

Bexley Local Plan Viability Assessment and CIL review



Prepared for
London Borough of Bexley

March 2021

Contents

0	COVID-19 statement	3
1	Summary	5
2	Introduction	7
3	Methodology and appraisal approach	17
4	Appraisal assumptions	22
5	Appraisal outputs	33
6	Assessment of appraisal results	35
7	Development of new employment floorspace	48
8	Alternative CIL rates	51
9	Conclusions and recommendations	70

Appendices

Appendix 1 - Policy review
Appendix 2 - Commercial rentals
Appendix 3 - BCIS costs
Appendix 4 - Sites details
Appendix 5 - Appraisal results (present day)
Appendix 6 - Appraisal results (with growth)
Appendix 7 - Sample appraisal

Anthony Lee MRTPI MRICS
Senior Director – Development Consulting
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

020 7338 4061
anthony.lee@bnpparibas.com
realestate.bnpparibas.com

0 COVID-19 statement

- 0.1 The research and appraisal assumptions underpinning the outcomes and advice set out in this viability study were established between September 2019 and February 2020, prior to the outbreak of the Novel Coronavirus (COVID-19), which was declared by the World Health Organisation as a “Global Pandemic” on 11 March 2020.
- 0.2 We are aware that market commentary is now being published by a number of sources considering the current position and potential future impacts on property and development activity in England. The consensus is that business and consumer confidence, the duration of the lockdown period and the success of the Government’s measures to limit the lockdown’s economic effect will play a role in the recovery. The temporary stamp duty holiday has had a significant impact on underpinning demand for residential property in London.
- 0.3 Molior London has reported in their *Quarterly Analysis October 2020*^[1] that,
- “While the sales picture has been positive, deals that hinge on the temporary stamp duty break are reliant on the associated construction completing before 31 March 2021.... Given that the sales side of the industry is flourishing under a very specific set of circumstances it is hard to not question what will happen next. It is known that Help to Buy will be restricted to first time buyers from the beginning of April 2021; at the same time the stamp duty break is scheduled to expire. However, so much else is uncertain – the effects of COVID and Brexit being just a couple of factors. In the immediate term, however, the industry appears to have received a boost of confidence that has seen construction starts return almost to the same level as at the start of the year”.*
- 0.4 Savills’ *UK Commercial Market in Minutes Report*^[2] reflects a similar picture with respect to commercial markets. It identifies that,
- “Despite the continued impact of the pandemic and ongoing discussions regarding Brexit, yields remained relatively flat in September. There was only a 5 basis point increase in the overall average for the month. UK commercial investment volumes reached £7.2 billion in Q3, which was a 55% increase on Q2, but the second quarter was one of the lowest ever recorded. In comparison to the quarterly average, based upon the last couple of years, Q3 2020 was approximately half this ‘normal’ level. The shopping centre and leisure sectors have seen the prime yield move out by a full percentage point since the end of 2019, whereas the industrial and Central London office sectors have remained static”.*
- 0.5 Savills’ report on *Coronavirus and residential development*^[3] indicates that,
- “Productivity pre site is increasing and many of those furloughed in the sector are back at work... There has been a significant recovery in sales across the new and second hand markets... Pent up demand, due to the inability to view and survey homes during lockdown, has kick-started the market. The bounce back has been less pronounced in the new build market, in which virtual viewings and online reservations allowed buyers to be more active throughout lockdown... How that sales centres have reopened, new build sales have increased towards 2019 levels on a per outlet per week basis”.*
- 0.6 Savills’ *Market in Minutes Report*² also considers the recovery ahead, identifying that,
- “The current consensus view amongst economic forecasters about the impact of this crisis is one of a very sharp downturn in GDP growth followed by an equally sharp upturn.*
- 0.7 Oxford Economics have more recently considered the impact of the second England-wide

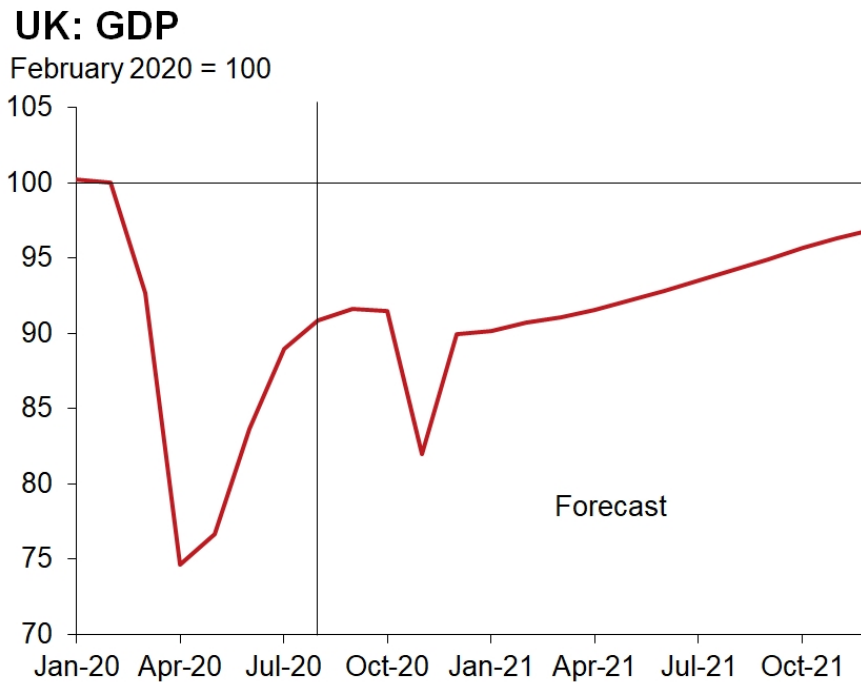
[1] Molior London Residential Development Research – “Quarterly Analysis October 2020”

[2] Savills Research UK Commercial July 2020 – “Market in Minutes”

[3] Savills Residential Research – June 2020, “Coronavirus and residential development”

lockdown and report an expected 10% drop in GDP in November, but a lower 3% drop over the fourth quarter as a whole. They report that the decline in output should be much smaller than in the first wave because the lockdown is due to be shorter and less stringent in terms of activity (see Figure 0.7.1).

Figure 0.7.1 Oxford Economics UK GDP Graph



Sources: Oxford Economics, Haver Analytics

Source: Oxford Economics

- 0.8 On 9 November, Pfizer and BioNTech announced that its vaccine trials indicated a 90% success rate in preventing transmission of coronavirus, which resulted in a significant increase in global stock markets. The announcement of an effective vaccine is likely to increase confidence over the coming months, although clearly there is a long way to go until the vaccine can be administered to a meaningful proportion of the population. A degree of uncertainty remains.
- 0.9 In light of the above, we consider that exceptional market uncertainty surrounding the inputs into the development appraisals which inform the viability outcomes have receded. Given the longer term nature of development, i.e. that it takes time to come forward and be delivered, and the economic forecasts for recovery, we do not consider that there is any evidence at present to suggest that we can attach less weight to previous market evidence for comparison purposes, to inform our opinions of value.

1 Summary

- 1.1 This report tests the ability of developments in the London Borough of Bexley to accommodate emerging policies in the Draft Bexley Local Plan alongside adopted rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation) and alternative 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') 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 reflecting the types of developments expected to come forward in the Borough over the life of the new Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and other emerging policy requirements) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the development 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 Mayor of London's supplementary planning guidance on 'Affordable Housing and Viability' and in the RICS Guidance on '*Financial Viability in Planning*'¹.
- 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 the 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 commercial markets have experienced a period of growth but residential markets have faced a period of stagnation. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of short term uncertainty associated with the UK's future trading relations with the European Union following our departure at the end of 31 January 2020. 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.

