,158,122	215,355,099	190,790,359	166,498,998	142,507,877	118,771,829
23 Strategic scale site - medium density with R&D	4,000	£619,456,518	366,154,623	339,655,817	313,777,901	287,991,925	262,327,725	236,909,299	211,634,671	186,442,217	161,302,250	136,033,546	110,506,937
24 Housing for Elderly (C3) - high density	40	£1,090,243	434,460	308,724	182,989	57,253	- 69,528	- 197,182	- 324,836	- 452,491	- 580,145	- 707,799	- 835,453
25 Housing for Elderly (C3) - high density	60	£1,409,796	579,562	394,402	209,241	24,080	- 163,539	- 351,525	- 539,511	- 727,497	- 915,483	- 1,103,469	- 1,291,455
26 Housing for Elderly (C2) extra care	70	£1,589,938	592,771	380,730	168,690	44,012	- 259,288	- 474,564	- 689,639	- 905,116	- 1,120,392	- 1,335,668	- 1,550,943

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,236,265 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£354,963	873,379	826,586	780,326	734,599	689,404	644,742	600,613	557,015	513,951	471,420	429,421
2 Residential Small site - medium density	5	£354,963	881,305	834,460	788,148	742,368	697,120	652,406	608,224	564,575	521,458	478,875	436,823
3 Residential Small site - higher density (flats)	5	£99,390	407,743	372,249	337,179	302,533	268,310	234,510	201,133	168,179	135,650	103,542	71,859
4 Residential Small site - low density	10	£709,925	1,746,759	1,653,173	1,560,653	1,469,197	1,378,807	1,289,484	1,201,224	1,114,031	1,027,902	942,839	858,842
5 Residential Small site - medium density	10	£709,925	1,762,611	1,668,920	1,576,294	1,484,735	1,394,240	1,304,811	1,216,447	1,129,149	1,042,916	957,748	873,646
6 Residential Small site - higher density	10	£198,779	815,485	744,498	674,359	605,068	536,619	469,019	402,266	336,359	271,299	207,086	143,719
7 Residential Medium site - low density	25	£1,774,813	4,366,897	4,132,933	3,901,632	3,672,993	3,447,019	3,223,708	3,003,061	2,785,076	2,569,755	2,357,098	2,147,103
8 Residential Medium site - medium density	25	£1,774,813	3,926,906	3,706,058	3,485,765	3,268,025	3,052,840	2,840,209	2,630,131	2,422,607	2,217,638	2,015,223	1,815,362
9 Residential Medium site - higher density	25	£626,154	3,280,526	3,073,475	2,868,825	2,666,576	2,466,727	2,269,280	2,074,233	1,881,588	1,691,343	1,503,500	1,318,057
10 Residential Medium site - low density	50	£3,758,428	8,544,391	8,087,074	7,634,963	7,188,057	6,746,359	6,309,866	5,878,581	5,452,500	5,031,627	4,615,958	4,205,497
11 Residential Medium site - medium density	50	£3,758,428	8,621,149	8,163,325	7,710,707	7,263,295	6,821,090	6,384,090	5,952,297	5,525,710	5,104,329	4,688,155	4,277,186
12 Residential Medium site - higher density (flats)	50	£1,052,360	3,469,510	3,150,598	2,834,416	2,520,993	2,211,409	1,905,663	1,603,756	1,305,687	1,011,458	721,066	434,514
13 Residential Large site - low density	100	£7,986,660	16,751,003	15,854,224	14,967,654	14,091,293	13,225,140	12,369,196	11,523,460	10,687,932	9,862,613	9,047,504	8,242,451
14 Residential Large site - medium density	100	£7,986,660	16,902,064	16,004,288	15,116,720	14,239,362	13,372,211	12,515,269	11,668,536	10,832,011	10,005,694	9,189,586	8,383,887
15 Residential Large site - high density	100	£3,105,923	14,220,702	13,387,472	12,563,823	11,749,757	10,945,272	10,150,369	9,365,048	8,589,310	7,823,154	7,066,500	6,319,587
16 Residential Large site - low density	200	£18,255,223	31,789,354	30,038,228	28,307,037	26,595,781	24,904,461	23,233,077	21,581,628	19,950,113	18,338,534	16,746,892	15,175,184
17 Residential Large site - medium density	200	£12,778,656	28,535,873	26,868,015	25,219,271	23,589,641	21,979,125	20,387,723	18,815,435	17,262,260	15,728,200	14,213,253	12,717,421
18 Strategic scale site - low density	500	£57,340,123	59,999,203	55,750,070	51,549,306	47,396,910	43,292,884	39,237,226	35,229,936	31,271,016	27,360,464	23,482,312	19,646,635
19 Strategic scale site - medium density	500	£43,005,092	56,390,585	52,248,423	48,145,631	44,090,206	40,082,151	36,121,484	32,208,146	28,337,230	24,499,060	20,708,494	16,965,532
20 Strategic scale site - low density	2,000	£248,473,865	217,884,579	202,422,752	187,136,899	172,027,021	157,093,118	142,335,190	127,753,235	113,347,257	99,077,824	84,963,735	71,026,343
21 Strategic scale site - medium density	2,000	£186,355,399	204,738,939	189,639,457	174,712,287	159,957,427	145,374,879	130,964,642	116,715,922	102,591,319	88,639,724	74,861,138	61,255,557
22 Strategic scale site - low density	4,000	£542,124,796	368,661,441	342,362,350	316,362,472	290,661,008	265,260,358	240,158,122	215,355,099	190,790,359	166,498,998	142,507,877	118,771,829
23 Strategic scale site - medium density with R&D	4,000	£406,593,597	366,154,623	339,655,817	313,777,901	287,991,925	262,327,725	236,909,299	211,634,671	186,442,217	161,302,250	136,033,546	110,506,937
24 Housing for Elderly (C3) - high density	40	£715,605	434,460	308,724	182,989	57,253	- 69,528	- 197,182	- 324,836	- 452,491	- 580,145	- 707,799	- 835,453
25 Housing for Elderly (C3) - high density	60	£925,351	579,562	394,402	209,241	24,080	- 163,539	- 351,525	- 539,511	- 727,497	- 915,483	- 1,103,469	- 1,291,455
26 Housing for Elderly (C2) extra care	70	£1,043,590	592,771	380,730	168,690	44,012	- 259,288	- 474,564	- 689,639	- 905,116	- 1,120,392	- 1,335,668	- 1,550,943

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Residential Small site - low density	5	£58,730	873,379	826,586	780,326	734,599	689,404	644,742	600,613	557,015	513,951	471,420	429,421
2 Residential Small site - medium density	5	£58,730	881,305	834,460	788,148	742,368	697,120	652,406	608,224	564,575	521,458	478,875	436,823
3 Residential Small site - higher density (flats)	5	£16,444	407,743	372,249	337,179	302,533	268,310	234,510	201,133	168,179	135,650	103,542	71,859
4 Residential Small site - low density	10	£117,460	1,746,759	1,653,173	1,560,653	1,469,197	1,378,807	1,289,484	1,201,224	1,114,031	1,027,902	942,839	858,842
5 Residential Small site - medium density	10	£117,460	1,762,611	1,668,920	1,576,294	1,484,735	1,394,240	1,304,811	1,216,447	1,129,149	1,042,916	957,748	873,646
6 Residential Small site - higher density	10	£32,889	815,485	744,498	674,359	605,068	536,619	469,019	402,266	336,359	271,299	207,086	143,719
7 Residential Medium site - low density	25	£293,651	4,366,897	4,132,933	3,901,632	3,672,993	3,447,019	3,223,708	3,003,061	2,785,076	2,569,755	2,357,098	2,147,103
8 Residential Medium site													

- 6.8 There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is the emerging Local Plan policy, which sets relatively challenging affordable housing targets which are subject to a degree of tailoring to reflect existing use and area, but also explicitly accepts that some schemes may provide lower percentages, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for the targets in the emerging plan.
- 6.9 Our appraisals also test the impact of different approaches to tenure mixes. The emerging policy indicates that the Council will seek a tenure mix of 25% First Homes, 52.5% social rent and 22.5% shared ownership and the appraisal outputs reflecting this mix are provided at tables 6.7.1 to 6.7.9 and Appendix 8. We have also tested an alternative tenure mix which removes the First Homes<sup>15</sup> requirement of 70% social rent and 30% shared ownership (attached as Appendix 9). These appraisals indicate marginally lower residual land values in comparison with the outputs reflecting the tenure mix in the emerging Plan, due to the overall lower percentage of intermediate housing. When taking First Homes and Shared Ownership together, the emerging plan policy tenure mix is 52.5% social rent and 48.5% intermediate.
- 6.10 Clearly, including higher proportions of First Homes and shared ownership (which both generate higher values than social rented housing) will improve viability to a degree and this may be an option for the Council to consider on specific applications when viability is under pressure. However, the difference the tenure split makes on overall scheme viability declines as private sales values increase and at the highest sales values in the Borough range, varying the tenure mix has a lower impact than varying the overall percentage of affordable housing.

#### **Affordable housing payments in lieu**

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

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

#### Formula for calculating payments in lieu

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

X = the Payment in lieu

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

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

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

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing<sup>16</sup>)

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

#### Impact of other emerging Local Plan policies

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

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

### **Biodiversity Net Gain**

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

### **Electric Vehicle Charging**

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

### **Accessibility**

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

### **Net Zero Carbon – on-site approach**

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







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

BLV: GREENFIELD (HIGIER)			£4,750 psm		£4,901 psm		£5,053 psm		£5,204 psm		£5,355 psm		£5,506 psm		£5,658 psm		£5,809 psm		£5,960 psm		
Description	No of units	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG									
1 Residential Small site - low density	5	0.16	£0.06	£0.2797	£0.3165	£0.3165	£0.3048	£0.3534	£0.3416	£0.3902	£0.3785	£0.4270	£0.4153	£0.4639	£0.4521	£0.5007	£0.4890	£0.5375	£0.5258	£0.5744	£0.5626
2 Residential Small site - medium density	5	0.16	£0.06	£0.2873	£0.3241	£0.3241	£0.3124	£0.3609	£0.3492	£0.3978	£0.3860	£0.4346	£0.4229	£0.4714	£0.4597	£0.5083	£0.4965	£0.5451	£0.5334	£0.5819	£0.5702
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.0634	£0.0316	£0.0316	£0.0453	£0.0002	£0.0135	£0.0315	£0.0180	£0.0628	£0.0493	£0.0941	£0.0806	£0.1254	£0.1119	£0.1567	£0.1432	£0.1880	£0.1745
4 Residential Small site - low density	10	0.32	£0.12	£0.5594	£0.6331	£0.6331	£0.6096	£0.7067	£0.6833	£0.7804	£0.7570	£0.8541	£0.8306	£0.9277	£0.9043	£1.0014	£0.9779	£1.0750	£1.0516	£1.1487	£1.1253
5 Residential Small site - medium density	10	0.32	£0.12	£0.5745	£0.6482	£0.6482	£0.6247	£0.7219	£0.6984	£0.7955	£0.7721	£0.8692	£0.8457	£0.9428	£0.9194	£1.0165	£0.9931	£1.0902	£1.0667	£1.1638	£1.1404
6 Residential Small site - higher density	10	0.09	£0.03	£0.1267	£0.0631	£0.0631	£0.0906	£0.0004	£0.0271	£0.0630	£0.0359	£0.1256	£0.0986	£0.1882	£0.1612	£0.2509	£0.2238	£0.3135	£0.2864	£0.3761	£0.3490
7 Residential Medium site - low density	25	0.79	£0.29	£1.3985	£1.5827	£1.5827	£1.5241	£1.7869	£1.7082	£1.9510	£1.8924	£2.1352	£2.0765	£2.3193	£2.2607	£2.5035	£2.4448	£2.6876	£2.6290	£2.8718	£2.8131
8 Residential Medium site - medium density	25	0.79	£0.29	£1.0828	£1.2614	£1.2614	£1.2010	£1.4401	£1.3796	£1.6187	£1.5582	£1.7973	£1.7369	£1.9759	£1.9155	£2.1546	£2.0941	£2.3332	£2.2727	£2.5118	£2.4514
9 Residential Medium site - higher density	25	0.28	£0.10	£0.6072	£0.7781	£0.7781	£0.7151	£0.9490	£0.8860	£1.1199	£1.0569	£1.2908	£1.2278	£1.4617	£1.3987	£1.6325	£1.5696	£1.8034	£1.7405	£1.9743	£1.9113
10 Residential Medium site - low density	50	1.68	£0.62	£2.7498	£3.1087	£3.1087	£2.9951	£3.4675	£3.3539	£3.8263	£3.7127	£4.1851	£4.0716	£4.5439	£4.4304	£4.9028	£4.7892	£5.2616	£5.1480	£5.6204	£5.5069
11 Residential Medium site - medium density	50	1.68	£0.62	£2.8230	£3.1819	£3.1819	£3.0683	£3.5407	£3.4271	£3.8995	£3.7859	£4.2583	£4.1448	£4.6172	£4.5036	£4.9760	£4.8624	£5.3348	£5.2212	£5.6936	£5.5801
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£0.9048	£0.6913	£0.6913	£0.7362	£0.2977	£0.4327	£0.0957	£0.1291	£0.3047	£0.1718	£0.6037	£0.4708	£0.9026	£0.7697	£1.2016	£1.0687	£1.5006	£1.3677
13 Residential Large site - low density	100	3.57	£1.32	£5.3325	£6.0441	£6.0441	£5.8172	£6.7558	£6.5289	£7.4674	£7.2405	£8.1790	£7.9521	£8.8907	£8.6638	£9.6023	£9.3754	£10.3133	£10.0871	£11.0250	£10.7989
14 Residential Large site - medium density	100	3.57	£1.32	£5.4788	£6.1904	£6.1904	£5.9635	£6.9020	£6.6752	£7.6137	£7.3868	£8.3253	£8.0984	£9.0369	£8.8101	£9.7486	£9.5217	£10.4594	£10.2333	£11.1712	£10.9451
15 Residential Large site - high density	100	1.39	£0.51	£3.5026	£4.1822	£4.1822	£3.9447	£4.8618	£4.6243	£5.5414	£5.3040	£6.2210	£5.9836	£6.9006	£6.6632	£7.5802	£7.3428	£8.2598	£8.0224	£8.9395	£8.7020
16 Residential Large site - low density	200	8.16	£3.02	£9.5965	£10.9811	£10.9811	£10.5442	£12.3578	£11.9260	£13.7296	£13.2978	£15.1014	£14.6696	£16.4732	£16.0414	£17.8450	£17.4132	£19.2168	£18.7850	£20.5886	£20.1568
17 Residential Large site - medium density	200	5.71	£2.11	£7.2317	£8.5747	£8.5747	£8.1242	£9.9178	£9.4673	£11.2608	£10.8103	£12.5967	£12.1462	£13.9826	£13.5321	£15.3685	£14.9180	£16.7544	£16.3039	£18.1403	£17.6898
18 Strategic scale site - low density	500	25.64	£9.49	£5.9405	£9.3472	£9.3472	£8.1013	£12.7441	£11.5079	£16.1116	£14.8812	£19.4790	£18.2486	£22.8464	£21.6160	£26.2138	£24.9834	£29.5812	£28.3508	£32.9486	£31.7182
19 Strategic scale site - medium density	500	19.23	£7.12	£3.7884	£6.7340	£6.7340	£5.4714	£10.0896	£8.8270	£13.4287	£12.1818	£16.7456	£15.4987	£20.0625	£18.8156	£23.3794	£22.1326	£26.6963	£25.4495	£29.9995	£28.7526
20 Strategic scale site - low density	2000	111.11	£41.11	£20.4134	£32.9503	£32.9503	£28.3876	£45.4197	£40.9068	£57.8231	£53.3102	£70.2208	£65.7137	£82.5084	£78.0408	£94.7960	£90.2884	£107.0836	£102.5760	£119.2950	£114.7874
21 Strategic scale site - medium density	2000	83.33	£30.83	£20.4134	£32.9503	£32.9503	£28.3876	£45.4197	£40.9068	£57.8231	£53.3102	£70.2208	£65.7137	£82.5084	£78.0408	£94.7960	£90.2884	£107.0836	£102.5760	£119.2950	£114.7874
22 Strategic scale site - low density	4000	242.42	£89.70	£30.0103	£51.8801	£51.8801	£43.9698	£73.5436	£65.7119	£95.0536	£87.2253	£116.4618	£108.7228	£137.7029	£130.0129	£158.8919	£151.2539	£179.9647	£172.3267	£201.0201	£193.3821
23 Strategic scale site - medium density with R&D	4000	181.82	£67.27	£30.0103	£51.8801	£51.8801	£43.9698	£73.5436	£65.7119	£95.0536	£87.2253	£116.4618	£108.7228	£137.7029	£130.0129	£158.8919	£151.2539	£179.9647	£172.3267	£201.0201	£193.3821
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	£1.5079	£1.3617	£1.3617	£1.4361	£1.2155	£1.2699	£1.0893	£1.1438	£0.9231	£0.9974	£0.7769	£0.8512	£0.6307	£0.7050	£0.4845	£0.5588	£0.3383	£0.4126
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	£2.2967	£2.0809	£2.0809	£2.1924	£1.8631	£1.9746	£1.6453	£1.7568	£1.4275	£1.5390	£1.2097	£1.3212	£0.9919	£1.1034	£0.7741	£0.8856	£0.5563	£0.6678
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	£2.7245	£2.4721	£2.4721	£2.6020	£2.2198	£2.3498	£1.9674	£2.0973	£1.7150	£1.8449	£1.4627	£1.5926	£1.2103	£1.3402	£0.9580	£1.0878	£0.7056	£0.8355
27 Retail (comparison)	0	0.25	£0.09	£3.7171	£3.7171	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238	£3.7171	£3.6238
28 Retail (convenience)	0	1.00	£0.37	£1.3183	£1.3183	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794	£1.3183	£1.2794
29 Office	0	0.50	£0.19	£0.7210	£0.7210	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176	£0.7210	£0.4176
30 Office	0	0.75	£0.28	£1.0815	£1.0815	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264	£1.0815	£0.6264
31 Industrial (40% plot ratio)	0	1.00	£0.37	£1.3455	£1.3455	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815	£1.3455	£1.2815
32 Warehousing/logistics (50% plot ratio)	0	1.00	£0.37	£1.7242	£1.7242	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442	£1.7242	£1.6442
33 Warehousing/logistics (60% plot ratio)	0	1.00	£0.37	£2.1029	£2.1029	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089	£2.1029	£2.0089
34 Student housing development (medium density) 200	0	0.30	£0.10	£10.7917	£10.7917	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550	£10.7917	£10.6550
35 Student housing development (medium density) 250	0	0.42	£0.15	£14.9020	£14.9020	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141	£14.9020	£14.7141
36 Student housing development (medium density) 300	0	0.52	£0.19	£17.9163	£17.9163	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908	£17.9163	£17.6908
37 Student housing development (high density) 200 bed	0	0.16	£0.06	£9.6956	£9.6956	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725	£9.6956	£9.5725
38 Student housing development (high density) 250 bed	0	0.20	£0.07	£12.1618	£12.1618	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080	£12.1618	£12.0080
39 Student housing development (high density) 300 bed	0	0.24	£0.09	£14.6280	£14.6280	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435	£14.6280	£14.4435
40 Hotel (100 rooms)	0	0.15	£0.06	£2.1382	£2.1382	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406	£2.1382	£2.0406
41 Hotel (125 rooms)	0	0.15	£0.06	£3.0035	£3.0035	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693	£3.0035	£2.8693
42 Hotel (150 rooms)	0	0.15	£0.06	£3.9843	£3.9843	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085	£3.9843	£3.8085
43 Leisure use	0	0.30	£0.11	£0.0788	£0.0788	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116
44 Leisure use	0	0.30	£0.11	£0.0788	£0.0788	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116	£0.0788	£0.1116
45 Leisure use	0	0.30	£0.11	£0.0802	£0.0802	£0.0802	£0.1131	£0.0802	£0.1131	£0.0802	£0.1131	£0.0802	£0.1131	£0.0802							

