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% in line with the requirements of emerging policy SP3 (a minimum of 35% affordable housing). There are significant variations in the percentages of affordable housing

¹ This guidance notes that when considering site-specific viability "*Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan*". Providing therefore that Site Value does not fall below a site's existing use value, there should be no reason why policy requirements cannot be achieved.

that can be provided, depending on private sales values (which vary across the Borough, with the highest values in the south and the lowest in the north); composition; and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the target in emerging policy SP3 be retained and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so.

- **Build for rent schemes:** we have tested the London Plan requirement in H13C for build to rent schemes to provide 35% affordable housing in the form of London Living Rent. In general, the appraisals indicate that the viability of build to rent schemes is challenging. Although Build to Rent schemes are generally less viable than Build for Sale scheme, there is no uniform percentage at which most schemes can be regarded as viable. We therefore recommend that the 35% affordable housing target is applied to these types of development.
- **Affordable housing on sites providing 9 or fewer units:** there is typically no significant difference in the viability of schemes providing 9 or fewer units than those of 10 units or more. However, providing affordable housing on small sites gives rise to practical difficulties and consequently, most councils operating a small sites affordable policy seek payments in lieu. We have provided an overview of the two main approaches to seeking payments in lieu which are broadly financially neutral for developers in comparison to on-site delivery. In other words, payments in lieu neither incentivise developers to take up the option of a payment, but neither do they penalise them.
- **Delivering new employment floorspace with cross-subsidy from residential:** the Council is seeking to deliver new employment floorspace to enhance economic growth in the borough. This can be viable on a purely commercial basis without cross-subsidy from other uses when developed on vacant sites, but not when existing buildings require demolition. We have tested the impact of cross-subsidy of new employment floorspace development and this can make developments viable. However, where residential is being used to cross-subsidise employment floorspace, the level of affordable housing may need to be reduced to avoid a 'double-call' on the value generated by the private housing component. This may cause some issues with the Mayoral policy approach of seeking 50% affordable housing on sites in industrial use.
- **Cumulative impact of policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.
- **Alternative CIL rates:** Our appraisals incorporating alternative CIL rates indicate that there is limited capacity for CIL rates to increase above the currently adopted rates, subject to indexation. Although the adopted CIL rates account for a relatively modest proportion of overall development costs, increases in rates would have an impact on the percentage of affordable housing that can be secured. Although this impact is modest, the Council has indicated that its priority is to maximise affordable housing. Our appraisals indicate that it may be possible to increase the CIL rate in Residential Zone 2 from the currently adopted rate of £60 per square metre (£71 per square metre after indexation) to £80 per square metre. Clearly the Council would need to weigh the benefits that this additional income would generate versus the time and costs involved in a partial review of the Charging Schedule.

2 Introduction

- 2.1 The London Borough of Bexley ('the Council') has commissioned this study to consider the ability of developments to accommodate emerging Local Plan policies alongside prevailing rates of Community Infrastructure Levy ('CIL') in the adopted Charging Schedule, subject to indexation and alternative rates of CIL. We understand that the Council may consider reviewing its CIL charging schedule in parallel with the review of its Local Plan. The aim of the study is to assess at high level the viability of development typologies representing the types of development that are expected to come forward over the plan period 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 which are informed by the typologies in the Bexley Growth Strategy (December 2017), with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted (and alternative) rates of CIL, including Mayoral 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 must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 In light of the above we would highlight that 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. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the Borough and does not account of 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 informed by typologies in the Bexley Growth Strategy and these may differ from future planning applications that come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance², 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 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the

² 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. The same cannot be said of some of the approaches advocated in the RICS guidance 'Financial Viability in Planning 2012' (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated by the PPG. In any event, the focus of the RICS guidance is on testing individual plans rather than testing plan policies.

level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.

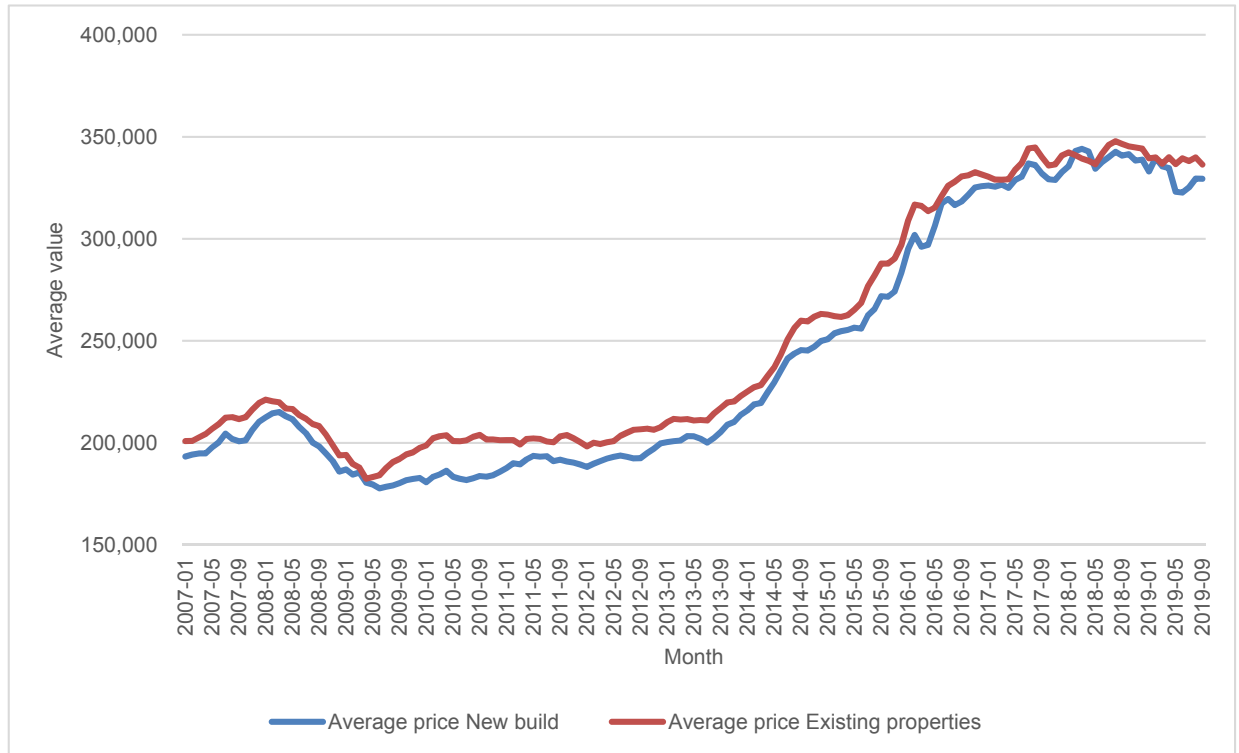
- 2.7 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. However, in other areas there are tentative signs of improvement and resilience in the market. For example, the International Monetary Fund revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). However, it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum.
- 2.8 Initial expectations were that the better than expected GDP figures would deter the Bank of England Monetary Policy Committee from going ahead with any further or planned interest rate cuts. The Economy slowed slightly from the Q2 figure of 0.7% and the pattern was a slightly unbalanced one with services being the only sector continuing to grow, achieving a rate of 0.8%. The Chancellor, Phillip Hammond, noted at the time that "*the fundamentals of the UK economy are strong and today's data show that the economy is resilient*". Production increased by 1.6% in the 3 months to February 2017 and manufacturing increased by 2.2% over the same period.
- 2.9 The Office of Budgetary Responsibility's '*Economic and fiscal outlook*' report (March 2019) indicates that UK GDP slowed to an annualised rate of 1.2% over the first two quarters of 2019, caused largely by the impact of the fall in sterling feeding through into consumer facing services. In addition, the construction sector saw output fall in the second and third quarters of the year. Growth is forecast to remain at relatively low levels of 1.4% in 2020 and 1.6% in 2021, 2022 and 2023.
- 2.10 The February 2020 Halifax House Price Index Report identifies that overall prices in the three months to January 2020 were 0.4% higher than the preceding month, but 2.3% higher than in the preceding three months. The annual rate of growth was 4.1%, reflecting recent signs of improvement in the market. Russell Galley, Halifax Managing Director observed that the Halifax had noted "*a pick-up in transactions with more buyer and seller activity consistent with a reduction in uncertainty in the UK economy. However, it's too early to say if a corner has been turned. The recent positive figures may actually represent activity that would ordinarily have been expected to take place last year, but was delayed by economic uncertainty. So while housing market activity has undoubtedly increased over recent months, the extent to which this persists will be driven by housing policy, the wider political environment and trends in the economy*".
- 2.11 This view is shared by the Nationwide Building Society, whose January 2020 release noted a 0.5% price increase during the previous month and an annual change of 1.9% (up from an annual change of 1.4% in December). Robert Garner, Nationwide's Chief Economist, commented that the increase in annual house price inflation followed "*twelve successive months in which annual price growth had been below 1%*" and that "*economic developments will remain the key driver of housing market trends and house prices. Much will continue to depend on how quickly uncertainty about the UK's future trading relationships lifts, as well as the outlook for global growth. Overall, we expect the economy to continue to expand at a modest pace in 2020, with house prices remaining broadly flat over the next 12 months*".

Local Housing Market Context

- 2.12 House prices in Bexley have followed recent national trends, with values falling in 2009 and recovering over the intervening years (see Figure 2.12.1). Average house prices have levelled off from the end of 2016 to the final quarter of 2019, with average prices remaining unchanged over the period as a whole. Sales volumes fell below historic levels in 2008 and 2009, but have since recovered to settle at double or more the number of transactions at the lowest point in the market (see Figure 2.12.2). By September 2019, sales values had increased by 85% in comparison to the lowest point in the cycle in June 2009, or 53% higher than the previous peak in August 2007. Over

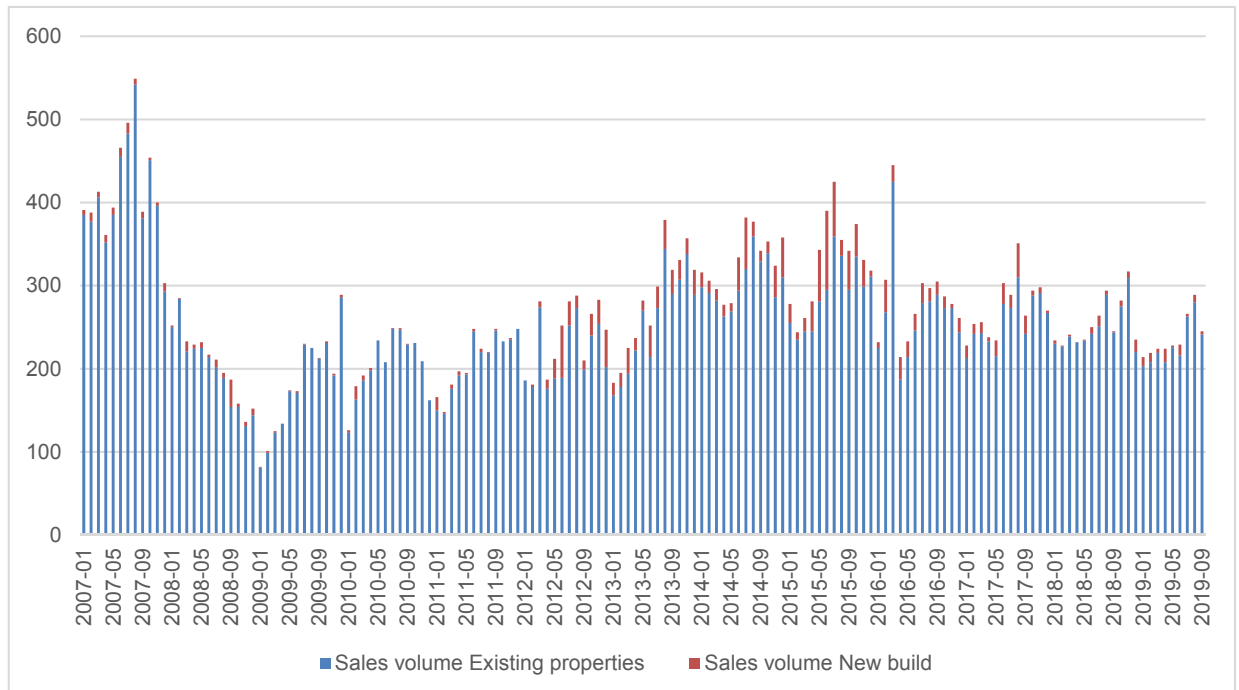
2020, average sales values in Bexley increased from £336,664 to £359,197, an increase of 7%.

Figure 2.12.1: Average sales value in Bexley



Source: Land Registry

Figure 2.12.2: Sales volumes in Bexley (sales per month)



Source: Land Registry

- 2.13 The future trajectory of house prices is currently uncertain, although Savills' Mainstream Residential Property Forecasts (March 2021) indicates that mainstream Greater London values are expected to grow by, 2.5% in 2021, 4.5% in 2022, 2.0% in 2023, 2.0% in 2024 and 1% in 2025. This equates to cumulative growth of 12.6% between 2021 and 2025 inclusive.
- 2.14 We have considered sales of new build across the Borough completed between 2017 and 2019 (796 sales in total). The new build sales were completed on the following schemes, among other smaller schemes:
- Sydney Court, 7-13 Lansdown Road DA14 4EF: £5,059 per square metre;
 - Darlington Court and Chatsworth Mews, DA14 6FE: £4,269 per square metre;
 - Kingswood Court, Sidcup Hill, DA14 6FH: £4,959 per square metre;
 - Kirby Court, Welling DA16 3AB: £3,249 per square metre;
 - Bond Close, Welling, DA16 3AR: £4,290 per square metre;
 - Hill View Drive, Welling, DA16 3RS: £4,458 per square metre;
 - Jutland House, Belvedere, DA17 6FG: £2,845 per square metre;
 - Morris Drive, Belvedere, DA17 6FJ: £3,913 per square metre;
 - Cardamom Court, Bexleyheath, DA6 7AX £5,458 per square metre;
 - Strata Road, Erith, DA8 1FL: £3,788 per square metre;
 - Rainbow Road, Erith, DA8 2EQ: £3,014 per square metre;
 - Slade Green Road, Erith, DA8 2FP: £4,003 per square metre;
 - Stoneham Court, Erith, DA8 3FH: £3,281 per square metre;
 - Vanacker Court, Erith, DA8 3FN: £3,568 per square metre.
- 2.15 In common with other Boroughs in London, there are variations in sales values between different parts of the Borough. Highest sales values are achieved in the south of the borough (Bexleyheath, Bexley and Sidcup) and Blackheath, while values in the north (Belvedere and Erith) are lower.