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

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

## Cumulative impact of emerging policies

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

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

WOKINGHAM LOCAL PLAN VIABILITY		Aff Hag:	40%							
		Mkt value:	£4,750	per square metre						
<b>BLV 1: Secondary Offices</b>										
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	264,514	262,317	256,495	250,673	241,224	195,872	172,898
2	Residential Small site - medium density	5	540,795	264,514	262,317	256,495	250,673	241,224	195,872	172,898
3	Residential Small site - higher density (flats)	5	151,423	79,046	81,276	88,193	94,831	105,917	158,330	188,827
4	Residential Small site - low density	10	1,081,591	538,027	524,633	512,990	501,346	482,448	391,345	345,795
5	Residential Small site - medium density	10	1,081,591	538,027	524,633	512,990	501,346	482,448	391,345	345,795
6	Residential Small site - higher density	10	307,845	158,090	162,851	176,208	188,891	211,834	316,690	372,070
7	Residential Medium site - low density	25	2,703,977	1,365,561	1,324,665	1,264,485	1,204,305	1,144,125	907,676	792,398
8	Residential Medium site - medium density	25	2,703,977	1,365,561	1,324,665	1,264,485	1,204,305	1,144,125	907,676	792,398
9	Residential Medium site - higher density	25	963,963	510,873	499,887	488,811	477,334	466,758	375,765	329,874
10	Residential Medium site - low density	50	5,407,954	2,731,122	2,649,330	2,528,970	2,408,610	2,288,250	1,815,352	1,584,796
11	Residential Medium site - medium density	50	5,407,954	2,731,122	2,649,330	2,528,970	2,408,610	2,288,250	1,815,352	1,584,796
12	Residential Medium site - higher density (flats)	50	1,603,239	810,927	829,817	889,817	949,817	1,009,817	1,312,817	1,527,817
13	Residential Large site - low density	100	10,815,908	5,462,244	5,398,660	5,257,940	5,117,220	4,976,500	3,950,704	3,449,592
14	Residential Large site - medium density	100	10,815,908	5,462,244	5,398,660	5,257,940	5,117,220	4,976,500	3,950,704	3,449,592
15	Residential Large site - high density	100	4,731,960	2,365,980	2,365,980	2,365,980	2,365,980	2,365,980	1,812,740	1,551,160
16	Residential Large site - low density	200	21,631,816	10,924,488	10,797,320	10,515,880	10,234,440	9,952,999	7,901,408	6,899,184
17	Residential Large site - medium density	200	21,631,816	10,924,488	10,797,320	10,515,880	10,234,440	9,952,999	7,901,408	6,899,184
18	Strategic scale site - low density	500	65,181,439	32,590,719	31,795,858	30,999,997	30,204,136	29,408,275	23,524,344	20,295,552
19	Strategic scale site - medium density	500	65,181,439	32,590,719	31,795,858	30,999,997	30,204,136	29,408,275	23,524,344	20,295,552
20	Strategic scale site - low density with R&D	2,000	263,917,511	131,958,755	127,979,422	123,998,089	119,998,089	115,998,089	91,998,089	80,598,089
21	Housing for Elderly (C3) - high density	40	1,962,243	981,121	1,000,506	1,020,891	1,041,276	1,061,661	1,327,076	1,542,491
22	Housing for Elderly (C3) - high density	40	1,962,243	981,121	1,000,506	1,020,891	1,041,276	1,061,661	1,327,076	1,542,491
23	Housing for Elderly (C2) extra care	70	1,589,938	794,969	806,970	818,971	830,972	842,973	1,053,974	1,264,975
24	Retail (comparison)	-	851,753	371,387	371,387	371,387	371,387	371,387	371,387	371,387
25	Retail (convenience)	-	3,487,911	1,743,955	1,743,955	1,743,955	1,743,955	1,743,955	1,355,164	1,167,436
26	Office	-	1,703,505	720,991	720,991	720,991	720,991	720,991	555,743	479,289
27	Office	-	2,558,258	1,279,129	1,279,129	1,279,129	1,279,129	1,279,129	983,299	847,439
28	Industrial (40% plot ratio)	-	3,487,911	1,743,955	1,743,955	1,743,955	1,743,955	1,743,955	1,355,164	1,167,436
29	Warehousing/logistics (50% plot ratio)	-	3,487,911	1,743,955	1,743,955	1,743,955	1,743,955	1,743,955	1,355,164	1,167,436
30	Warehousing/logistics (60% plot ratio)	-	3,487,911	1,743,955	1,743,955	1,743,955	1,743,955	1,743,955	1,355,164	1,167,436
31	Student housing development (medium density) 200 beds	-	1,029,232	514,616	514,616	514,616	514,616	514,616	391,212	336,909
32	Student housing development (medium density) 250 beds	-	1,429,132	714,566	714,566	714,566	714,566	714,566	545,624	467,444
33	Student housing development (medium density) 300 beds	-	1,778,865	889,432	889,432	889,432	889,432	889,432	682,074	585,966
34	Student housing development (high density) 200 beds	-	54,106	27,053	27,053	27,053	27,053	27,053	20,290	17,228
35	Student housing development (high density) 250 beds	-	681,462	340,731	340,731	340,731	340,731	340,731	255,548	212,916
36	Student housing development (high density) 300 beds	-	816,954	408,477	408,477	408,477	408,477	408,477	306,358	255,270
37	Hotel (100 rooms)	-	511,052	255,526	255,526	255,526	255,526	255,526	196,644	167,244
38	Hotel (125 rooms)	-	638,815	319,407	319,407	319,407	319,407	319,407	244,555	203,722
39	Hotel (150 rooms)	-	766,578	383,289	383,289	383,289	383,289	383,289	290,466	242,111
40	Leisure use	-	1,022,103	511,051	511,051	511,051	511,051	511,051	383,289	322,666
41	Leisure use	-	1,022,103	511,051	511,051	511,051	511,051	511,051	383,289	322,666
42	Leisure use	-	1,022,103	511,051	511,051	511,051	511,051	511,051	383,289	322,666
43	Leisure use	-	1,022,103	511,051	511,051	511,051	511,051	511,051	383,289	322,666
44	Leisure use	-	1,022,103	511,051	511,051	511,051	511,051	511,051	383,289	322,666
45	Leisure use	-	1,022,103	511,051	511,051	511,051	511,051	511,051	383,289	322,666
46	Community use	-	567,214	283,607	283,607	283,607	283,607	283,607	212,705	180,566
47	Community use	-	567,214	283,607	283,607	283,607	283,607	283,607	212,705	180,566
48	Community use	-	567,214	283,607	283,607	283,607	283,607	283,607	212,705	180,566
49	Community use	-	567,214	283,607	283,607	283,607	283,607	283,607	212,705	180,566
50	Community use	-	567,214	283,607	283,607	283,607	283,607	283,607	212,705	180,566

<b>BLV 2: Secondary Industrial</b>										
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	264,514	262,317	256,495	250,673	241,224	195,872	172,898
2	Residential Small site - medium density	5	540,795	264,514	262,317	256,495	250,673	241,224	195,872	172,898
3	Residential Small site - higher density (flats)	5	151,423	79,046	81,276	88,193	94,831	105,917	158,330	188,827
4	Residential Small site - low density	10	1,081,591	538,027	524,633	512,990	501,346	482,448	391,345	345,795
5	Residential Small site - medium density	10	1,081,591	538,027	524,633	512,990	501,346	482,448	391,345	345,795
6	Residential Small site - higher density	10	307,845	158,090	162,851	176,208	188,891	211,834	316,690	372,070
7	Residential Medium site - low density	25	2,703,977	1,365,561	1,324,665	1,264,485	1,204,305	1,144,125	907,676	792,398
8	Residential Medium site - medium density	25	2,703,977	1,365,561	1,324,665	1,264,485	1,204,305	1,144,125	907,676	792,398
9	Residential Medium site - higher density	25	963,963	510,873	499,887	488,811	477,334	466,758	375,765	329,874
10	Residential Medium site - low density	50	5,407,954	2,731,122	2,649,330	2,528,970	2,408,610	2,288,250	1,815,352	1,584,796
11	Residential Medium site - medium density	50	5,407,954	2,731,122	2,649,330	2,528,970	2,408,610	2,288,250	1,815,352	1,584,796
12	Residential Medium site - higher density (flats)	50	1,603,239	810,927	829,817	889,817	949,817	1,009,817	1,312,817	1,527,817
13	Residential Large site - low density	100	10,815,908	5,462,244	5,398,660	5,257,940	5,117,220	4,976,500	3,950,704	3,449,592
14	Residential Large site - medium density	100	10,815,908	5,462,244	5,398,660	5,257,940	5,117,220	4,976,500	3,950,704	3,449,592
15	Residential Large site - high density	100	4,731,960	2,365,980	2,365,980	2,365,980	2,365,980	2,365,980	1,812,740	1,551,160
16	Residential Large site - low density	200	21,631,816	10,924,488	10,797,320	10,515,880	10,234,440	9,952,999	7,901,408	6,899,184
17	Residential Large site - medium density	200	21,631,816	10,924,488	10,797,320	10,515,880	10,234,440	9,952,999	7,901,408	6,899,184
18	Strategic scale site - low density	500	65,181,439	32,590,719	31,795,858	30,999,997	30,204,136	29,408,275	23,524,344	20,295,552
19	Strategic scale site - medium density	500	65,181,439	32,590,719	31,795,858	30,999,997	30,204,136	29,408,275	23,524,344	20,295,552
20	Strategic scale site - low density with R&D	2,000	263,917,511	131,958,755	127,979,422	123,998,089	119,998,089	115,998,089	91,998,089	80,598,089
21	Housing for Elderly (C3) - high density	40	1,962,243	981,121	1,000,506	1,020,891	1,041,276	1,061,661	1,327,076	1,542,491
22	Housing for Elderly (C3) - high density	40	1,962,243	981,121	1,000,506	1,020,891	1,041,276	1,061,661	1,327,076	1,542,491
23	Housing for Elderly (C2) extra care	70	1,589,938	794,969	806,970	818,971	830,972	842,973	1,053,974	1,264,975
24	Retail (comparison)	-	851,753	371,387	371,387	371,387	371,387	371,387	371,387	371,387
25	Retail (convenience)	-	3,487,911	1,743,955	1,743,955	1,743,955	1,743,955	1,743,955	1,355,164	1,167,436
26	Office	-	1,703,505	720,991	720,991	720,991	720,991	720,991	555,743	479,289
27	Office	-	2,558,258	1,279,129	1,279,129	1,279,129	1,279,129	1,279,129	983,299	847,439
28	Industrial (40% plot ratio)	-	3,487,911	1,743,955	1,743,955	1,743,955	1,743,955	1,743,955	1,355,164	1,167,436
29	Warehousing/logistics (50% plot ratio)	-	3,487,911	1,743,955	1,743,955	1,743,955	1,743,955	1,743,955	1,355,164	1,167,436
30	Warehousing/logistics (60% plot ratio)	-	3,487,911	1,743,955	1,743,955	1,743,955	1,743,955	1,743,955	1,355,164	