Private rented sector market context

- 2.16 The proportion of households privately renting is forecast to increase from under 10% in 1991 to circa 22% by 2023, largely as a result of affordability issues for households who would have preferred to owner occupy³. Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. 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 in the capital.
- 2.17 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. Investment yields have remained stable in the zones 2 to 4 London market at 3% to 4%. 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.
- 2.18 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.
- 2.19 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 10% - 20% of market value on the basis of build to sell. However, forward funding arrangements will reduce finance costs during the build period which offsets the reduction in market value.
- 2.20 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant

³ Knight Frank 'Multihousing 2019: PRS Research' 2019

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

- 2.21 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.22 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 and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”.
- 2.23 Paragraph 57 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”.
- 2.24 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The Council’s *Preferred approaches to planning policies and land-use designations* consultation paper (February 2019) requires a minimum of 35% affordable housing but is applied ‘subject to viability’ having regards to site-specific circumstances. This enables schemes that cannot provide as much as 35% affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.25 Prior to the publication of the updated NPPF, the meaning of a “competitive return” had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group⁴ concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value⁵, although there was no consensus around this view. The revised NPPF removes the requirement for “competitive returns” and is silent on how landowner returns should be assessed. The revised 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 adopted⁶, 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

⁴ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁵ RICS Guidance Note: Financial Viability in Planning, August 2012

⁶ 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.

proven viability case is made. The danger of the approach in the revised 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

- 2.26 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 have 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.
- 2.27 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 56 of the NPPF, and to the provision of affordable housing.
- 2.28 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. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.29 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.30 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres 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.
- 2.31 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.
- 2.32 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.
- 2.33 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 NPPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way [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 such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG 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, although that Order does provide a useful reference point. The NPPG 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.

- 2.34 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).
- 2.35 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government "*continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area.*" The White Paper summarised the main finding of the CIL review to be that "*the current system is not as fast, simple, certain or transparent as originally intended.*"
- 2.36 As a result, the Government committed to "*examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.*" 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 will no longer be 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 to be 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 to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

- 2.37 The Borough is located within Mayoral CIL Zone 3, which attracts a rate of £25 per square metre before indexation⁷. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on

⁷ The impact of indexation is discussed in section 6.

existing transport networks.

Bexley CIL

- 2.38 The Council approved its CIL Charging Schedule on 2 March 2015 and it came into effect on 30 April 2015. Table 2.38.1 below summarises the prevailing rates of CIL. The Borough is divided into two zones for residential charges; £40 per square to the north of the Bexleyheath Railway Line and £60 per square metre to the south (subject to indexation). The residential rate applies to flats, houses, hotels and student housing developments. Supermarkets, superstores and retail warehouse developments are charged at £100 per square metre and a rate of £10 per square metre applies to all other uses (excluding medical and educational facilities).

Table 2.38.1: CIL rates per net additional square metre in the adopted Charging Schedule

Development type	Zone	Adopted rate
Residential C3 use class	Zone 1 (north)	£40
	Zone 2 (south)	£60
Supermarkets, superstores, retail warehouses	Borough-wide	£100
Health facilities	Borough-wide	Nil
Education facilities	Borough-wide	Nil
All other uses	Whole Borough	£10

Local Policy context

- 2.39 The Council's emerging policies set out in its Regulation 18 consultation include 14 strategic policies and 33 development management policies. The plan identifies the Council's preferred approaches to spatial policies and land use designations, including identifying strategic growth locations; housing; economy; character; infrastructure; and environment.
- 2.40 The eleven strategic policies are as follows:
- SP1: achieving sustainable development – the spatial strategy;
 - SP2: meeting Bexley's housing requirements;
 - SP3: employment growth, innovation and enterprise;
 - SP4: supporting successful town centres;
 - SP5: placemaking through good design;
 - SP6: managing Bexley's heritage assets;
 - SP7: social and community services and facilities;
 - SP8: green infrastructure including designated Green Belt;
 - SP9: protecting and enhancing biodiversity and geological assets;
 - SP10: Bexley's transport network;
 - SP11: safeguarding land for transport schemes;
 - SP12: sustainable waste management;
 - SP13: protecting and enhancing water supply and wastewater infrastructure;
 - SP14: mitigating and adapting to climate change.
- 2.41 In Appendix 1, we provide a summary of the strategic policies and development management policies and identify below those that have a cost implication for developments. There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in borough Local Plans (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.
- 2.42 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 and, where relevant, alternative rates that the Council could consider adopting. 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.

- 2.43 We set out a summary of the emerging policies identified as having cost implications for developments below. It should be noted that whilst many emerging policies have implications for land use – and therefore the value of some sites – these are policies that restrict the grant of planning permission for certain uses. The question of impact on land value is therefore irrelevant as developments of certain uses that would enhance land values above existing use value would be contrary to policy and not come forward:
- SP2 identifies the Council's aspiration to secure 50% genuinely affordable housing as a proportion of all new housing provision across the borough as a whole. Policy DP1 indicates that on individual application sites providing 10 or more dwellings, the Council will seek 50% of units as affordable housing; Policy SP2 indicates that the Council will seek a tenure mix of 70% low cost rent; and 30% intermediate. Where applications do not meet the policy requirement (either on-site or an equivalent payment in lieu), applicants are required to robustly justify proposed level of provision through a viability assessment. Policy DP1 also requires a mix of dwellings that accords with the Strategic Housing Market Assessment.
 - Policy SP3 requires that developments contribute towards local employment and training objectives by using locally sourced labour and providing on the job-training, to be secured through planning obligations.
 - Policy DP22 requires developments to incorporate electric vehicle charging points in line with the new London Plan policy requirement.
 - Policy SP7 requires contributions towards infrastructure through CIL contributions, which are factored into the appraisals as a development cost. This incorporates both Mayoral and borough CIL.
 - Policy DP17 will prioritise open space on certain sites which will impact on the quantum of development that can be accommodated. However, given that these requirements will be known at the time developers need to formulate their bids for sites, this will restrict the value of previously undeveloped sites where the presumption is in favour of prioritising open space.
 - Policy DP16 requires that developments provide health impact assessments, but the cost of undertaking these would be de-minimis and already factored into the allowance for fees in the appraisals.
 - Policy DP21 requires that new developments achieve urban greening through the provision of green roofs and living walls. The cost of green roofs are incorporated into our appraisals.
 - Policy DP18 requires that developments adjacent to water contribute towards the restoration of river walls and embankments, the costs of which will be very bespoke to individual sites and can only be assessed when repairs requirements become apparent after detailed investigations.
 - Policy SP14 requires that developments mitigate their impact on the climate by making carbon offsetting payments and including measures such as green roofs. Costs are incorporated into our appraisals for these measures.
 - Policy DP30 requires that commercial developments meet BREEAM excellent rating for which a cost allowance is incorporated into our appraisals.
- 2.44 To inform its emerging Local Plan, the Council has instructed us to test the following emerging plan policies:

- For build to rent schemes, we have tested the impact of draft London Plan policy H13 (C) which requires 35% affordable housing, comprising at least 30% of units as London Living Rent with the balance at a range of discounts below market rent and policy H13 (D) which requires the maximum reasonable level of affordable housing on PRS schemes having regard to site-specific viability.
- Accessibility standards set out in Policy D5 of the draft London Plan (at least 10% of dwellings to meet Building Regulations Part M(3) 'wheelchair accessible dwellings' and all other dwellings to meet Part M4(2) requirements).
- Low carbon requirements in draft London Plan policy SI2 (C) for developments to achieve a 35% reduction on carbon emissions beyond Building Regulations requirements.
- The impact of MCIL2, which increased to £25 per square metre on 1 April 2019.