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

WOKINGHAM LOCAL PLAN VIABILITY		Aff Hag:	40%												
		Mkt value:	£4,901	per square metre											
<b>BLV 1: Secondary Offices</b>															
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario					
1	Residential Small site - low density	5	540,795	286,815	286,815	286,796	286,974	275,525	229,974	207,199					
2	Residential Small site - medium density	5	540,795	286,815	286,815	286,796	286,974	275,525	229,974	207,199					
3	Residential Small site - higher density (flats)	5	151,423	84,444	84,444	84,425	84,603	78,116	159,729	158,426					
4	Residential Small site - low density	10	1,081,591	597,631	597,631	597,592	598,948	551,052	459,948	414,336					
5	Residential Small site - medium density	10	1,081,591	597,631	597,631	597,592	598,948	551,052	459,948	414,336					
6	Residential Small site - higher density	10	307,845	169,698	169,698	169,679	169,857	158,232	288,458	287,155					
7	Residential Medium site - low density	25	2,763,977	1,427,717	1,427,717	1,427,678	1,429,034	1,332,585	1,122,236	1,009,461					
8	Residential Medium site - medium density	25	2,763,977	1,427,717	1,427,717	1,427,678	1,429,034	1,332,585	1,122,236	1,009,461					
9	Residential Medium site - higher density	25	953,963	519,032	519,032	518,993	519,349	485,904	301,258	278,907					
10	Residential Large site - low density	50	5,726,069	2,862,521	2,862,521	2,862,482	2,863,838	2,727,474	2,258,969	2,146,200					
11	Residential Large site - medium density	50	5,726,069	2,862,521	2,862,521	2,862,482	2,863,838	2,727,474	2,258,969	2,146,200					
12	Residential Large site - higher density (flats)	50	1,603,299	755,237	755,237	755,198	755,554	711,123	438,848	405,165					
13	Residential Large site - low density	100	12,167,896	5,826,056	5,826,056	5,825,997	5,827,353	5,511,993	4,226,556	3,789,829					
14	Residential Large site - medium density	100	12,167,896	5,826,056	5,826,056	5,825,997	5,827,353	5,511,993	4,226,556	3,789,829					
15	Residential Large site - high density	100	4,731,960	2,365,980	2,365,980	2,365,941	2,366,297	2,229,842	1,362,289	1,249,514					
16	Residential Large site - low density	200	27,812,333	13,906,166	13,906,166	13,906,107	13,907,463	13,165,916	9,815,528	8,849,648					
17	Residential Large site - medium density	200	27,812,333	13,906,166	13,906,166	13,906,107	13,907,463	13,165,916	9,815,528	8,849,648					
18	Strategic scale site - low density	500	87,358,253	43,679,126	43,679,126	43,679,067	43,680,423	41,539,527	31,269,622	28,999,717					
19	Strategic scale site - medium density	500	87,358,253	43,679,126	43,679,126	43,679,067	43,680,423	41,539,527	31,269,622	28,999,717					
20	Strategic scale site - high density	500	65,519,439	32,759,719	32,759,719	32,759,660	32,761,016	31,199,559	23,999,654	22,499,749					
21	Strategic scale site - low density with R&D	2,000	376,556,761	188,278,380	188,278,380	188,278,321	188,279,677	180,139,771	135,099,866	124,599,961					
22	Strategic scale site - medium density	2,000	283,917,531	141,958,765	141,958,765	141,958,706	141,960,062	135,979,555	102,399,650	93,899,745					
23	Strategic scale site - low density	4,000	825,942,024	412,971,012	412,971,012	412,970,953	412,972,309	396,989,527	301,599,622	278,999,717					
24	Housing for Elderly (C3) - high density	40	1,992,249	1,045,925	1,045,925	1,045,886	1,046,242	987,127	598,091	559,446					
25	Housing for Elderly (C3) - high density	60	1,499,798	779,859	779,859	779,820	780,176	744,131	465,096	431,751					
26	Housing for Elderly (C2) extra care	70	1,589,938	827,494	827,494	827,455	827,811	781,766	488,061	454,716					
27	Retail (convenience)	-	81,753	371,067	371,067	371,028	371,384	352,737	1,281,412	1,281,412					
28	Office	-	3,487,911	1,847,811	1,847,811	1,847,772	1,848,128	1,742,238	1,336,702	1,187,436					
29	Office	-	1,703,505	720,991	720,991	720,952	721,308	685,363	417,576	378,194					
30	Office	-	2,556,256	1,309,448	1,309,448	1,309,409	1,309,765	1,242,210	769,382	700,290					
31	Industrial (40% plot ratio)	-	3,487,911	1,847,811	1,847,811	1,847,772	1,848,128	1,742,238	1,336,702	1,187,436					
32	Warehousing/logistics (50% plot ratio)	-	3,487,911	1,847,811	1,847,811	1,847,772	1,848,128	1,742,238	1,336,702	1,187,436					
33	Warehousing/logistics (80% plot ratio)	-	3,487,911	1,847,811	1,847,811	1,847,772	1,848,128	1,742,238	1,336,702	1,187,436					
34	Student housing development (medium density) 200 beds	-	1,029,236	497,966	497,966	497,927	498,283	472,338	292,046	268,701					
35	Student housing development (medium density) 250 beds	-	1,429,132	686,022	686,022	685,983	686,339	650,394	392,046	358,701					
36	Student housing development (medium density) 300 beds	-	1,778,865	859,432	859,432	859,393	859,749	823,804	492,046	448,701					
37	Student housing development (high density) 200 beds	-	548,106	248,551	248,551	248,512	248,868	232,923	136,046	124,701					
38	Student housing development (high density) 250 beds	-	681,402	309,847	309,847	309,808	310,164	294,219	170,046	158,701					
39	Student housing development (high density) 300 beds	-	816,954	368,400	368,400	368,361	368,717	352,772	206,046	184,701					
40	Hotel (100 rooms)	-	511,052	235,226	235,226	235,187	235,543	224,598	136,046	124,701					
41	Hotel (125 rooms)	-	511,052	235,226	235,226	235,187	235,543	224,598	136,046	124,701					
42	Hotel (150 rooms)	-	511,052	235,226	235,226	235,187	235,543	224,598	136,046	124,701					
43	Leisure use	-	1,022,103	477,774	477,774	477,735	478,091	452,146	272,046	248,701					
44	Leisure use	-	1,022,103	477,774	477,774	477,735	478,091	452,146	272,046	248,701					
45	Leisure use	-	1,022,103	477,774	477,774	477,735	478,091	452,146	272,046	248,701					
46	Community use	-	567,214	253,737	253,737	253,698	254,054	243,109	148,046	136,701					
47	Community use	-	532,157	238,180	238,180	238,141	238,497	227,552	136,046	124,701					
48	Community use	-	628,707	282,811	282,811	282,772	283,128	272,183	160,046	148,701					
<b>BLV 2: Secondary Industrial</b>															
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario					
1	Residential Small site - low density	5	540,795	286,815	286,815	286,796	286,974	275,525	229,974	207,199					
2	Residential Small site - medium density	5	540,795	286,815	286,815	286,796	286,974	275,525	229,974	207,199					
3	Residential Small site - higher density (flats)	5	151,423	84,444	84,444	84,425	84,603	78,116	159,729	158,426					
4	Residential Small site - low density	10	1,081,591	597,631	597,631	597,592	598,948	551,052	459,948	414,336					
5	Residential Small site - medium density	10	1,081,591	597,631	597,631	597,592	598,948	551,052	459,948	414,336					
6	Residential Small site - higher density	10	307,845	169,698	169,698	169,679	169,857	158,232	288,458	287,155					
7	Residential Medium site - low density	25	2,763,977	1,427,717	1,427,717	1,427,678	1,429,034	1,332,585	1,122,236	1,009,461					
8	Residential Medium site - medium density	25	2,763,977	1,427,717	1,427,717	1,427,678	1,429,034	1,332,585	1,122,236	1,009,461					
9	Residential Medium site - higher density	25	953,963	519,032	519,032	518,993	519,349	485,904	301,258	278,907					
10	Residential Large site - low density	50	5,726,069	2,862,521	2,862,521	2,862,482	2,863,838	2,727,474	2,258,969	2,146,200					
11	Residential Large site - medium density	50	5,726,069	2,862,521	2,862,521	2,862,482	2,863,838	2,727,474	2,258,969	2,146,200					
12	Residential Large site - higher density (flats)	50	1,603,299	755,237	755,237	755,198	755,554	711,123	438,848	405,165					
13	Residential Large site - low density	100	12,167,896	5,826,056	5,826,056	5,825,997	5,827,353	5,511,993	4,226,556	3,789,829					
14	Residential Large site - medium density	100	12,167,896	5,826,056	5,826,056	5,825,997	5,827,353	5,511,993	4,226,556	3,789,829					
15	Residential Large site - high density	100	4,731,960	2,365,980	2,365,980	2,365,941	2,366,297	2,229,842	1,362,289	1,249,514					
16	Residential Large site - low density	200	27,812,333	13,906,166	13,906,166	13,906,107	13,907,463	13,165,916	9,815,528	8,849,648					
17	Residential Large site - medium density	200	27,812,333	13,906,166	13,906,166	13,906,107	13,907,463	13,165,916	9,815,528	8,849,648					
18	Strategic scale site - low density	500	87,358,253	43,679,126	43,679,126	43,679,067	43,680,423	41,539,527	31,269,622	28,999,717					
19	Strategic scale site - medium density	500	87,358,253	43,679,126	43,679,126	43,679,067	43,680,423	41,539,527	31,269,622	28,999,717					
20	Strategic scale site - high density	500	65,519,439	32,759,719	3										

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

WOKINGHAM LOCAL PLAN VIABILITY		Aff Hag: 40%		Mkt value: £5.053 per square metre							
BLV 1: Secondary Offices											
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario	
1	Residential Small site - low density	5	540,795	335,916	323,412	317,590	311,768	305,946	299,124	292,302	
2	Residential Small site - medium density	5	540,795	335,116	330,820	325,697	319,275	309,828	294,276	241,500	
3	Residential Small site - higher density (flats)	5	151,423	78,842	72,973	68,990	65,728	64,716	60,128	52,824	
4	Residential Small site - low density	10	1,081,591	681,234	661,639	650,190	638,551	619,654	598,551	493,000	
5	Residential Small site - higher density	10	1,081,591	681,234	661,639	650,190	638,551	619,654	598,551	493,000	
6	Residential Medium site - low density	25	2,703,977	1,599,079	1,560,093	1,520,093	1,480,093	1,440,093	1,399,093	1,358,093	
7	Residential Medium site - medium density	25	2,703,977	1,599,079	1,560,093	1,520,093	1,480,093	1,440,093	1,399,093	1,358,093	
8	Residential Medium site - higher density	25	2,703,977	1,599,079	1,560,093	1,520,093	1,480,093	1,440,093	1,399,093	1,358,093	
9	Residential Large site - low density	100	12,167,896	6,225,418	6,120,804	6,016,246	5,911,687	5,774,757	5,637,827	5,442,000	
10	Residential Large site - medium density	100	12,167,896	6,225,418	6,120,804	6,016,246	5,911,687	5,774,757	5,637,827	5,442,000	
11	Residential Large site - high density (flats)	100	12,167,896	6,225,418	6,120,804	6,016,246	5,911,687	5,774,757	5,637,827	5,442,000	
12	Residential Large site - low density	200	27,812,333	13,126,236	12,926,328	12,726,420	12,526,512	12,326,604	12,126,696	11,926,788	
13	Residential Large site - medium density	200	27,812,333	13,126,236	12,926,328	12,726,420	12,526,512	12,326,604	12,126,696	11,926,788	
14	Residential Large site - high density	200	27,812,333	13,126,236	12,926,328	12,726,420	12,526,512	12,326,604	12,126,696	11,926,788	
15	Residential Large site - low density	500	67,528,253	32,803,091	32,403,572	32,004,053	31,604,534	31,205,015	30,805,496	30,405,977	
16	Strategic scale site - low density	500	67,528,253	32,803,091	32,403,572	32,004,053	31,604,534	31,205,015	30,805,496	30,405,977	
17	Strategic scale site - medium density	2,000	274,552,701	139,191,096	138,444,142	137,697,188	136,950,234	136,203,280	135,456,326	134,709,372	
18	Strategic scale site - medium density with R&D	2,000	274,552,701	139,191,096	138,444,142	137,697,188	136,950,234	136,203,280	135,456,326	134,709,372	
19	Housing for Elderly (C3) - high density	40	1,995,249	1,065,822	1,065,822	1,065,822	1,065,822	1,065,822	1,065,822	1,065,822	
20	Housing for Elderly (C3) - high density	60	1,495,798	802,832	802,832	802,832	802,832	802,832	802,832	802,832	
21	Housing for Elderly (C2) extra care	70	1,589,938	844,881	844,881	844,881	844,881	844,881	844,881	844,881	
22	Retail (convenience)	-	851,753	371,907	371,907	371,907	371,907	371,907	371,907	371,907	
23	Office	-	3,487,911	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	
24	Office	-	1,703,505	720,991	720,991	720,991	720,991	720,991	720,991	720,991	
25	Office	-	2,556,258	1,278,129	1,278,129	1,278,129	1,278,129	1,278,129	1,278,129	1,278,129	
26	Industrial (40% plot ratio)	-	3,487,911	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	
27	Warehousing/logistics (50% plot ratio)	-	3,487,911	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	
28	Warehousing/logistics (80% plot ratio)	-	3,487,911	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	
29	Student housing development (medium density) 200 beds	-	1,029,025	497,962	497,962	497,962	497,962	497,962	497,962	497,962	
30	Student housing development (medium density) 250 beds	-	1,420,132	677,069	677,069	677,069	677,069	677,069	677,069	677,069	
31	Student housing development (medium density) 300 beds	-	1,778,865	836,392	836,392	836,392	836,392	836,392	836,392	836,392	
32	Student housing development (high density) 200 beds	-	548,106	253,829	253,829	253,829	253,829	253,829	253,829	253,829	
33	Student housing development (high density) 250 beds	-	681,482	316,719	316,719	316,719	316,719	316,719	316,719	316,719	
34	Student housing development (high density) 300 beds	-	816,954	383,191	383,191	383,191	383,191	383,191	383,191	383,191	
35	Hotel (100 rooms)	-	511,052	236,216	236,216	236,216	236,216	236,216	236,216	236,216	
36	Hotel (125 rooms)	-	511,052	236,216	236,216	236,216	236,216	236,216	236,216	236,216	
37	Hotel (150 rooms)	-	511,052	236,216	236,216	236,216	236,216	236,216	236,216	236,216	
38	Leisure use	-	1,022,103	473,774	473,774	473,774	473,774	473,774	473,774	473,774	
39	Leisure use	-	1,022,103	473,774	473,774	473,774	473,774	473,774	473,774	473,774	
40	Leisure use	-	1,022,103	473,774	473,774	473,774	473,774	473,774	473,774	473,774	
41	Community use	-	567,214	253,829	253,829	253,829	253,829	253,829	253,829	253,829	
42	Community use	-	567,214	253,829	253,829	253,829	253,829	253,829	253,829	253,829	
43	Community use	-	567,214	253,829	253,829	253,829	253,829	253,829	253,829	253,829	
44	Community use	-	567,214	253,829	253,829	253,829	253,829	253,829	253,829	253,829	
45	Community use	-	567,214	253,829	253,829	253,829	253,829	253,829	253,829	253,829	
46	Community use	-	567,214	253,829	253,829	253,829	253,829	253,829	253,829	253,829	
47	Community use	-	567,214	253,829	253,829	253,829	253,829	253,829	253,829	253,829	
48	Community use	-	567,214	253,829	253,829	253,829	253,829	253,829	253,829	253,829	