Development context

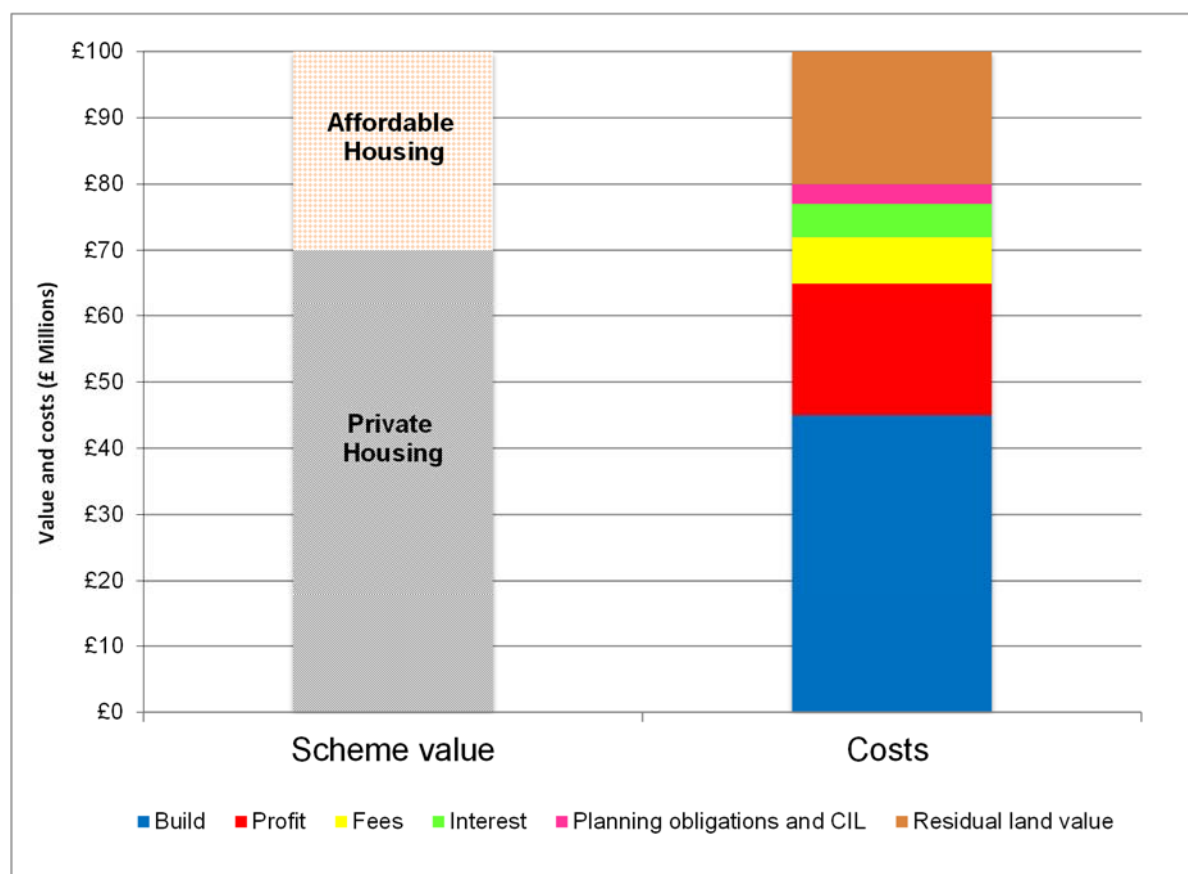
- 2.45 The London Borough of Bexley is an outer- borough in south-east London, sharing boundaries with Greenwich, Havering, Barking & Dagenham, Bromley and Dartford. The northern border is the River Thames. The main settlements are Sidcup, Erith, Bexleyheath, Crayford, Welling and Bexley.
- 2.46 Bexley's resident population as recorded in the 2011 Census is 231,997 people, an increase of 6.3% since the previous census in 2001. 58% of Bexley's population was aged between 20 and 64 years old, which is the lowest proportion of working age people in the capital. The ONS mid-2017 population estimate is 246,124 and the Borough's population is forecast to increase to circa 300,000 people over the next twenty years.
- 2.47 Most of the Borough has a Public Transport Accessibility Level of between 0 and 2, which improves to as high as 6a around Bexleyheath and 3-4 around other key transport nodes (Erith, Belvedere, Barnehurst, Slade Green, Crayford, Bexley and Sidcup). PTALs will improve in the north of the Borough when Elizabeth Line services commence in 2021, with the service terminating at Abbey Wood Station.
- 2.48 The Borough's Regulation 18 consultation indicates that the key growth areas include Belvedere, Eirith, Thamesmead, Slade Green and Crayford which contain significant development potential. Bexley Riverside and Thamesmead & Abbey Wood are identified in the London Plan as opportunity areas and will be the primary focus for growth, with other parts of the Borough seeing more modest growth.

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 Bexley and tests the Council's emerging planning policy requirements alongside adopted CIL rates and alternative 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.



- 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 the Borough of Bexley, many sites will be

previously developed. These sites can sometimes encounter 'exceptional' costs (e.g. contamination associated with historic uses). Such costs can be very difficult to anticipate before detailed site surveys 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. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically, developers and banks are targeting around 17-20% 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'⁸ 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 sometimes exceed the value of the current 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 takes place 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 those 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 February 2019, 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 Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be *"fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses"*.
- 3.9 The Local Housing Delivery Group published guidance⁹ in June 2012 which provides guidance on

⁸ 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'. Although this guidance was published well in advance of the 2019 PPG, it is fully compliant with the approaches now advocated by the PPG.

⁹ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

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*”.

3.10 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value “*is based on a premium over current use values*” with the “*precise figure that should be used as an appropriate premium above current use value [being] determined locally*”. The guidance considers that this approach “*is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner*”. The 2019 NPPF no longer refers to “competitive returns” but the 2019 PPG refers to the need for a premium above EUV instead.

3.11 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:

“The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).

3.12 In his concluding remark, the Examiner points out that

*“the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis added).*

3.13 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 current 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.

3.14 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on ‘Viability in Planning’ and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own ‘personal’ inputs to their appraisals for formulating bids for sites.

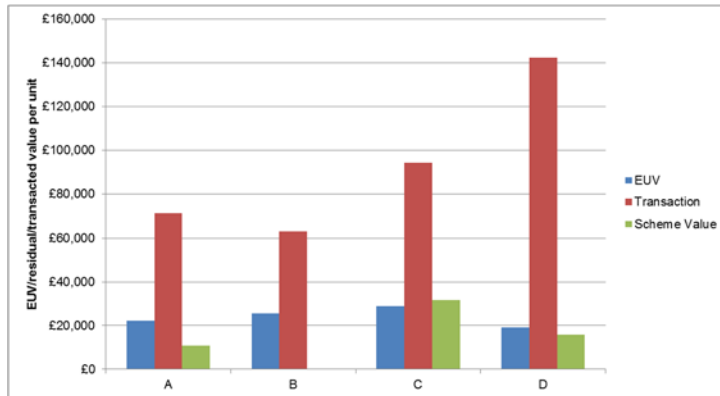
3.15 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key

principle 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. For local authority areas such as Bexley, where many sites coming forward for development are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning':

"For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".

- 3.16 The Guidance goes on to state that *"it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites"*. However, the Guidance then goes on to suggest that the market should determine the uplift, which of course is flawed in a planning policy context as landowners will not voluntarily forgo land value to meet planning requirements.
- 3.17 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using 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 respondents who advocate this 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' 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.
- 3.18 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. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.18.1. This chart compares the residual value of four central London development proposals 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 3.18.1: Comparison of residual values to existing use value and price paid for site



- 3.19 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.

4 Appraisal assumptions

- 4.1 We have appraised 31 development typologies on sites across the Borough to represent the types of sites that the Council expects to come forward over the life of the new Local Plan. The development typologies are identified in Table 4.1.1 overleaf. The typologies are informed by the 'Bexley Growth Strategy' which identifies a range of schemes that informs the Council's development plans. The proposed uses are as follows:
- 12 of the typologies are residential only developments within either town centres or suburban areas;
 - 9 of the typologies are residential-led mixed use developments in town centres or suburban areas;
 - 4 typologies are retail developments (comparison retail and convenience retail of varying scales);
 - 3 typologies are office developments;
 - 3 typologies are hotel developments; and
 - 3 typologies are industrial and warehousing developments.
- 4.2 Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in Policy D4 of the draft London Plan.