BLV 2: Secondary Industrial											
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario	
1	Residential Small site - low density	5	540,795	335,916	323,412	317,590	311,768	305,946	299,124	292,302	
2	Residential Small site - medium density	5	540,795	335,116	330,820	325,697	319,275	309,828	294,276	241,500	
3	Residential Small site - higher density (flats)	5	151,423	78,842	72,973	68,990	65,728	64,716	60,128	52,824	
4	Residential Small site - low density	10	1,081,591	681,234	661,639	650,190	638,551	619,654	598,551	493,000	
5	Residential Small site - higher density	10	1,081,591	681,234	661,639	650,190	638,551	619,654	598,551	493,000	
6	Residential Medium site - low density	25	2,703,977	1,599,079	1,560,093	1,520,093	1,480,093	1,440,093	1,399,093	1,358,093	
7	Residential Medium site - medium density	25	2,703,977	1,599,079	1,560,093	1,520,093	1,480,093	1,440,093	1,399,093	1,358,093	
8	Residential Medium site - higher density	25	2,703,977	1,599,079	1,560,093	1,520,093	1,480,093	1,440,093	1,399,093	1,358,093	
9	Residential Large site - low density	100	12,167,896	6,225,418	6,120,804	6,016,246	5,911,687	5,774,757	5,637,827	5,442,000	
10	Residential Large site - medium density	100	12,167,896	6,225,418	6,120,804	6,016,246	5,911,687	5,774,757	5,637,827	5,442,000	
11	Residential Large site - high density (flats)	100	12,167,896	6,225,418	6,120,804	6,016,246	5,911,687	5,774,757	5,637,827	5,442,000	
12	Residential Large site - low density	200	27,812,333	13,126,236	12,926,328	12,726,420	12,526,512	12,326,604	12,126,696	11,926,788	
13	Residential Large site - medium density	200	27,812,333	13,126,236	12,926,328	12,726,420	12,526,512	12,326,604	12,126,696	11,926,788	
14	Residential Large site - high density	200	27,812,333	13,126,236	12,926,328	12,726,420	12,526,512	12,326,604	12,126,696	11,926,788	
15	Residential Large site - low density	500	67,528,253	32,803,091	32,403,572	32,004,053	31,604,534	31,205,015	30,805,496	30,405,977	
16	Strategic scale site - low density	500	67,528,253	32,803,091	32,403,572	32,004,053	31,604,534	31,205,015	30,805,496	30,405,977	
17	Strategic scale site - medium density	2,000	274,552,701	139,191,096	138,444,142	137,697,188	136,950,234	136,203,280	135,456,326	134,709,372	
18	Strategic scale site - medium density with R&D	2,000	274,552,701	139,191,096	138,444,142	137,697,188	136,950,234	136,203,280	135,456,326	134,709,372	
19	Housing for Elderly (C3) - high density	40	1,995,249	1,065,822	1,065,822	1,065,822	1,065,822	1,065,822	1,065,822	1,065,822	
20	Housing for Elderly (C3) - high density	60	1,495,798	802,832	802,832	802,832	802,832	802,832	802,832	802,832	
21	Housing for Elderly (C2) extra care	70	1,589,938	844,881	844,881	844,881	844,881	844,881	844,881	844,881	
22	Retail (convenience)	-	851,753	371,907	371,907	371,907	371,907	371,907	371,907	371,907	
23	Office	-	3,487,911	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	
24	Office	-	1,703,505	720,991	720,991	720,991	720,991	720,991	720,991	720,991	
25	Office	-	2,556,258	1,278,129	1,278,129	1,278,129	1,278,129	1,278,129	1,278,129	1,278,129	
26	Industrial (40% plot ratio)	-	3,487,911	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	
27	Warehousing/logistics (50% plot ratio)	-	3,487,911	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	
28	Warehousing/logistics (80% plot ratio)	-	3,487,911	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	1,743,956	
29	Student housing development (medium density) 200 beds	-	1,029,025	497,962	497,962	497,962	497,962	497,962	497,962	497,962	
30	Student housing development (medium density) 250 beds	-	1,420,132	677,069	677,069	677,069	677,069	677,069	677,069	677,069	
31	Student housing development (medium density) 300 beds	-	1,778,865	836,392	836,392	836,392	836,392	836,392	836,392	836,392	
32	Student housing development (high density) 200 beds	-	548,106	253,829	253,829	253,829	253,829	253,829	253,829	253,829	
33	Student housing development (high density) 250 beds	-	681,482	316,719	316,719	316,719	316,719	316,719	316,719	316,719	
34	Student housing development (high density) 300 beds	-	816,954	383,191	383,191	383,191	383,191	383,191	383,191	383,191	
35	Hotel (100 rooms)	-	511,052	236,216	236,216	236,216	236,216	236,216	236,216	236,216	
36	Hotel (125 rooms)	-	511,052	236,216	236,216	236,216	236,216	236,216	236,216	236,216	
37	Hotel (150 rooms)	-	511,052	236,216	236,216	236,216	236,216	236,216	236,216	236,216	
38	Leisure use	-	1,022,103	473,774	473,774	473,774	473,774	473,774	473,774	473,774	
39	Leisure use	-	1,022,103	473,774	473,774	473,774	473,774	473,774	473,774	473,774	
40	Leisure use	-	1,022,103	473,774	473,774	473,774	473,774				

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

WOKINGHAM LOCAL PLAN VIABILITY		Aff Hag: 40%		Mit value: £5,204 per square metre											
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario					
<b>BLV 1: Secondary Offices</b>															
1	Residential Small site - low density	5	540,795	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419
2	Residential Small site - medium density	5	540,795	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419
3	Residential Small site - higher density (flats)	5	151,423	8,612	7,415	890	46,127	17,113	70,526	97,223					
4	Residential Small site - low density	10	1,081,591	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836
5	Residential Small site - medium density	10	1,081,591	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836
6	Residential Small site - higher density	10	302,845	18,223	14,828	1,379	12,254	24,228	141,023	194,440					
7	Residential Medium site - low density	25	2,763,977	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602
8	Residential Medium site - medium density	25	2,763,977	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602
9	Residential Medium site - higher density	25	628,154	368,330	367,303	346,007	3,140	364,272	818,574	497,223					
10	Residential Medium site - low density	50	5,726,069	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894
11	Residential Medium site - medium density	50	5,726,069	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894
12	Residential Medium site - higher density (flats)	50	1,082,360	189,857	211,747	278,744	345,743	453,559	977,708	1,238,750					
13	Residential Large site - low density	100	12,167,896	8,088,103	8,048,897	8,733,009	8,830,301	8,437,520	8,586,002	8,116,300					
14	Residential Large site - medium density	100	12,167,896	8,088,103	8,048,897	8,733,009	8,830,301	8,437,520	8,586,002	8,116,300					
15	Residential Large site - high density	100	4,731,960	5,091,676	4,987,150	4,949,281	4,731,362	4,540,500	3,816,148	3,156,941					
16	Residential Large site - low density	200	27,812,333	12,939,824	12,912,916	12,280,526	12,094,134	11,738,203	10,046,470	8,197,710					
17	Residential Large site - medium density	200	27,812,333	12,939,824	12,912,916	12,280,526	12,094,134	11,738,203	10,046,470	8,197,710					
18	Residential Large site - higher density	200	13,463,631	10,484,427	10,125,620	9,878,891	9,855,971	9,282,834	7,542,724	6,092,998					
19	Strategic scale site - low density	500	67,526,253	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841
20	Strategic scale site - medium density	500	67,526,253	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841
21	Strategic scale site - higher density	500	67,526,253	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841	35,542,841
22	Strategic scale site - low density with R&D	4,000	619,456,510	86,391,090	83,827,246	88,128,802	82,224,206	86,028,802	6,690,540	14,898,524					
23	Housing for Elderly (C3) - high density	40	1,992,243	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605
24	Housing for Elderly (C3) - high density	40	1,992,243	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605	1,184,605
25	Housing for Elderly (C2) extra care	70	1,589,938	2,184,188	2,184,271	2,189,210	2,284,149	2,389,088	2,876,667	3,120,700					
26	Retail (comparison)	-	81,793	3,717,087	3,717,087	3,717,087	3,717,087	3,717,087	3,717,087	3,717,087	3,717,087	3,717,087	3,717,087	3,717,087	3,717,087
27	Retail (convenience)	-	3,487,011	1,143,330	1,143,330	1,143,330	1,143,330	1,143,330	1,143,330	1,143,330	1,143,330	1,143,330	1,143,330	1,143,330	1,143,330
28	Office	-	1,703,505	720,991	720,991	589,204	417,578	417,578	758,194	1,348,269					
29	Office	-	2,556,258	1,091,498	1,091,498	893,806	626,366	626,366	1,137,291	2,025,897					
30	Office	-	3,487,011	1,348,604	1,348,604	1,245,604	1,245,604	1,245,604	1,490,783	3,162,541					
31	Industrial (40% plot ratio)	-	3,487,011	1,348,604	1,348,604	1,245,604	1,245,604	1,245,604	1,490,783	3,162,541					
32	Warehousing/logistics (50% plot ratio)	-	3,487,011	1,348,604	1,348,604	1,245,604	1,245,604	1,245,604	1,490,783	3,162,541					
33	Warehousing/logistics (80% plot ratio)	-	3,487,011	1,348,604	1,348,604	1,245,604	1,245,604	1,245,604	1,490,783	3,162,541					
34	Student housing development (medium density) 200 beds	-	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132
35	Student housing development (medium density) 250 beds	-	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132
36	Student housing development (medium density) 300 beds	-	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132
37	Student housing development (high density) 200 beds	-	54,106	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591
38	Student housing development (high density) 250 beds	-	681,462	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591
39	Student housing development (high density) 300 beds	-	816,954	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591	8,898,591
40	Hotel (150 rooms)	-	511,052	2,182,216	2,182,216	2,099,303	2,040,551	2,040,551	1,896,014	1,477,249					
41	Hotel (125 rooms)	-	335,440	2,182,216	2,182,216	2,099,303	2,040,551	2,040,551	1,896,014	1,477,249					
42	Hotel (150 rooms)	-	511,052	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253	3,984,253
43	Leisure use	-	1,022,103	-78,774	-78,774	-85,295	-111,738	-111,738	-217,889	-306,999					
44	Leisure use	-	1,022,103	-78,774	-78,774	-85,295	-111,738	-111,738	-217,889	-306,999					
45	Leisure use	-	1,022,103	-78,774	-78,774	-85,295	-111,738	-111,738	-217,889	-306,999					
46	Community use	-	567,214	-49,737	-49,737	-71,890	-83,839	-83,839	-281,811	-348,509					
47	Community use	-	532,157	-19,193	-19,193	-48,844	-74,094	-74,094	-204,630	-289,099					
48	Community use	-	628,707	11,881	11,881	21,889	34,530	34,530	-56,457	-452,421					
<b>BLV 2: Secondary Industrial</b>															
1	Residential Small site - low density	5	540,795	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419
2	Residential Small site - medium density	5	540,795	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419	367,419
3	Residential Small site - higher density (flats)	5	151,423	8,612	7,415	890	46,127	17,113	70,526	97,223					
4	Residential Small site - low density	10	1,081,591	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836
5	Residential Small site - medium density	10	1,081,591	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836	719,836
6	Residential Small site - higher density	10	302,845	18,223	14,828	1,379	12,254	24,228	141,023	194,440					
7	Residential Medium site - low density	25	2,763,977	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602
8	Residential Medium site - medium density	25	2,763,977	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602	1,782,602
9	Residential Medium site - higher density	25	628,154	368,330	367,303	346,007	3,140	364,272	818,574	497,223					
10	Residential Medium site - low density	50	5,726,069	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894
11	Residential Medium site - medium density	50	5,726,069	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894	3,529,894
12	Residential Medium site - higher density (flats)	50	1,082,360	189,857	211,747	278,744	345,743	453,559	977,708	1,238,750					
13	Residential Large site - low density	100	12,167,896	8,088,103	8,048										



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

WOKINGHAM LOCAL PLAN VIABILITY										
Aff Hag: 40%										
Mit value: £5,506 per square metre										
BLV 1: Secondary Offices										
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	436,021	433,825	430,629	427,433	424,237	307,100	344,400
2	Residential Small site - medium density	5	540,795	436,021	433,825	430,629	427,433	424,237	307,100	344,400
3	Residential Small site - higher density (flats)	5	151,423	87,924	85,727	83,530	81,333	79,136	-11,294	-58,020
4	Residential Small site - low density	10	1,081,591	872,043	867,648	863,253	858,858	854,463	734,300	868,800
5	Residential Small site - higher density	10	302,845	188,846	181,454	174,062	166,670	159,278	32,640	-76,601
6	Residential Medium site - low density	25	2,703,917	1,806,186	1,797,189	1,787,192	1,777,195	1,767,198	1,453,722	1,336,314
7	Residential Medium site - medium density	25	2,703,917	1,806,186	1,797,189	1,787,192	1,777,195	1,767,198	1,453,722	1,336,314
8	Residential Medium site - higher density	25	963,963	1,308,667	1,290,611	1,284,404	1,278,197	1,272,000	937,891	815,543
9	Residential Medium site - low density	50	5,728,069	4,184,246	4,178,978	4,173,710	4,168,442	4,163,174	3,372,697	3,151,847
10	Residential Medium site - medium density	50	5,728,069	4,184,246	4,178,978	4,173,710	4,168,442	4,163,174	3,372,697	3,151,847
11	Residential Medium site - higher density (flats)	50	1,803,209	308,900	348,319	387,738	427,157	466,576	11,412	-41,238
12	Residential Large site - low density	100	12,167,896	8,213,709	8,171,194	8,128,679	8,086,164	8,043,649	6,801,609	6,448,890
13	Residential Large site - medium density	100	12,167,896	8,213,709	8,171,194	8,128,679	8,086,164	8,043,649	6,801,609	6,448,890
14	Residential Large site - high density	100	4,731,960	6,275,553	6,233,038	6,190,523	6,148,008	6,105,493	4,864,028	4,422,820
15	Residential Large site - low density	200	27,812,333	18,148,000	18,088,093	18,028,186	17,968,279	17,908,372	14,291,379	12,813,962
16	Residential Large site - medium density	200	27,812,333	18,148,000	18,088,093	18,028,186	17,968,279	17,908,372	14,291,379	12,813,962
17	Residential Large site - high density	200	19,468,631	22,879,410	22,829,403	22,779,396	22,729,389	22,679,382	19,189,379	18,044,746
18	Strategic scale site - low density	500	87,358,253	59,621,601	59,202,605	58,783,609	58,364,613	57,945,617	47,500,614	44,055,611
19	Strategic scale site - medium density	500	87,358,253	59,621,601	59,202,605	58,783,609	58,364,613	57,945,617	47,500,614	44,055,611
20	Strategic scale site - high density	2,000	376,556,761	250,792,350	249,373,354	247,954,358	246,535,362	245,116,366	198,360,363	182,605,360
21	Strategic scale site - medium density with R&D	2,000	283,917,511	187,451,100	186,032,104	184,613,108	183,194,112	181,775,116	149,019,113	133,264,110
22	Strategic scale site - low density	4,000	825,942,024	548,912,600	546,483,604	544,054,608	541,625,612	539,196,616	430,440,613	400,685,610
23	Housing for Elderly (C3) - high density	40	1,992,245	1,402,991	1,398,495	1,393,999	1,389,503	1,385,007	1,104,254	1,048,498
24	Housing for Elderly (C3) - high density	40	1,992,245	1,402,991	1,398,495	1,393,999	1,389,503	1,385,007	1,104,254	1,048,498
25	Housing for Elderly (C2) extra care	70	1,589,938	1,109,838	1,105,842	1,101,846	1,097,850	1,093,854	893,323	847,567
26	Retail (convenience)	-	851,753	1,217,067	1,217,067	1,217,067	1,217,067	1,217,067	1,217,067	1,217,067
27	Office	-	3,487,011	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330
28	Office	-	1,703,505	720,991	720,991	720,991	720,991	720,991	720,991	720,991
29	Office	-	2,558,258	1,391,436	1,391,436	1,391,436	1,391,436	1,391,436	1,391,436	1,391,436
30	Office	-	3,487,011	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330
31	Industrial (40% plot ratio)	-	2,236,265	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213
32	Warehousing/logistics (50% plot ratio)	-	2,236,265	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213
33	Warehousing/logistics (60% plot ratio)	-	2,236,265	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213
34	Student housing development (medium density) 200 beds	-	1,023,956	1,492,032	1,492,032	1,492,032	1,492,032	1,492,032	1,492,032	1,492,032
35	Student housing development (medium density) 250 beds	-	1,420,132	1,989,208	1,989,208	1,989,208	1,989,208	1,989,208	1,989,208	1,989,208
36	Student housing development (medium density) 300 beds	-	1,778,865	2,348,319	2,348,319	2,348,319	2,348,319	2,348,319	2,348,319	2,348,319
37	Student housing development (high density) 200 beds	-	548,106	888,561	888,561	888,561	888,561	888,561	888,561	888,561
38	Student housing development (high density) 250 beds	-	681,462	1,091,917	1,091,917	1,091,917	1,091,917	1,091,917	1,091,917	1,091,917
39	Student housing development (high density) 300 beds	-	816,954	1,408,008	1,408,008	1,408,008	1,408,008	1,408,008	1,408,008	1,408,008
40	Hotel (150 rooms)	-	511,052	2,182,216	2,182,216	2,182,216	2,182,216	2,182,216	1,866,014	1,477,246
41	Hotel (125 rooms)	-	335,440	2,182,216	2,182,216	2,182,216	2,182,216	2,182,216	2,182,216	2,182,216
42	Hotel (150 rooms)	-	335,440	2,182,216	2,182,216	2,182,216	2,182,216	2,182,216	2,182,216	2,182,216
43	Leisure use	-	1,022,103	-78,774	-78,774	-78,774	-78,774	-78,774	-217,889	-306,999
44	Leisure use	-	1,022,103	-78,774	-78,774	-78,774	-78,774	-78,774	-217,889	-306,999
45	Leisure use	-	1,022,103	-78,774	-78,774	-78,774	-78,774	-78,774	-217,889	-306,999
46	Community use	-	567,214	-49,737	-49,737	-49,737	-49,737	-49,737	-281,811	-348,509
47	Community use	-	532,157	-18,193	-18,193	-18,193	-18,193	-18,193	-204,630	-288,009
48	Community use	-	638,707	-11,881	-11,881	-11,881	-11,881	-11,881	-204,630	-288,009

BLV 2: Secondary Industrial										
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	436,021	433,825	430,629	427,433	424,237	307,100	344,400
2	Residential Small site - medium density	5	540,795	436,021	433,825	430,629	427,433	424,237	307,100	344,400
3	Residential Small site - higher density (flats)	5	151,423	87,924	85,727	83,530	81,333	79,136	-11,294	-58,020
4	Residential Small site - low density	10	1,081,591	872,043	867,648	863,253	858,858	854,463	734,300	868,800
5	Residential Small site - higher density	10	302,845	188,846	181,454	174,062	166,670	159,278	32,640	-76,601
6	Residential Medium site - low density	25	2,703,917	1,806,186	1,797,189	1,787,192	1,777,195	1,767,198	1,453,722	1,336,314
7	Residential Medium site - medium density	25	2,703,917	1,806,186	1,797,189	1,787,192	1,777,195	1,767,198	1,453,722	1,336,314
8	Residential Medium site - higher density	25	963,963	1,308,667	1,290,611	1,284,404	1,278,197	1,272,000	937,891	815,543
9	Residential Medium site - low density	50	5,728,069	4,184,246	4,178,978	4,173,710	4,168,442	4,163,174	3,372,697	3,151,847
10	Residential Medium site - medium density	50	5,728,069	4,184,246	4,178,978	4,173,710	4,168,442	4,163,174	3,372,697	3,151,847
11	Residential Medium site - higher density (flats)	50	1,803,209	308,900	348,319	387,738	427,157	466,576	11,412	-41,238
12	Residential Large site - low density	100	12,167,896	8,213,709	8,171,194	8,128,679	8,086,164	8,043,649	6,801,609	6,448,890
13	Residential Large site - medium density	100	12,167,896	8,213,709	8,171,194	8,128,679	8,086,164	8,043,649	6,801,609	6,448,890
14	Residential Large site - high density	100	4,731,960	6,275,553	6,233,038	6,190,523	6,148,008	6,105,493	4,864,028	4,422,820
15	Residential Large site - low density	200	27,812,333	18,148,000	18,088,093	18,028,186	17,968,279	17,908,372	14,291,379	12,813,962
16	Residential Large site - medium density	200	27,812,333	18,148,000	18,088,093	18,028,186	17,968,279	17,908,372	14,291,379	12,813,962
17	Residential Large site - high density	200	19,468,631	22,879,410	22,829,403	22,779,396	22,729,389	22,679,382	19,189,379	18,044,746
18	Strategic scale site - low density	500	87,358,253	59,621,601	59,202,605	58,783,609	58,364,613	57,945,617	47,500,614	44,055,611
19	Strategic scale site - medium density	500	87,358,253	59,621,601	59,202,605	58,783,609	58,364,613	57,945,617	47,500,614	44,055,611
20	Strategic scale site - high density	2,000	376,556,761	250,792,350	249,373,354	247,954,358	246,535,362	245,116,366	198,360,363	182,605,360
21	Strategic scale site - medium density with R&D	2,000	283,917,511	187,451,100	186,032,104	184,613,108	183,194,112	181,775,116	149,019,113	133,264,110
22	Strategic scale site - low density	4,000	825,942,024	548,912,600	546,483,604	544,054,608	541,625,612	539,196,616	430,440,613	400,685,610
23	Housing for Elderly (C3) - high density	40	1,992,245	1,402,991	1,398,495	1,393,999	1,389,503	1,385,007	1,104,254	1,048,498
24	Housing for Elderly (C3) - high density	40	1,992,245	1,402,991	1,398,495	1,393,999	1,389,503	1,385,007	1,104,254	1,048,498
25	Housing for Elderly (C2) extra care	70	1,589,938	1,109,838	1,105,842	1,101,846	1,097,850	1,093,854	893,323	847,567
26	Retail (convenience)	-	851,753	1,217,067	1,217,067	1,217,067	1,217,067	1,217,067	1,217,067	1,217,067
27	Office	-	3,487,011	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330
28	Office	-	1,703,505	720,991	720,991	720,991	720,991	720,991	720,991	720,991
29	Office	-	2,558,258	1,391,436	1,391,436	1,391,436	1,391,436	1,391,436	1,391,436	1,391,436
30	Office	-	3,487,011	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330	1,810,330
31	Industrial (40% plot ratio)	-	2,236,265	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213
32	Warehousing/logistics (50% plot ratio)	-	2,236,265	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213
33	Warehousing/logistics (60% plot ratio)	-	2,236,265	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213	1,724,213
34	Student housing development (medium density) 200 beds	-	1,023,956	1,492,032	1,492,032	1,492,032	1,492,032	1,492,032	1,492,032	1,492,032
35	Student housing development (medium density) 250 beds	-	1,420,132	1,989,208	1,989,208	1,989,208	1,989,208	1,989,208	1,989,208	1,989,208
36	Student housing development (medium density) 300 beds	-	1,778,865	2,348,319	2,348,319	2,348,319	2,348,319	2,348,319	2,348,319	2,348,319
37	Student housing development (high density) 200 beds	-	548,106	888,561	888,561	888,561	888,5			

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

WOKINGHAM LOCAL PLAN VIABILITY		Aff Hag: 40%		Mkt value: £5,658 per square metre								
BLV 1: Secondary Offices												
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario		
1	Residential Small site - low density	5	540,795	489,315	489,315	489,315	489,315	489,315	489,315	489,315	489,315	
2	Residential Small site - medium density	5	540,795	479,333	489,126	482,304	486,481	447,833	401,481	378,708		
3	Residential Small site - higher density (flats)	5	151,423	97,081	94,883	98,159	91,433	78,812	16,008	8,428		
4	Residential Small site - low density	10	1,081,591	940,646	936,251	934,837	912,963	894,006	802,963	757,411		
5	Residential Small site - higher density	10	307,845	194,181	189,767	176,318	162,868	141,224	36,004	16,888		
6	Residential Medium site - low density	25	2,763,977	1,974,528	1,963,542	1,933,529	1,903,517	1,854,901	1,826,084	1,802,876		
7	Residential Medium site - medium density	25	963,963	1,468,808	1,454,840	1,423,864	1,392,287	1,341,748	1,097,951	974,701		
8	Residential Medium site - higher density	25	5,726,069	4,524,249	4,511,151	4,474,767	4,396,267	4,298,878	3,886,729	3,645,188		
9	Residential Large site - low density	50	5,726,069	4,524,249	4,511,151	4,474,767	4,396,267	4,298,878	3,886,729	3,645,188		
10	Residential Large site - medium density	50	1,803,299	648,332	628,761	569,769	494,778	388,552	128,837	59,172		
11	Residential Large site - higher density (flats)	50	12,167,896	8,079,472	8,033,987	8,212,299	8,098,841	8,428,818	7,544,372	7,108,884		
12	Residential Large site - low density	100	12,167,896	8,079,472	8,033,987	8,212,299	8,098,841	8,428,818	7,544,372	7,108,884		
13	Residential Large site - high density	100	4,731,960	6,986,492	6,985,977	6,748,078	6,636,180	6,436,377	5,516,965	5,055,758		
14	Residential Large site - low density	200	27,812,333	18,428,589	18,345,882	18,112,290	17,916,899	17,688,967	15,891,576	15,052,871		
15	Residential Large site - medium density	200	13,406,633	13,969,891	13,828,953	13,607,524	13,508,639	13,628,839	13,286,116	12,426,828		
16	Residential Large site - higher density	500	87,582,253	62,752,522	62,588,402	61,967,868	61,356,444	60,480,831	60,366,708	60,306,834		
17	Strategic scale site - low density	500	65,519,439	20,096,351	19,897,822	19,187,831	18,568,242	17,791,209	13,517,235	11,418,869		
18	Strategic scale site - medium density	500	43,005,002	20,096,351	19,897,822	19,187,831	18,568,242	17,791,209	13,517,235	11,418,869		
19	Strategic scale site - high density	2,000	376,556,761	82,228,911	81,843,113	79,238,839	77,073,394	73,979,229	58,836,863	51,379,829		
20	Strategic scale site - low density with R&D	2,000	283,917,511	124,198,987	124,198,987	124,198,987	124,198,987	124,198,987	124,198,987	124,198,987		
21	Strategic scale site - medium density	4,000	825,942,824	137,528,884	136,284,815	132,462,768	128,640,720	123,298,369	97,463,232	84,473,407		
22	Strategic scale site - high density	4,000	619,456,510	137,528,884	136,284,815	132,462,768	128,640,720	123,298,369	97,463,232	84,473,407		
23	Housing for Elderly (C3) - high density	40	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248		
24	Housing for Elderly (C3) - high density	40	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248		
25	Housing for Elderly (C2) extra care	70	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938		
26	Retail (convenience)	-	851,793	1,271,587	1,271,587	1,271,587	1,271,587	1,271,587	1,271,587	1,271,587		
27	Office	-	3,487,911	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339		
28	Office	-	1,703,505	720,991	720,991	689,284	473,778	473,778	-78,194	-134,288		
29	Office	-	2,558,258	1,091,498	1,091,498	893,808	826,396	826,396	-117,291	-223,887		
30	Industrial (40% plot ratio)	-	3,487,911	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339		
31	Warehousing/logistics (50% plot ratio)	-	3,487,911	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339		
32	Warehousing/logistics (60% plot ratio)	-	3,487,911	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339		
33	Student housing development (medium density) 200 beds	-	1,029,619	1,029,619	1,029,619	1,029,619	1,029,619	1,029,619	1,029,619	1,029,619		
34	Student housing development (medium density) 250 beds	-	1,429,132	1,429,132	1,429,132	1,429,132	1,429,132	1,429,132	1,429,132	1,429,132		
35	Student housing development (medium density) 300 beds	-	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865		
36	Student housing development (high density) 200 beds	-	548,166	8,898,581	8,898,581	8,898,581	8,898,581	8,898,581	8,898,581	8,898,581		
37	Student housing development (high density) 250 beds	-	681,462	12,181,794	12,181,794	12,181,794	12,181,794	12,181,794	12,181,794	12,181,794		
38	Student housing development (high density) 300 beds	-	816,954	14,828,008	14,828,008	14,828,008	14,828,008	14,828,008	14,828,008	14,828,008		
39	Hotel (100 rooms)	-	511,052	2,182,216	2,182,216	2,099,363	2,046,551	2,046,551	1,866,014	1,477,246		
40	Hotel (125 rooms)	-	511,052	2,182,216	2,182,216	2,099,363	2,046,551	2,046,551	1,866,014	1,477,246		
41	Hotel (150 rooms)	-	511,052	2,182,216	2,182,216	2,099,363	2,046,551	2,046,551	1,866,014	1,477,246		
42	Leisure use	-	1,022,103	-78,774	-78,774	-85,295	-111,738	-111,738	-217,889	-306,999		
43	Leisure use	-	1,022,103	-78,774	-78,774	-85,295	-111,738	-111,738	-217,889	-306,999		
44	Leisure use	-	1,022,103	-78,774	-78,774	-85,295	-111,738	-111,738	-217,889	-306,999		
45	Community use	-	567,214	-49,737	-49,737	-71,898	-83,839	-83,839	-281,811	-348,588		
46	Community use	-	532,157	-18,193	-18,193	-46,844	-74,894	-74,894	-264,630	-388,094		
47	Community use	-	638,707	-18,193	-18,193	-46,844	-74,894	-74,894	-264,630	-388,094		
48	Community use	-	638,707	-18,193	-18,193	-46,844	-74,894	-74,894	-264,630	-388,094		