Residential sales values

- 4.3 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for testing purposes. This exercise indicates that developments in the borough will attract average sales values ranging from circa £3,300 per square metre (£307 per square foot) to £5,500 per square metre (£511 per square foot). As noted in Section 2, the highest sales values are achieved in the south of the Borough (Sidcup, Bexleyheath). Developments in the north of the borough are lowest, which is where most land for development is located. Development brings an opportunity for bringing significant change in the north which is likely to improve values over the plan period. Parts of the north of the borough will benefit from improved connectivity when Crossrail services commence from Abbey Wood.
- 4.4 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 20%, 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 15%.
- 4.5 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 4.5.1. 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 4.5.1: Growth scenario

Year	1 2019	2 2020	3 2021	4 2022	5 2023	6 2024 and each year thereafter
Values	0.0%	3.5%	4.0%	4.0%	4.0%	4.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

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

Site	Description of typology	Site area HA	Units	Ave GIA sqm per flat	Ave GIA sqm per house	Residential floorspace	A use	Super-market	B1	B2	B8	C1 Hotel	D1/D2	Gross floorspace	No of floors
1	Residential development in town centre	0.225	47	87	-	4,078	-	-	-	-	-	-	-	4,078	3
2	Residential development in suburban area	0.124	10	86	-	860	-	-	-	-	-	-	-	860	2
3	Residential development in suburban area, retail at ground floor	0.162	24	84	-	2,020	300	-	-	-	-	-	-	2,320	3
4	Residential development in suburban area	0.06	13	78	-	1,013	-	-	-	-	-	-	-	1,013	4
5	Residential development in suburban area, retail at ground floor	0.16	22	84	-	1,855	600	-	-	-	-	-	-	2,455	3
6	Residential development in suburban area	0.14	19	84	-	1,593	-	-	-	-	-	-	-	1,593	3
7	Residential development in town centre	0.144	24	84	-	2,020	500	-	-	-	-	-	-	2,520	3
8	Residential development in suburban area	0.19	15	79	-	1,187	-	-	-	-	-	-	-	1,187	2
9	Suburban medium family typology	2.21	235	79	93	18,548	-	-	-	-	-	-	-	18,548	2

Site	Description of typology	Site area HA	Units	Ave GIA sqm per flat	Ave GIA sqm per house	Residential floorspace	A use	Super-market	B1	B2	B8	C1 Hotel	D1/D2	Gross floorspace	No of floors
10	Suburban medium family typology	5.77	369	73	90	27,073	-	-	-	-	-	-	-	27,073	2
11	Urban medium transitional typology	5.32	343	76	91	26,115	-	-	-	-	-	-	-	26,115	2
12	Urban medium riverside typology	2.22	235	86	-	20,263	-	-	-	-	-	-	-	20,263	4
13	Urban medium buffer typology with green and blue spaces	6.20	798	87	-	69,575	-	-	-	-	-	-	-	69,575	4
14	Urban medium typology, providing additional open space	7.07	713	86	105	61,221	-	-	-	-	-	-	-	61,221	3
15	Urban medium town centre mixed-use	0.24	31	86	-	2,663	300	-	-	-	-	-	-	2,963	4
16	Urban high density	1.10	186	86	-	-16,025	300	-	-	-	-	-	1,998	18,323	4
17	Urban high density mixed-use riverside with underground car park	1.30	200	85	105	17,065	-	-	1,000	-	-	-	1,000	19,065	4
18	Urban high mixed-use town centre typology	0.46	121	86	-	10,383	2,000	-	-	-	-	-	-	12,383	5
19	Urban high mixed-use town centre typology	0.53	106	85	-	9,050	1,955	-	-	-	-	-	1,000	12,005	5

Site	Description of typology	Site area HA	Units	Ave GIA sqm per flat	Ave GIA sqm per house	Residential floorspace	A use	Super-market	B1	B2	B8	C1 Hotel	D1/D2	Gross floorspace	No of floors
20	Urban high typology in previously low density area	1.09	308	84	-	25,850	100	-	1,600	-	-	-	-	27,550	6
21	Small scale retail	0.10	-	-	-	-	600	-	-	-	-	-	-	600	1.00
22	Medium scale retail	0.50	-	-	-	-	3,000	-	-	-	-	-	-	3,000	1.00
23	Supermarket - local format	0.04	-	-	-	-	300	-	-	-	-	-	-	300	1.00
24	Supermarket - large format	1.00	-	-	-	-	-	3,000	-	-	-	-	-	3,000	1.00
25	Office	0.20	-	-	-	-	-	-	5,000	-	-	-	-	5,000	3.00
26	Office	0.30	-	-	-	-	-	-	8,000	-	-	-	-	8,000	4.00
27	Office	0.30	-	-	-	-	-	-	12,000	-	-	-	-	12,000	6.00
28	Hotel	0.25	280	25	-	-	-	-	-	-	-	7,000	-	7,000	4.00
29	Hotel	0.25	350	25	-	-	-	-	-	-	-	8,750	-	8,750	5.00
30	Hotel	0.25	350	30	-	-	-	-	-	-	-	10,500	-	10,500	6.00
31	Industrial and warehousing	1.00	-	-	-	-	-	-	-	-	4,000	-	-	4,000	1.00
32	Industrial and warehousing	1.00	-	-	-	-	-	-	-	-	5,000	-	-	5,000	1.00
33	Industrial and warehousing	1.00	-	-	-	-	-	-	-	-	6,000	-	-	6,000	1.00

Affordable housing tenure and values

- 4.6 Emerging policy SP3 outlines the Council’s aspiration to deliver 50% “*genuinely affordable housing as a proportion of all new provision across the borough, over the plan period*”. Emerging Policy DP1 indicates that the Council intends to seek on developments providing 10 or more units a minimum of 35% affordable housing, provided as 30% low cost rented housing; 30% intermediate; and 40% to be determined by the Bexley Housing Strategy. On developments providing fewer than 10 units, the Council will seek an equivalent contribution through a payment in lieu.
- 4.7 For the purposes of testing potential levels of affordable housing to inform the new plan policy approach, our appraisals assume that the rented housing is let at rents that do not exceed London Affordable Rents, as shown in Table 4.7.1. These rents are broadly equivalent to social/target rents and are therefore the lowest rents that the Council is considering in terms of its policy options. We have assumed for testing purposes that the 40% element to be determined by the Bexley Housing Strategy is provided as London Affordable Rent, resulting in an overall tenure mix of 70% London Affordable Rent and 30% intermediate.

Table 4.7.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
London Affordable Rent (2019/20)	£159.32	£164.24	£173.37	£182.49
London Living Rent (intermediate tenure) ¹⁰	£183.16	£203.52	£223.87	£244.22

- 4.8 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.
- 4.9 The 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 4.9.1 summarises the capital values that each tenure would generate, using a mix of 20% one beds, 50% two beds, 25% three beds and 5% four beds for rented units for London Affordable Rent and London Living Rent, and 50% one beds and 50% for Shared Ownership.

Table 4.9.1: Capital values of affordable housing (per square foot Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value ¹¹
London Affordable Rent	£290	£210	£180	£164	£199
London Living Rent	£320	£250	£222	£210	£236
Shared ownership ¹²	£285	£285	-	-	£271

- 4.10 The CLG/HCA ‘Shared Ownership and Affordable Homes Programme 2016-2021: Prospectus’ document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals which we rely upon for testing potential CIL rates 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

- 4.11 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.11.1. These assumptions are informed by 56 lettings of similar floorspace in the area

¹⁰ Based on GLA benchmark rents, 25th percentile for Bexley borough

¹¹ Net of RP’s on-costs (5% of capital value)

¹² One beds targeted at households with gross incomes not exceeding £53,000 per annum and two beds not exceeding £70,000 per annum.

between February 2018 to February 2020. The industrial lettings were all located in Belvedere, Crayford and Erith, with two lettings in Sidcup (attached as Appendix 2). There was a very small quantity of office lettings over the same two-year period where rental information is publicly available (6 in total), located in Bexleyheath, Sidcup, Welling, Erith and Crayford. There were 44 new leases of retail floorspace over the two year period, located in Belvedere, Bexley, Bexleyheath, Crayford, Erith, Sidcup and Welling. For the purposes of running our appraisals, we have taken the upper quartile rents in each area, which will be most reflective of new build floorspace.