BLV 2: Secondary Industrial											
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario	
1	Residential Small site - low density	5	540,795	489,315	489,315	489,315	489,315	489,315	489,315	489,315	489,315
2	Residential Small site - medium density	5	540,795	479,333	489,126	482,304	486,481	447,833	401,481	378,708	
3	Residential Small site - higher density (flats)	5	151,423	97,081	94,883	98,159	91,433	78,812	16,008	8,428	
4	Residential Small site - low density	10	1,081,591	940,646	936,251	934,837	912,963	894,006	802,963	757,411	
5	Residential Small site - higher density	10	307,845	194,181	189,767	176,318	162,868	141,224	36,004	16,888	
6	Residential Medium site - low density	25	2,763,977	1,974,528	1,963,542	1,933,529	1,903,517	1,854,901	1,826,084	1,802,876	
7	Residential Medium site - medium density	25	963,963	1,468,808	1,454,840	1,423,864	1,392,287	1,341,748	1,097,951	974,701	
8	Residential Medium site - higher density	25	5,726,069	4,524,249	4,511,151	4,474,767	4,396,267	4,298,878	3,886,729	3,645,188	
9	Residential Large site - low density	50	5,726,069	4,524,249	4,511,151	4,474,767	4,396,267	4,298,878	3,886,729	3,645,188	
10	Residential Large site - medium density	50	1,803,299	648,332	628,761	569,769	494,778	388,552	128,837	59,172	
11	Residential Large site - higher density (flats)	50	12,167,896	8,079,472	8,033,987	8,212,299	8,098,841	8,428,818	7,544,372	7,108,884	
12	Residential Large site - low density	100	12,167,896	8,079,472	8,033,987	8,212,299	8,098,841	8,428,818	7,544,372	7,108,884	
13	Residential Large site - high density	100	4,731,960	6,986,492	6,985,977	6,748,078	6,636,180	6,436,377	5,516,965	5,055,758	
14	Residential Large site - low density	200	27,812,333	18,428,589	18,345,882	18,112,290	17,916,899	17,688,967	15,891,576	15,052,871	
15	Residential Large site - medium density	200	13,406,633	13,969,891	13,828,953	13,607,524	13,508,639	13,628,839	13,286,116	12,426,828	
16	Residential Large site - higher density	500	87,582,253	62,752,522	62,588,402	61,967,868	61,356,444	60,480,831	60,366,708	60,306,834	
17	Strategic scale site - low density	500	65,519,439	20,096,351	19,897,822	19,187,831	18,568,242	17,791,209	13,517,235	11,418,869	
18	Strategic scale site - medium density	500	43,005,002	20,096,351	19,897,822	19,187,831	18,568,242	17,791,209	13,517,235	11,418,869	
19	Strategic scale site - high density	2,000	376,556,761	82,228,911	81,843,113	79,238,839	77,073,394	73,979,229	58,836,863	51,379,829	
20	Strategic scale site - low density with R&D	2,000	283,917,511	124,198,987	124,198,987	124,198,987	124,198,987	124,198,987	124,198,987	124,198,987	
21	Strategic scale site - medium density	4,000	825,942,824	137,528,884	136,284,815	132,462,768	128,640,720	123,298,369	97,463,232	84,473,407	
22	Strategic scale site - high density	4,000	619,456,510	137,528,884	136,284,815	132,462,768	128,640,720	123,298,369	97,463,232	84,473,407	
23	Housing for Elderly (C3) - high density	40	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	
24	Housing for Elderly (C3) - high density	40	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	1,996,248	
25	Housing for Elderly (C2) extra care	70	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938	1,589,938	
26	Retail (convenience)	-	851,793	1,271,587	1,271,587	1,271,587	1,271,587	1,271,587	1,271,587	1,271,587	
27	Office	-	3,487,911	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	
28	Office	-	1,703,505	720,991	720,991	689,284	473,778	473,778	-78,194	-134,288	
29	Office	-	2,558,258	1,091,498	1,091,498	893,808	826,396	826,396	-117,291	-223,887	
30	Industrial (40% plot ratio)	-	3,487,911	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	
31	Warehousing/logistics (50% plot ratio)	-	3,487,911	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	
32	Warehousing/logistics (60% plot ratio)	-	3,487,911	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	1,810,339	
33	Student housing development (medium density) 200 beds	-	1,029,619	1,029,619	1,029,619	1,029,619	1,029,619	1,029,619	1,029,619	1,029,619	
34	Student housing development (medium density) 250 beds	-	1,429,132	1,429,132	1,429,132	1,429,132	1,429,132	1,429,132	1,429,132	1,429,132	
35	Student housing development (medium density) 300 beds	-	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	
36	Student housing development (high density) 200 beds	-	548,166	8,898,581	8,898,581	8,898,581	8,898,581	8,898,581	8,898,581	8,898,581	
37	Student housing development (high density) 250 beds	-	681,462	12,181,794	1						

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

WOKINGHAM LOCAL PLAN VIABILITY		Aff Hag:	40%												
		Mkt value:	£5,809	per square metre											
<b>BLV 1: Secondary Offices</b>															
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario					
1	Residential Small site - low density	5	540,795	504,824	502,427	496,695	490,763	481,334	435,763	413,007					
2	Residential Small site - medium density	5	540,795	504,824	502,427	496,695	490,763	481,334	435,763	413,007					
3	Residential Small site - higher density (flats)	5	151,423	138,237	134,040	127,315	119,590	99,799	47,158	28,855					
4	Residential Small site - low density	10	1,081,591	1,009,249	1,004,854	993,210	981,506	962,669	871,565	826,914					
5	Residential Small site - higher density	10	307,845	282,474	278,000	274,630	271,190	199,537	94,318	47,070					
6	Residential Medium site - low density	25	2,763,917	2,492,990	2,485,980	2,465,490	2,435,900	2,393,937	2,141,379	2,027,594					
7	Residential Medium site - medium density	25	2,763,917	2,492,990	2,485,980	2,465,490	2,435,900	2,393,937	2,141,379	2,027,594					
8	Residential Medium site - higher density	25	628,154	582,965	578,722	574,445	560,906	526,209	256,209	133,960					
9	Residential Medium site - low density	50	5,726,069	4,986,811	4,945,233	4,903,655	4,862,077	4,820,500	4,418,911	4,279,336					
10	Residential Medium site - medium density	50	5,726,069	4,986,811	4,945,233	4,903,655	4,862,077	4,820,500	4,418,911	4,279,336					
11	Residential Medium site - higher density (flats)	50	1,603,209	1,508,764	1,503,319	1,497,874	1,492,429	1,486,984	1,452,539	1,418,094					
12	Residential Large site - low density	100	12,167,896	10,638,870	10,490,721	10,342,572	10,194,423	10,046,274	9,207,136	8,788,417					
13	Residential Large site - medium density	100	12,167,896	10,638,870	10,490,721	10,342,572	10,194,423	10,046,274	9,207,136	8,788,417					
14	Residential Large site - high density	100	4,731,960	4,343,431	4,304,902	4,266,373	4,227,844	4,189,315	3,946,806	3,804,297					
15	Residential Large site - low density	200	27,812,333	23,774,177	23,636,020	23,497,863	23,359,706	23,221,549	21,668,555	21,169,107					
16	Residential Large site - medium density	200	27,812,333	23,774,177	23,636,020	23,497,863	23,359,706	23,221,549	21,668,555	21,169,107					
17	Residential Large site - high density	200	13,463,621	12,465,824	12,428,027	12,390,230	12,352,433	12,314,636	11,827,889	11,575,616					
18	Strategic scale site - low density	500	87,539,253	76,992,546	76,844,389	76,696,232	76,548,075	76,400,000	72,166,800	70,466,823					
19	Strategic scale site - medium density	500	87,539,253	76,992,546	76,844,389	76,696,232	76,548,075	76,400,000	72,166,800	70,466,823					
20	Strategic scale site - high density	2,000	376,556,761	328,879,471	327,872,774	326,866,077	325,859,380	324,852,683	304,133,599	295,403,291					
21	Strategic scale site - medium density with R&D	2,000	283,917,531	246,477,774	245,471,077	244,464,380	243,457,683	242,451,000	225,668,467	219,169,960					
22	Strategic scale site - low density	4,000	825,942,824	718,667,867	717,661,170	716,654,473	715,647,776	714,641,079	668,000,000	654,288,000					
23	Strategic scale site - medium density with R&D	4,000	619,456,510	536,896,910	535,890,213	534,883,516	533,876,819	532,870,122	500,000,000	488,000,000					
24	Housing for Elderly (C3) - high density	40	1,992,249	1,822,947	1,817,492	1,812,037	1,806,582	1,801,127	1,754,448	1,728,769					
25	Housing for Elderly (C3) - high density	60	1,499,798	1,362,538	1,357,083	1,351,628	1,346,173	1,340,718	1,294,039	1,268,360					
26	Housing for Elderly (C2) extra care	70	1,589,938	1,452,678	1,447,223	1,441,768	1,436,313	1,430,858	1,384,179	1,358,500					
27	Retail (comparison)	-	851,753	3,171,367	3,171,367	3,171,367	3,171,367	3,171,367	3,171,367	3,171,367					
28	Retail (convenience)	-	3,487,911	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330					
29	Office	-	1,703,505	720,991	720,991	720,991	720,991	720,991	720,991	720,991					
30	Office	-	2,556,258	1,091,498	1,091,498	1,091,498	1,091,498	1,091,498	1,091,498	1,091,498					
31	Industrial (40% plot ratio)	-	3,487,911	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330					
32	Warehousing/logistics (50% plot ratio)	-	3,487,911	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330					
33	Warehousing/logistics (80% plot ratio)	-	3,487,911	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330	1,142,330					
34	Student housing development (medium density) 200 beds	-	1,027,966	1,027,966	1,027,966	1,027,966	1,027,966	1,027,966	1,027,966	1,027,966					
35	Student housing development (medium density) 250 beds	-	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132	1,420,132					
36	Student housing development (medium density) 300 beds	-	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865					
37	Student housing development (high density) 200 beds	-	548,106	548,106	548,106	548,106	548,106	548,106	548,106	548,106					
38	Student housing development (high density) 250 beds	-	681,482	681,482	681,482	681,482	681,482	681,482	681,482	681,482					
39	Student housing development (high density) 300 beds	-	816,954	816,954	816,954	816,954	816,954	816,954	816,954	816,954					
40	Hotel (100 rooms)	-	511,052	2,136,216	2,136,216	2,136,216	2,136,216	2,136,216	2,136,216	2,136,216					
41	Hotel (125 rooms)	-	511,052	2,665,270	2,665,270	2,665,270	2,665,270	2,665,270	2,665,270	2,665,270					
42	Hotel (150 rooms)	-	511,052	3,194,324	3,194,324	3,194,324	3,194,324	3,194,324	3,194,324	3,194,324					
43	Leisure use	-	1,022,103	-78,774	-78,774	-78,774	-78,774	-78,774	-111,738	-217,699					
44	Leisure use	-	1,022,103	-78,774	-78,774	-78,774	-78,774	-78,774	-111,738	-217,699					
45	Leisure use	-	1,022,103	-78,774	-78,774	-78,774	-78,774	-78,774	-111,738	-217,699					
46	Community use	-	567,214	-49,737	-49,737	-49,737	-49,737	-49,737	-83,839	-281,811					
47	Community use	-	532,157	-19,193	-19,193	-19,193	-19,193	-19,193	-28,654	-108,004					
48	Community use	-	628,707	-19,193	-19,193	-19,193	-19,193	-19,193	-28,654	-108,004					
<b>BLV 2: Secondary Industrial</b>															
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario					
1	Residential Small site - low density	5	540,795	504,824	502,427	496,695	490,763	481,334	435,763	413,007					
2	Residential Small site - medium density	5	540,795	504,824	502,427	496,695	490,763	481,334	435,763	413,007					
3	Residential Small site - higher density (flats)	5	151,423	138,237	134,040	127,315	119,590	99,799	47,158	28,855					
4	Residential Small site - low density	10	1,081,591	1,009,249	1,004,854	993,210	981,506	962,669	871,565	826,914					
5	Residential Small site - higher density	10	307,845	282,474	278,000	274,630	271,190	199,537	94,318	47,070					
6	Residential Medium site - low density	25	2,763,917	2,492,990	2,485,980	2,465,490	2,435,900	2,393,937	2,141,379	2,027,594					
7	Residential Medium site - medium density	25	2,763,917	2,492,990	2,485,980	2,465,490	2,435,900	2,393,937	2,141,379	2,027,594					
8	Residential Medium site - higher density	25	628,154	582,965	578,722	574,445	560,906	526,209	256,209	133,960					
9	Residential Medium site - low density	50	5,726,069	4,986,811	4,945,233	4,903,655	4,862,077	4,820,500	4,418,911	4,279,336					
10	Residential Medium site - medium density	50	5,726,069	4,986,811	4,945,233	4,903,655	4,862,077	4,820,500	4,418,911	4,279,336					
11	Residential Medium site - higher density (flats)	50	1,603,209	1,508,764	1,503,319	1,497,874	1,492,429	1,486,984	1,452,539	1,418,094					
12	Residential Large site - low density	100	12,167,896	10,638,870	10,490,721	10,342,572	10,194,423	10,046,274	9,207,136	8,788,417					
13	Residential Large site - medium density	100	12,167,896	10,638,870	10,490,721	10,342,572	10,194,423	10,046,274	9,207,136	8,788,417					
14	Residential Large site - high density	100	4,731,960	4,343,431	4,304,902	4,266,373	4,227,844	4,189,315	3,946,806	3,804,297					
15	Residential Large site - low density	200	27,812,333	23,774,177	23,636,020	23,497,863	23,359,706	23,221,549	21,668,555	21,169,107					
16	Residential Large site - medium density	200	27,812,333	23,774,177	23,636,020	23,497,863	23,359,706	23,221,549	21,668,555	21,169,107					
17	Residential Large site - high density	200	13,463,621	12,465,824	12,428,027	12,390,230	12,352,433	12,314,636	11,827,889	11,575,616					
18	Strategic scale site - low density	500	87,539,253	76,992,546	76,844,389	76,696,232	76,548,075	76,400,000	72,166,800	70,466,823					
19	Strategic scale site - medium density	500</													

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

WOKINGHAM LOCAL PLAN VIABILITY										
Aff Hag: 40%										
Mit value: £5,960 per square metre										
BLV 1: Secondary Offices										
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	538,925	538,729	539,968	528,904	518,336	470,004	447,309
2	Residential Small site - medium density	5	540,795	538,925	538,729	539,968	528,904	518,336	470,004	447,309
3	Residential Small site - higher density (flats)	5	151,423	150,393	150,196	149,471	139,747	128,824	76,316	50,019
4	Residential Small site - low density	10	1,081,591	1,076,851	1,073,457	1,067,913	1,050,169	1,031,272	946,169	894,618
5	Residential Small site - medium density	10	1,081,591	1,076,851	1,073,457	1,067,913	1,050,169	1,031,272	946,169	894,618
6	Residential Small site - higher density	10	302,845	301,797	300,392	299,243	279,493	277,850	152,830	100,019
7	Residential Medium site - low density	25	2,703,977	2,697,253	2,690,266	2,680,254	2,596,241	2,187,625	1,952,808	1,835,401
8	Residential Medium site - medium density	25	2,703,977	2,697,253	2,690,266	2,680,254	2,596,241	2,187,625	1,952,808	1,835,401
9	Residential Medium site - higher density	25	963,963	959,143	954,138	947,881	871,005	860,966	445,360	293,820
10	Residential Medium site - low density	50	5,728,069	5,709,794	5,695,178	5,678,311	5,396,747	4,975,242	4,534,002	4,313,519
11	Residential Medium site - medium density	50	5,728,069	5,709,794	5,695,178	5,678,311	5,396,747	4,975,242	4,534,002	4,313,519
12	Residential Medium site - higher density (flats)	50	1,603,209	1,593,645	1,583,645	1,573,645	1,501,981	1,445,468	828,194	571,256
13	Residential Large site - low density	100	12,167,896	12,105,538	12,043,872	11,982,206	11,313,494	10,644,782	6,189,889	4,248,109
14	Residential Large site - medium density	100	12,167,896	12,105,538	12,043,872	11,982,206	11,313,494	10,644,782	6,189,889	4,248,109
15	Residential Large site - high density	100	4,731,960	4,714,371	4,696,782	4,679,193	4,397,604	4,115,015	2,702,843	1,831,837
16	Residential Large site - low density	200	27,812,333	27,689,795	27,567,257	27,444,719	26,172,231	24,900,743	16,448,748	11,096,847
17	Residential Large site - medium density	200	27,812,333	27,689,795	27,567,257	27,444,719	26,172,231	24,900,743	16,448,748	11,096,847
18	Strategic scale site - low density	500	87,582,253	87,282,847	86,983,441	86,684,035	82,744,403	78,804,771	50,513,961	34,225,151
19	Strategic scale site - medium density	500	87,582,253	87,282,847	86,983,441	86,684,035	82,744,403	78,804,771	50,513,961	34,225,151
20	Strategic scale site - high density	2,000	376,556,761	374,977,178	373,397,595	371,818,012	360,238,420	348,658,828	218,079,018	144,499,208
21	Strategic scale site - low density	2,000	283,917,511	282,337,928	280,758,345	279,178,762	267,599,170	256,019,578	161,439,768	107,859,958
22	Strategic scale site - medium density	4,000	825,942,024	821,362,441	816,782,858	812,203,275	780,623,682	749,044,090	474,464,280	319,884,470
23	Strategic scale site - medium density with R&D	4,000	619,456,510	615,876,927	612,297,344	608,717,761	587,138,169	565,558,577	350,978,767	235,398,957
24	Housing for Elderly (C3) - high density	40	1,992,243	1,987,243	1,982,243	1,977,243	1,932,243	1,887,243	1,147,243	764,828
25	Housing for Elderly (C3) - high density	60	1,429,798	1,424,798	1,419,798	1,414,798	1,369,798	1,314,798	814,798	543,243
26	Housing for Elderly (C2) extra care	70	1,589,938	1,584,938	1,579,938	1,574,938	1,529,938	1,474,938	924,938	614,883
27	Retail (comparison)	-	81,753	81,753	81,753	81,753	81,753	81,753	81,753	81,753
28	Retail (convenience)	-	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011
29	Office	-	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505
30	Office (40% plot ratio)	-	2,556,258	2,556,258	2,556,258	2,556,258	2,556,258	2,556,258	2,556,258	2,556,258
31	Industrial (40% plot ratio)	-	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011
32	Warehousing/logistics (50% plot ratio)	-	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011
33	Warehousing/logistics (80% plot ratio)	-	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011
34	Student housing development (medium density) 200 beds	-	1,029,025	1,029,025	1,029,025	1,029,025	1,029,025	1,029,025	1,029,025	1,029,025
35	Student housing development (medium density) 250 beds	-	1,429,134	1,429,134	1,429,134	1,429,134	1,429,134	1,429,134	1,429,134	1,429,134
36	Student housing development (medium density) 300 beds	-	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865
37	Student housing development (high density) 200 beds	-	54,106	54,106	54,106	54,106	54,106	54,106	54,106	54,106
38	Student housing development (high density) 250 beds	-	681,462	681,462	681,462	681,462	681,462	681,462	681,462	681,462
39	Student housing development (high density) 300 beds	-	816,954	816,954	816,954	816,954	816,954	816,954	816,954	816,954
40	Hotel (100 rooms)	-	51,052	51,052	51,052	51,052	51,052	51,052	51,052	51,052
41	Hotel (125 rooms)	-	51,052	51,052	51,052	51,052	51,052	51,052	51,052	51,052
42	Hotel (150 rooms)	-	51,052	51,052	51,052	51,052	51,052	51,052	51,052	51,052
43	Leisure use	-	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103
44	Leisure use	-	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103
45	Leisure use	-	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103	1,022,103
46	Community use	-	587,214	587,214	587,214	587,214	587,214	587,214	587,214	587,214
47	Community use	-	587,214	587,214	587,214	587,214	587,214	587,214	587,214	587,214
48	Community use	-	587,214	587,214	587,214	587,214	587,214	587,214	587,214	587,214

BLV 2: Secondary Industrial										
Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	540,795	538,925	538,729	539,968	528,904	518,336	470,004	447,309
2	Residential Small site - medium density	5	540,795	538,925	538,729	539,968	528,904	518,336	470,004	447,309
3	Residential Small site - higher density (flats)	5	151,423	150,393	150,196	149,471	139,747	128,824	76,316	50,019
4	Residential Small site - low density	10	1,081,591	1,076,851	1,073,457	1,067,913	1,050,169	1,031,272	946,169	894,618
5	Residential Small site - medium density	10	1,081,591	1,076,851	1,073,457	1,067,913	1,050,169	1,031,272	946,169	894,618
6	Residential Small site - higher density	10	302,845	301,797	300,392	299,243	279,493	277,850	152,830	100,019
7	Residential Medium site - low density	25	2,703,977	2,697,253	2,690,266	2,680,254	2,596,241	2,187,625	1,952,808	1,835,401
8	Residential Medium site - medium density	25	2,703,977	2,697,253	2,690,266	2,680,254	2,596,241	2,187,625	1,952,808	1,835,401
9	Residential Medium site - higher density	25	963,963	959,143	954,138	947,881	871,005	860,966	445,360	293,820
10	Residential Medium site - low density	50	5,728,069	5,709,794	5,695,178	5,678,311	5,396,747	4,975,242	4,534,002	4,313,519
11	Residential Medium site - medium density	50	5,728,069	5,709,794	5,695,178	5,678,311	5,396,747	4,975,242	4,534,002	4,313,519
12	Residential Medium site - higher density (flats)	50	1,603,209	1,593,645	1,583,645	1,573,645	1,501,981	1,445,468	828,194	571,256
13	Residential Large site - low density	100	12,167,896	12,105,538	12,043,872	11,982,206	11,313,494	10,644,782	6,189,889	4,248,109
14	Residential Large site - medium density	100	12,167,896	12,105,538	12,043,872	11,982,206	11,313,494	10,644,782	6,189,889	4,248,109
15	Residential Large site - high density	100	4,731,960	4,714,371	4,696,782	4,679,193	4,397,604	4,115,015	2,702,843	1,831,837
16	Residential Large site - low density	200	27,812,333	27,689,795	27,567,257	27,444,719	26,172,231	24,900,743	16,448,748	11,096,847
17	Residential Large site - medium density	200	27,812,333	27,689,795	27,567,257	27,444,719	26,172,231	24,900,743	16,448,748	11,096,847
18	Strategic scale site - low density	500	87,582,253	87,282,847	86,983,441	86,684,035	82,744,403	78,804,771	50,513,961	34,225,151
19	Strategic scale site - medium density	500	87,582,253	87,282,847	86,983,441	86,684,035	82,744,403	78,804,771	50,513,961	34,225,151
20	Strategic scale site - high density	2,000	376,556,761	374,977,178	373,397,595	371,818,012	360,238,420	348,658,828	218,079,018	144,499,208
21	Strategic scale site - low density	2,000	283,917,511	282,337,928	280,758,345	279,178,762	267,599,170	256,019,578	161,439,768	107,859,958
22	Strategic scale site - medium density	4,000	825,942,024	821,362,441	816,782,858	812,203,275	780,623,682	749,044,090	474,464,280	319,884,470
23	Strategic scale site - medium density with R&D	4,000	619,456,510	615,876,927	612,297,344	608,717,761	587,138,169	565,558,577	350,978,767	235,398,957
24	Housing for Elderly (C3) - high density	40	1,992,243	1,987,243	1,982,243	1,977,243	1,932,243	1,887,243	1,147,243	764,828
25	Housing for Elderly (C3) - high density	60	1,429,798	1,424,798	1,419,798	1,414,798	1,369,798	1,314,798	814,798	543,243
26	Housing for Elderly (C2) extra care	70	1,589,938	1,584,938	1,579,938	1,574,938	1,529,938	1,474,938	924,938	614,883
27	Retail (comparison)	-	81,753	81,753	81,753	81,753	81,753	81,753	81,753	81,753
28	Retail (convenience)	-	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011
29	Office	-	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505	1,703,505
30	Office (40% plot ratio)	-	2,556,258	2,556,258	2,556,258	2,556,258	2,556,258	2,556,258	2,556,258	2,556,258
31	Industrial (40% plot ratio)	-	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011
32	Warehousing/logistics (50% plot ratio)	-	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011
33	Warehousing/logistics (80% plot ratio)	-	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011	3,487,011
34	Student housing development (medium density) 200 beds	-	1,029,025	1,029,025	1,029,025	1,029,025	1,029,025	1,029,025	1,029,025	1,029,025
35	Student housing development (medium density) 250 beds	-	1,429,134	1,429,134	1,429,134	1,429,134	1,429,134	1,429,134	1,429,134	1,429,134
36	Student housing development (medium density) 300 beds	-	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865	1,778,865
37	Student housing development (high density) 200 beds	-	54,106							

## 7 Strategic sites

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

**Table 7.4.1: Loddon Valley community infrastructure requirements**

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

- 7.5 Loddon Valley and the two strategic development locations are located to the south of the M4, where residential sales values are in a range from £5,053 to £5,355 per square metre. All three areas are predominantly greenfield, resulting a low benchmark land values, which will aid viability of developments coming forward. Given the strategic nature of the sites and the extensive infrastructure requirements, it would be appropriate to consider the viability of developments coming forward against the 'lower greenfield' Benchmark Land Value of £247,000 per gross hectare.
- 7.6 The relevant appraisal outputs are therefore summarised in tables 7.6.1 to 7.6.6 below. The sites are tested with varying sales values within the range £5,053 to £5,355 per square metre<sup>17</sup>. For each value, we have shown the residual land value outputs assuming CIL is paid and with a nil CIL liability (which could also be taken to reflect a situation where exceptional circumstances relief is applied, or

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

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

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

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)		£247,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
18 Strategic scale site - low density	500	£6,333,333	24,785,016	22,054,628	19,355,465	16,687,527	14,039,163	11,413,574	8,819,444	6,256,774	3,725,585	1,225,816	-1,281,209	
19 Strategic scale site - medium density	500	£4,750,000	21,529,602	18,875,971	16,245,943	13,634,523	11,053,800	8,503,782	5,984,469	3,496,859	1,037,954	1,435,930	-3,889,682	
20 Strategic scale site - low density	2,000	£27,444,444	89,161,960	78,299,874	68,371,542	59,646,969	50,036,156	40,484,672	31,032,101	21,684,109	12,489,928	3,259,517	-5,914,066	
21 Strategic scale site - medium density	2,000	£20,583,333	77,177,936	67,512,968	57,850,989	48,481,335	39,081,315	29,793,079	20,516,630	11,311,198	2,468,768	8,565,536	-15,627,928	
22 Strategic scale site - low density	4,000	£59,876,768	147,263,621	130,376,925	113,893,598	97,122,261	80,728,765	64,525,161	48,418,888	32,486,477	16,841,506	916,368	-14,937,848	
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	127,319,606	108,592,621	91,815,821	73,917,553	55,826,741	37,310,210	18,784,733	452,714	17,863,311	-35,888,819	-53,696,444	

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

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)		£247,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
18 Strategic scale site - low density	500	£6,333,333	50,184,688	46,022,887	41,928,883	37,882,677	33,884,289	29,933,858	26,030,846	22,175,831	18,364,657	14,578,711	10,840,896	
19 Strategic scale site - medium density	500	£4,750,000	46,939,869	42,875,218	38,857,622	34,887,081	30,963,595	27,087,164	23,257,788	19,470,915	15,709,360	11,995,187	8,328,399	
20 Strategic scale site - low density	2,000	£27,444,444	183,891,173	168,768,442	153,620,237	139,046,561	124,447,412	110,022,791	95,730,775	81,586,448	67,617,492	53,803,741	40,094,847	
21 Strategic scale site - medium density	2,000	£20,583,333	172,202,703	157,361,021	142,691,156	128,193,109	113,886,878	99,684,824	85,614,113	71,736,049	58,019,522	44,396,790	30,947,846	
22 Strategic scale site - low density	4,000	£59,876,768	315,203,010	289,380,231	263,815,309	238,547,229	213,514,064	188,779,710	164,342,991	140,100,995	116,157,785	92,402,194	68,677,990	
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	307,689,157	281,596,246	255,738,461	230,026,911	204,426,285	178,869,657	153,261,477	127,614,854	101,150,214	73,702,149	45,454,841	

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

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)		£247,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
18 Strategic scale site - low density	500	£6,333,333	29,852,687	26,874,704	23,922,947	21,009,115	18,129,508	15,284,026	12,463,083	9,663,464	6,893,231	4,167,361	1,470,941	
19 Strategic scale site - medium density	500	£4,750,000	26,520,259	23,619,805	20,752,689	17,914,905	15,118,275	12,329,071	9,573,483	6,821,945	4,163,031	1,508,207	-1,148,472	
20 Strategic scale site - low density	2,000	£27,444,444	107,801,382	96,950,244	86,195,713	75,565,828	65,059,986	54,678,768	44,222,036	34,230,999	24,146,217	14,186,815	4,280,115	
21 Strategic scale site - medium density	2,000	£20,583,333	95,585,183	84,987,231	74,530,786	64,195,883	53,982,488	43,870,733	33,824,566	23,900,904	14,089,477	4,330,279	-5,404,821	
22 Strategic scale site - low density	4,000	£59,876,768	179,422,580	161,025,777	142,759,487	124,704,426	106,860,596	89,186,711	71,855,165	54,336,149	37,103,186	20,038,061	3,072,435	
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	161,289,581	142,215,844	123,148,205	104,054,508	84,868,811	65,396,913	45,534,435	25,489,484	8,890,540	-14,073,849	-33,676,264	

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

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)		£247,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
18 Strategic scale site - low density	500	£6,333,333	45,187,694	40,793,394	36,443,833	32,164,139	27,925,115	23,766,761	19,599,079	15,412,995	11,217,725	7,086,441	3,023,139	
19 Strategic scale site - medium density	500	£4,750,000	51,885,100	47,574,961	43,314,698	39,104,320	34,943,827	30,833,220	26,772,487	22,711,839	18,650,440	14,589,301	10,570,402	
20 Strategic scale site - low density	2,000	£27,444,444	202,077,848	188,083,999	170,241,728	154,584,410	138,112,046	123,824,637	108,722,182	93,755,491	78,969,358	64,349,095	49,882,097	
21 Strategic scale site - medium density	2,000	£20,583,333	190,149,454	174,416,845	158,866,324	143,497,890	128,311,543	113,307,283	98,455,281	83,742,257	69,212,221	54,847,752	40,588,286	
22 Strategic scale site - low density	4,000	£59,876,768	346,168,400	318,782,484	291,724,445	264,976,501	238,544,593	212,348,086	186,457,417	160,883,822	135,519,925	110,468,160	85,599,214	
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	338,941,495	311,430,381	284,140,324	257,083,456	230,183,594	203,383,950	176,583,731	149,733,232	122,871,384	94,862,077	65,361,489	

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

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)		£247,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
18 Strategic scale site - low density	500	£6,333,333	34,920,859	31,688,741	28,480,230	25,330,704	22,238,203	19,122,728	16,074,278	13,062,853	10,070,897	7,088,888	4,184,868	
19 Strategic scale site - medium density	500	£4,750,000	31,611,919	28,361,843	25,261,660	22,175,670	19,135,969	16,132,460	13,162,487	10,207,838	7,288,109	4,405,659	1,659,688	
20 Strategic scale site - low density	2,000	£27,444,444	126,283,534	114,251,728	102,544,333	91,471,357	80,883,816	69,818,475	57,688,262	46,883,180	35,821,737	25,011,766	14,337,973	
21 Strategic scale site - medium density	2,000	£20,583,333	113,888,879	102,439,242	91,102,607	80,975,762	69,780,961	57,812,203	46,387,487	35,249,540	24,599,864	15,083,162	4,630,120	
22 Strategic scale site - low density	4,000	£59,876,768	211,391,234	191,415,552	171,888,415	152,149,819	132,815,746	113,855,469	94,724,885	75,988,678	57,375,644	39,848,652	26,671,871	
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	194,731,255	174,231,484	153,841,057	133,482,657	113,079,328	92,554,496	71,771,894	50,498,212	28,875,826	7,723,278	-13,464,082	

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

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)		£247,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
18 Strategic scale site - low density	500	£6,333,333	60,153,169	55,631,990	50,964,138	46,445,600	41,965,960	37,539,663	33,167,311	28,848,301	24,582,836	20,370,914	16,205,373	
19 Strategic scale site - medium density	500	£4,750,000	56,803,292	52,269,307	47,711,775	43,321,559	38,924,060	34,579,276	30,287,298	26,047,851	21,861,211	17,723,415	13,612,407	
20 Strategic scale site - low density	2,000	£27,444,444	220,200,126	203,325,152	186,644,916	170,122,258	153,776,830	137,626,483	121,671,688	105,912,229	90,321,225	74,974,222	59,623,705	
21 Strategic scale site - medium density	2,000	£20,583,333	208,035,730	191,487,702	175,941,491	159,802,671	142,756,208	126,802,101	111,240,363	95,748,465	80,329,810	65,232,463	50,226,726	
22 Strategic scale site - low density	4,000	£59,876,768	377,088,600	348,216,637	319,633,281	291,383,570	263,467,553	235,885,233	208,570,227	181,258,572	154,882,057	128,420,240	102,264,359	
23 Strategic scale site - medium density with R&D	4,000	£44,909,091	370,079,471	341,130,032	312,403,046	283,932,491	255,689,416	227,578,865	199,585,893	171,571,042	143,422,925	114,829,437	85,160,263	