- 4.12 Our appraisals assume a 12-month rent-free period for both retail and office floorspace and 3 month's rent free for industrial floorspace.
- 4.13 There have been limited numbers of hotel sales in the borough in the last ten years. We have considered hotel sales in other outer London boroughs, which indicates a typical price of £150,000 to £175,000 per room. This equates to a rent of £7,500 per room, or £300 per room assuming a 25 square metre GIA.

Table 4.13.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£441	6.00%	12
Retail (supermarkets)	£250	5.00%	12
Office	£150	7.00%	12
Industrial and warehousing	£175	5.00%	3
Hotel	£300	5.00%	12

Build costs

- 4.14 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 3). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.14.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.1 Estate housing – generally	£1,566	15%	£1,801
Flats – 1-2 storeys	816 Flats – 1-2 storeys	£1,741	10%	£1,915
Flats – 3-5 storeys	816 Flats -3-5 storeys	£1,799	10%	£1,979
Flats – 6+ storeys	816 Flats – 6+ storeys	£2,157	10%	£2,373
Retail	345 Shops	£1,356	10%	£1,492
Offices	320 Offices generally	£2,200	10%	£2,420
B1(c) and B2 industrial	282 Factories generally	£1,092	10%	£1,201
B8 storage and warehousing	284 Warehouses/ stores	£995	10%	£1,095
Hotels	852 Hotels	£2,486	10%	£2,735
D1 / D2 floorspace	562.2 Gyms, fitness centres etc	£2,246	10%	£2,471

- 4.15 As noted in Table 4.14.1, the base costs above are increased by 15% for houses, 10% for flats and

10% for commercial to account for external works (including car parking spaces). Residential costs are also increased by 6% for the costs of meeting the energy requirements now embedded into Part L of the Building Regulations. In addition, our appraisals incorporate a 5% contingency in line with normal practice.

Zero carbon and BREEAM

- 4.16 The '*Greater London Authority Housing Standards Review: Viability Assessment*' estimates that the cost of achieving zero carbon standards is 1.4% of base build costs. We have applied this uplift in costs to the base build costs outlined above.
- 4.17 For commercial developments, we have increased base build costs by 2% to allow for the extra-over costs of achieving BREEAM 'excellent' standard¹³. This is assumed to also address the 'excellent;' standard in relation to water efficiency, for which no clear data is available.

Accessibility standards

- 4.18 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) apply to all dwellings at an average cost of £521 per house and £924 per unit for flats. In addition, we have assumed that Category 3 standard applies to 10% of dwellings at a cost of £22,694 per house and £7,908 per flat¹⁴. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

Professional fees

- 4.19 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.20 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

- 4.21 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

Mayoral CIL

- 4.22 Mayoral CIL 2 is payable on most developments that receive planning consent from 1 April 2019. Bexley falls within Band 3, where a CIL of £25 per square metre is levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Our appraisals take into account Mayoral CIL.

Bexley CIL

- 4.23 As previously noted, the Council approved its CIL Charging Schedule on 2 March 2015 and it came into effect on 30 April 2015. Table 4.23.1 below summarises the prevailing rates of CIL and the rates after indexation¹⁵. The Borough is divided into two zones for residential charges; £40 per square to

¹³ Based on '*Delivering Sustainable Buildings: savings and payback*', BREEAM and Sweett Group Research 2014, which identified an increase of between 0.87% to 1.71% of build costs

¹⁴ Based on DCLH '*Housing Standards Review: Cost Impacts*' September 2014

¹⁵ As per the CIL regulations, indexation applies to rates from the point of introduction to the current date by reference to the BCIS All-In Tender Price Index. May 2015: 283; February 2020: 318. Change is 18%. The indexed rates are used in the appraisals.

the north of the Bexleyheath Railway Line and £60 per square metre to the south (subject to indexation). in the north and £60 in the south. The residential rate applies to flats, houses, hotels and student housing developments. Supermarkets, superstores and retail warehouse developments are charged at £100 per square metre and a rate of £10 per square metre applies to all other uses (excluding medical and educational facilities).

Table 4.23.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate
Residential C3 use class	Zone 1 (north)	£40	£47
	Zone 2 (south)	£60	£71
Supermarkets, superstores, retail warehouses	Borough-wide	£100	£118
Health facilities	Borough-wide	Nil	Nil
Education facilities	Borough-wide	Nil	Nil
All other uses	Whole Borough	£10	£12

- 4.24 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. This is likely to be the case for many development sites in Bexley but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.
- 4.25 In order to test the capacity for developments to absorb alternative rates of CIL (in excess of the indexed rates), we have run two tests. The first applies the rates summarised in Table 4.25.1 as an input to the appraisals. The second approach removes the adopted CIL rates (but retains Mayoral CIL as an input) and converts any 'surplus' residential land value into a rate per square metre as a proxy for maximum CIL rates. This approach is run with a range of affordable housing percentages to test the interaction between CIL and affordable housing provision.

Table 4.25.1: Alternative CIL rates tested

Development type	Zone	Indexed rate	Alternative rate 1	Alternative rate 2	Alternative rate 3
Residential C3 use class	Zone 1 (north)	£47	£60	£80	£100
	Zone 2 (south)	£71	£80	£100	£120
Supermarkets, superstores, retail warehouses	Borough-wide	£118	£130	£150	£170
Health facilities	Borough-wide	Nil	Nil	Nil	Nil
Education facilities	Borough-wide	Nil	Nil	Nil	Nil
All other uses	Whole Borough	£12	£15	£20	£25

Section 106 costs

- 4.26 To account for residual Section 106 requirements, we have included an allowance of £15 per square metre for non-residential development and £1,500 per unit for residential development. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.27 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £10 per square metre for commercial developments.

Employment and training contributions

- 4.28 Policy SP4 indicates that the Council will seek contributions towards employment and training through planning obligations to encourage locally sourced labour and to provide apprenticeships and on the job training for residents. No specific requirements are set out in the policy and we have therefore used approaches from other boroughs as a proxy for costs to incorporate in our appraisals. We have assumed that 35% of construction phase jobs and 50% of post construction phase jobs are to be sourced from local people via the application of an employment and training levy. Interpretation of the available data in other boroughs is that 16 direct construction jobs are created for each £1 million of construction costs. For post-construction jobs, we have relied upon the employment densities in Table 4.28.1. Other London boroughs have recently applied levies of £3,163 per applicable job.

Table 4.28.1: Employment densities¹⁶

Floorspace type	Floorspace in square metres per FTE
B1 offices	13
B2 industrial	36
B8 warehousing	70
A1 retail	20

Development and sales periods

- 4.29 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. 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 are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments. The price points achieved by schemes in Bexley are in the lower end of the London-wide range, which is still achieving good rates of sale.

Developer's profit

- 4.30 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. In 2007, profit levels were at around 13-15% of GDV. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. 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).
- 4.31 The views of the banks which fund development are more important; if the 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.
- 4.32 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the

¹⁶ Based on 'Employment density matrix' in 'Employment Density Guide: 3rd edition (November 2015)' Homes and Communities Agency

Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 18% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances.

- 4.33 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

- 4.34 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 details 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.