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

## 8 Potential alternative CIL rates testing

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

**Table 8.1.1: Adopted CIL rates with indexation**

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

- 8.2 In considering the potential for alternative CIL rates, it is vital that the appraisals incorporate all of the emerging policies. We have therefore factored in all of the policies outlined in Section 6 (EVC, BNG of 20%, Accessibility, NZC (Scenario 1) and affordable housing tenure mix of 25% First Homes, 52.5% social rent and 22.5% shared ownership).
- 8.3 With regards to affordable housing, clearly Policy H3 can be applied with a degree of flexibility to address site-specific viability issues. However, we understand that 21% of all dwellings completed in the five years 2018/19 to 2022/23 were affordable<sup>18</sup>. The total dwellings completed will include schemes which are not required to provide affordable housing, so the percentage delivered as affordable will be slightly higher. We have focused on the appraisal outputs incorporating the percentage of affordable housing required by emerging Policy H3.
- 8.4 In order to establish any additional capacity for developments to absorb higher levels of CIL, we have removed the existing CIL from our appraisals and calculated the amount by which each residual land value exceeds the relevant benchmark land value for each development typology. Where the residual land value exceeds the benchmark land value, we have converted the identified surplus into a per square metre rate. These per square metre rates indicate the maximum level at which CIL could, in principle, be set for each development typology. The PPG on CIL requires that, in setting rates, charging authorities do not set rates that are at the margins of viability and a 'buffer' or 'margin' should be applied to allow for (a) changing market conditions and (b) differences between the modelling that informs the rates and site-specific conditions (that may only become apparent when an application is submitted).
- 8.5 The outputs of the testing described in paragraph 8.4 are summarised in tables 8.5.1 to 8.5.9 (and also at Appendix 11), for each value point in the Borough-wide range of £4,750 to £5,960 per square metre. The most relevant outputs are those at which the percentage of affordable housing required by emerging Policy H3 are met – these are shown shaded in green and reflect the differential percentage for previously developed land (the first two sets of outputs, reflecting existing secondary offices and secondary industrial) and greenfield sites (the last two sets of outputs in each table).

<sup>18</sup> Based on Wokingham Borough Council monitoring.

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

WOKINGHAM CIL		Sales value £4,750 psm		AH tenure		Rented 53%		SO 23%		Frat Hms 25%		Residual land values													
BLV 1	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£653,963	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£19,486,633	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£825,942,624	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	£1,469,798	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	577	577	577	577	577	577	577	577
28	Retail (convenience)	1,500	£347,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,703,665	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239
36	Student housing development (medium density) 300 beds	6,000	£1,778,665	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322
37	Student housing development (high density) 200 beds	3,600	£546,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338
39	Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345
40	Hotel (100 rooms)	2,500	£511,652	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482
41	Hotel (125 rooms)	3,438	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528
42	Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	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	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	7	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£354,963	23	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£99,390	7	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£709,925	7	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£709,925	23	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£199,779	7	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	7	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£1,774,813	7	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£626,154	84	43	3	-	-	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£3,758,428	-	-	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	-	-	-	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,052,360	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£7,906,660	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£7,906,660	-	-	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£3,165,923	146	105	64	24	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£19,255,223	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,656	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£57,340,123	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,065,062	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£198,355,399	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£542,124,796	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£405,563,597	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£715,605	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£925,351	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,643,560	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£559,066	650	650	650	650	650	650	650	650	650	650	650
28	Retail (convenience)	1,500	£238,265	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,118,132	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£1,677,199											



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

WOKINGHAM CIL		Sales value £5,053 psm		AH tenure		Rented 53%		SO 23%		Frat Hms 25%		Residual land values														
BLV 1	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£653,963	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	88	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£19,486,633	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - high density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£825,942,624	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£819,456,518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£1,469,786	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577
28	Retail (convenience)	1,500	£347,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,703,665	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239
36	Student housing development (medium density) 300 beds	6,000	£1,778,665	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322	2,322
37	Student housing development (high density) 200 beds	3,600	£546,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338
39	Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345
40	Hotel (100 rooms)	2,500	£511,652	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482
41	Hotel (125 rooms)	3,438	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528
42	Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	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	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	£99,396	-	-	-	-	-	-	-	-	-	-	-
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	£199,779	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£1,774,813	225	167	109	51	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£1,774,813	68	13	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£626,154	287	236	186	137	88	40	-	-	-	-	-
10	Residential Medium site - low density	5,072	£3,758,428	168	111	54	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£3,758,428	163	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	£1,165,023	368	297	246	196	147	98	50	2	-	-	-
16	Residential Large site - low density	20,287	£19,255,223	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£12,778,656	48	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£57,340,123	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£43,065,062	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - high density	202,873	£248,473,865	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£198,355,399	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£842,324,796	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£405,563,597	-	-	-	-	-	-	-	-	-	-	-
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	£1,643,560	-	-	-	-	-						

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

JOKINGHAM CIL		Sales value £5,204 psm		AH tenure		Rented 53%		SO 23%		Frat Hms 25%		Residual land values														
LV1	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£540,795	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£1,081,591	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£653,963	259	203	148	94	41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Residential Large site - low density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Residential Large site - medium density	5,072	£5,726,069	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Residential Large 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	288	232	177	122	68	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£19,466,633	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - high density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£825,942,624	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£819,456,518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£1,469,768	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£651,753	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577
28	Retail (convenience)	1,500	£347,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,703,665	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	
36	Student housing development (medium density) 300 beds	6,600	£1,778,665	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	
37	Student housing development (high density) 200 beds	3,600	£546,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	
39	Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	
40	Hotel (100 rooms)	2,500	£511,652	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	
41	Hotel (125 rooms)	3,438	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	
42	Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

WOKINGHAM CIL		Sales value £5,355 psm		AH tenure		Rented 53%		SO 23%		Frat Hms 25%		Residual land values													
BLV 1	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Residential Small site - low density	507	£540,795	78	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£540,795	93	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£151,423	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£1,081,591	78	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£1,081,591	93	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£302,845	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£2,703,977	78	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£2,703,977	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£653,963	360	300	240	181	122	65	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	389	328	268	208	149	90	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£19,486,633	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - high density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - low density	202,873	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - medium density	405,746	£825,942,624	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£1,690,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£1,409,786	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£651,753	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,703,665	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239
36	Student housing development (medium density) 300 beds	6,600	£1,778,665	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232
37	Student housing development (high density) 200 beds	3,600	£546,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338
39	Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345
40	Hotel (100 rooms)	2,500	£511,652	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482
41	Hotel (125 rooms)	3,438	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528
42	Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

KINGHAM CIL		Sales value £5,506 psm		AH tenure		Rented 53%		SO 23%		Frat Hms 25%		Residual land values														
V1	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	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	£540,395	187	112	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£540,795	203	127	53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£151,423	64	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£1,081,591	187	112	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£1,081,591	203	127	53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£302,845	64	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£2,703,977	187	112	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£2,703,977	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£653,963	462	396	331	267	204	141	80	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£5,726,069	100	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£5,726,069	115	41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£12,167,696	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£12,167,696	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£4,731,960	490	424	358	294	230	167	104	43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£27,812,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£19,486,633	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	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£825,942,624	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	505,746	£819,456,518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£1,499,798	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	577	577	577	577	577	577	577	577	577
28	Retail (convenience)	1,500	£340,211	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,703,665	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239
36	Student housing development (medium density) 300 beds	6,600	£1,778,665	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232
37	Student housing development (high density) 200 beds	3,600	£546,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338
39	Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345
40	Hotel (100 rooms)	2,500	£511,652	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482
41	Hotel (125 rooms)	3,438	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528
42	Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

KINGHAM CIL		Sales value £5,658 psm		AH tenure		Rented 53%		SO 23%		Frat Hms 25%		Residual land values													
V1	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	55% AH	60% AH	65% AH	70% AH	75% AH	80% AH	85% AH	90% AH	95% AH	100% AH	
1	Residential Small site - low density	507	£540,795	298	218	138	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£540,795	312	231	151	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£151,423	158	97	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£1,081,591	298	218	138	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£1,081,591	312	231	151	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£302,845	158	97	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£2,703,977	298	218	138	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£2,703,977	312	231	151	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£653,963	158	97	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£5,726,969	298	218	138	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£5,726,969	312	231	151	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	158	97	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£12,167,996	298	218	138	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£12,167,996	312	231	151	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£4,731,960	158	97	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£27,812,333	298	218	138	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£19,486,633	312	231	151	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - high density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density with R&D	202,873	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density	405,746	£625,942,624	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Strategic scale site - medium density with R&D	405,746	£619,456,518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C3) - high density	4,350	£1,499,786	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Retail (comparison)	4,000	£651,753	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577
28	Retail (convenience)	1,500	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,703,665	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	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	2,230	2,230	2,230	2,230	2,230	2,230	2,230
36	Student housing development (medium density) 300 beds	6,600	£1,778,665	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230
37	Student housing development (high density) 200 beds	3,600	£546,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338
39	Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345
40	Hotel (100 rooms)	2,500	£511,652	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482
41	Hotel (125 rooms)	3,438	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528
42	Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

WOKINGHAM CIL		Sales value £5,809 psm		AH tenure		Rented 53%		SO 23%		Frat Hms 25%		Residual land values														
BLV 1	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Residential Small site - low density	507	£540,795	405	320	238	151	68	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2	Residential Small site - medium density	507	£540,795	421	335	250	166	83	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3	Residential Small site - higher density (flats)	507	£151,423	249	185	121	59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4	Residential Small site - low density	1,014	£1,081,591	405	320	235	151	68	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5	Residential Small site - medium density	1,014	£1,081,591	421	335	250	166	83	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6	Residential Small site - higher density	1,014	£302,845	249	185	121	59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
7	Residential Medium site - low density	2,536	£2,703,977	405	320	235	151	68	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
8	Residential Medium site - medium density	2,536	£2,703,977	421	335	250	166	83	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
9	Residential Medium site - higher density	2,536	£653,963	684	509	314	203	114	440	267	224	154	84	16	-	-	-	-	-	-	-	-	-	-	-	
10	Residential Medium site - low density	5,072	£5,726,069	313	229	148	83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11	Residential Medium site - medium density	5,072	£5,726,069	328	244	161	78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	120	82	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13	Residential Large site - low density	10,144	£12,167,896	211	138	47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
14	Residential Large site - medium density	10,144	£12,167,896	226	143	62	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
15	Residential Large site - high density	10,144	£4,731,960	692	616	540	468	392	319	248	177	107	38	-	-	-	-	-	-	-	-	-	-	-	-	
16	Residential Large site - low density	20,287	£27,812,333	202	138	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
17	Residential Large site - medium density	20,287	£19,486,633	214	138	62	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
18	Strategic scale site - low density	50,718	£87,359,253	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
20	Strategic scale site - high density	202,873	£378,556,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
21	Strategic scale site - medium density with R&D	202,873	£263,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
22	Strategic scale site - low density	405,746	£825,942,624	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	£1,469,786	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
26	Housing for Elderly (C2) extra care	5,075	£1,589,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
27	Retail (comparison)	4,000	£851,753	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	
28	Retail (convenience)	1,500	£3,607,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	10,000	£1,703,665	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
30	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
31	Industrial (40% plot ratio)	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
32	Warehousing/logistics (50% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	
36	Student housing development (medium density) 300 beds	6,600	£1,778,665	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	2,232	
37	Student housing development (high density) 200 beds	3,600	£546,166	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	
39	Student housing development (high density) 300 beds	5,400	£816,854	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	
40	Hotel (100 rooms)	2,500	£511,652	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482	
41	Hotel (125 rooms)	3,438	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	
42	Hotel (150 rooms)	4,500	£511,652	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

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

WOKINGHAM CIL		Sales value £5,960 psqm		AH tenure		Rented 53%		SO 23%		Frat Hms 25%		Residual land values													
BLV 1	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	55% AH	60% AH	65% AH	70% AH	75% AH	80% AH	85% AH	90% AH	95% AH	100% AH	
1	Residential Small site - low density	507	£540,795	515	423	333	244	156	68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Residential Small site - medium density	507	£540,795	530	439	348	259	171	84	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Residential Small site - higher density (flats)	507	£151,423	342	273	205	138	72	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Residential Small site - low density	1,014	£1,081,591	515	423	333	244	156	68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Residential Small site - medium density	1,014	£1,081,591	530	439	348	259	171	84	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Residential Small site - higher density	1,014	£302,845	342	273	205	138	72	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Residential Medium site - low density	2,536	£2,703,977	515	423	333	244	156	68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Residential Medium site - medium density	2,536	£2,703,977	530	439	348	259	171	84	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Residential Medium site - higher density	2,536	£953,963	786	685	605	527	449	372	296	221	147	74	2	-	-	-	-	-	-	-	-	-	-	-
10	Residential Medium site - low density	5,072	£5,708,669	419	339	242	154	68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Residential Medium site - medium density	5,072	£5,708,669	434	345	256	169	83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Residential Medium site - higher density (flats)	5,072	£1,603,299	208	146	85	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Residential Large site - low density	10,144	£12,167,896	316	229	142	56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	Residential Large site - medium density	10,144	£12,167,896	331	244	157	61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Residential Large site - high density	10,144	£4,731,960	793	711	631	552	473	396	319	244	169	96	23	-	-	-	-	-	-	-	-	-	-	-
16	Residential Large site - low density	20,287	£27,812,333	66	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Residential Large site - medium density	20,287	£19,488,633	313	232	151	72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Strategic scale site - low density	50,718	£87,369,263	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Strategic scale site - medium density	50,718	£85,519,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Strategic scale site - low density	202,873	£378,586,761	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Strategic scale site - medium density	202,873	£283,917,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Strategic scale site - low density with R&D	405,746	£285,842,024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Housing for Elderly (C3) - high density	2,900	£1,090,243	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Housing for Elderly (C3) - high density	4,350	£1,489,798	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	Housing for Elderly (C2) extra care	5,075	£1,589,538	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
27	Retail (convenience)	4,000	£651,753	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577	577
28	Office	15,000	£1,763,585	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	15,000	£2,555,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	4,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	5,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	6,000	£3,407,011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	Student housing development (medium density) 200 beds	4,000	£1,022,103	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230	2,230
35	Student housing development (medium density) 250 beds	5,500	£1,420,132	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239	2,239
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	2,232	2,232	2,232	2,232	2,232	2,232	2,232
37	Student housing development (high density) 200 beds	3,600	£545,596	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329	2,329
38	Student housing development (high density) 250 beds	4,500	£681,402	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338	2,338
39	Student housing development (high density) 300 beds	5,400	£816,954	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	2,345	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	407	407	407	407	407	407	407
41	Hotel (125 rooms)	3,438	£511,052	452	452	452	452	452	452	452	452	452	452	452	452	452	452	452	452	452	452	452	452	452	452
42	Hotel (150 rooms)	4,500	£511,052	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528
43	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
44	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
45	Leisure use	1,502	£1,022,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
46	Community use	2,500	£567,214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
47	Community use	2,500	£532,157	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
48	Community use	3,000	£638,707	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

#### **Conclusions on CIL**

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

## 9 Conclusions and recommendations

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

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

#### **Additional observations**

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