Benchmark land value

- 4.35 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.
- 4.36 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 current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). 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 current use value in these circumstances.
- 4.37 Redevelopment proposals that generate residual land values below current 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 current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.38 We have adopted three benchmark land values to represent the likely spread across sites coming forward in the Borough: secondary offices; secondary industrial units; and undeveloped sites (including open space, amenity land, un-used land adjacent to existing buildings and so on). The approach to determining a land value for each use is outlined below:
- **Secondary offices (notional hectare):** 35% site coverage; 2 storeys; lower end of range rent of £100 per square metre; 7% investment yield; 2.5 year void and rent free period; letting agents

and legal fees equating to 20% of first year's rent; capital expenditure of £100 per square metre for very modest refurbishment; 20% premium. Benchmark land value of £10.12 million inclusive of notional 20% premium. When sites come forward for development, the level of premium would be determined by site-specific factors.

- **Secondary industrial (notional hectare):** 35% site coverage; single storey; lower end of the range rent of £65 per square metre; 6 month void and rent free period; lettings agent and legal fees equating to 20% of first year's rent; capital expenditure of £50 per square metre for very modest refurbishment and repairs; 20% premium. Benchmark land value of £4.27 million inclusive of notional 20% premium. When sites come forward for development, the level of premium would be determined by site-specific factors.
- **Vacant land/open space/garden land:** £370,000 per gross hectare reflecting a notional greenfield land value in light of its non-income producing status.

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 5 and 6. We have appraised 55 development typologies, reflecting different densities and types of development across the Borough. These typologies include non-residential uses, including offices, hotels and retail floorspace.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing to test the ability of developments to meet the requirements of emerging policy SP3, which seeks the provision of a minimum of 35% affordable housing, subject to individual site circumstances:
- 0% affordable housing;
 - 10% affordable housing;
 - 20% affordable housing;
 - 30% affordable housing;
 - 35% affordable housing;
 - 40% affordable housing; and
 - 50% affordable housing.
- 5.3 The scenarios above are tested with the growth and inflation rates summarised in Table 4.3.1. These results are attached at Appendix 6.
- 5.4 For small sites that fall below the 10-unit threshold, we consider approaches to securing payments in lieu as an alternative to on-site provision. In practical terms, it is likely that the Council will need to secure payments in lieu of on-site delivery, due to site constraints on small schemes. Nevertheless, the approach to calculation is consistent with our main approach to testing the viability of affordable housing requirements on-site¹⁷.
- 5.5 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 either negative or lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.6 For other policy requirements (provision of employment space; affordable workspace; and impact of alternative CIL rates), we have used selected data from the results to test the impact of emerging policies
- 5.7 We have also tested the developments with CIL as an inputted amount (rather than an output) with the starting point being the adopted charging schedule rates after indexation. The purpose is to approach the potential CIL rates through the ‘other end of the telescope’, that is, to test the impact on the residual land value that each scheme generates with the existing CIL rates in place. This can assist the Council in forming a judgement as to the potential impact on changes to CIL rates on land values and, consequently, potential land supply for certain uses. The indexed and alternative rates are summarised in Table 5.7.1.

Table 5.7.1: Indexed and alternative CIL rates

Development type	Zone	Indexed rate	Alternative rate 1	Alternative rate 2	Alternative rate 3
Residential C3 use class	Zone 1 (north)	£47	£60	£80	£100
	Zone 2 (south)	£71	£80	£100	£120
Supermarkets, superstores, retail warehouses	Borough-wide	£118	£130	£150	£170

¹⁷ This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery.

Development type	Zone	Indexed rate	Alternative rate 1	Alternative rate 2	Alternative rate 3
Health facilities	Borough-wide	Nil	Nil	Nil	Nil
Education facilities	Borough-wide	Nil	Nil	Nil	Nil
All other uses	Whole Borough	£12	£15	£20	£25

6 Assessment of appraisal results

Local Plan policies

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 its decision making on potential options.

Affordable housing

6.2 As noted in Section 5, we have tested a series of affordable housing scenarios, as follows:

- 0% affordable housing;
- 10% affordable housing;
- 20% affordable housing;
- 30% affordable housing;
- 35% affordable housing;
- 40% affordable housing; and
- 50% affordable housing.

6.3 Each affordable housing percentage is tested with (a) the varying private residential sales values found across the Borough, ranging from £3,500 per square metre at the lower end of the range to £5,200 per square metre at the upper end; and (b) three benchmark land values, reflecting the spread of existing use values – from £0.37 million for open space and undeveloped land to £10 million for secondary offices. Where benchmark land values are higher the extent of any uplift in value arising from redevelopment will be more constrained in comparison to sites where the existing use values are lower.

6.4 The results for the appraisals with varying affordable housing percentages are summarised in tables 6.4.1 to 6.4.8. Each table shows the results with different sales values, ranging from £3,500 per square metre to £5,200 per square metre. In each table, the residual land values are compared to the three benchmark land values, with a red shading indicating where the residual is lower than the benchmark land value. Where the residual land value exceeds the benchmark land value, the cell is shaded green.

6.5 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value, the latter being associated with the range in benchmark land values.

6.6 Where sales values are at the lower end of the range (below £4,200 per square metre), many schemes are unviable at zero affordable housing, indicating that they would not come forward until market values increase. However, even in the low value areas, some schemes can provide 35% affordable housing in line with the emerging policy requirement.

6.7 It is important to consider that values will inevitably change over the plan period and the opening of Crossrail services may improve values in the north in particular, which has historically lagged behind the south. Whilst schemes are generally less viable in the north of the Borough, there is no requirement to adopt a lower target, providing the policy is applied flexibly, having regards to viability. This reflects how adopted policies are applied

6.8 Alternatively, the Council could set a target that would avoid the need for viability testing on most schemes, but this would inevitably have to be set at a very low level, particularly in the north. This would have the undesirable outcome of reducing affordable housing levels of those sites that could have delivered more.

Table 6.4.1: Viability of affordable housing requirements – private sales values £5,200 per sq m

Benchmark Land Value - Secondary Offices										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	£1.72	£1.27	£0.82	£0.37	£0.15	-£0.08	-£0.53
2	Residential development in suburban area	10	£1.25	£0.43	£0.34	£0.24	£0.14	£0.09	£0.04	-£0.06
3	Residential development in suburban area, retail at ground floor	24	£1.64	£1.53	£1.30	£1.07	£0.84	£0.73	£0.61	£0.38
4	Residential development in suburban area	13	£0.65	£0.54	£0.42	£0.31	£0.19	£0.14	£0.08	-£0.04
5	Residential development in suburban area, retail at ground floor	22	£1.62	£2.08	£1.87	£1.65	£1.44	£1.34	£1.23	£1.02
6	Residential development in suburban area	19	£1.42	£0.72	£0.54	£0.36	£0.18	£0.09	-£0.00	-£0.19
7	Residential development in town centre	24	£1.46	£1.96	£1.73	£1.50	£1.27	£1.16	£1.04	£0.81
8	Residential development in suburban area	25	£1.92	£1.00	£0.78	£0.55	£0.32	£0.21	£0.10	-£0.13
9	Suburban medium family typology	235	£22.36	£20.44	£18.02	£15.59	£13.17	£11.96	£10.75	£8.33
10	Suburban medium family typology	369	£58.32	£27.78	£24.42	£21.06	£17.69	£16.01	£14.33	£10.97
11	Urban medium transitional typology	343	£53.82	£26.06	£22.90	£19.73	£16.56	£14.98	£13.39	£10.23
12	Urban medium riverside typology	235	£22.43	£8.36	£6.40	£4.42	£2.43	£1.44	£0.45	-£1.57
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£27.03	£20.63	£14.22	£7.79	£4.56	£1.32	-£5.27
14	Urban medium typology, providing additional open space	713	£71.52	£27.36	£21.34	£15.32	£9.31	£6.26	£3.24	-£2.90
15	Urban medium town centre mixed-use	31	£2.43	£2.05	£1.75	£1.45	£1.14	£0.99	£0.84	£0.54
16	Urban high density	186	£11.13	£5.61	£4.04	£2.47	£0.91	£0.12	-£0.66	-£2.28
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£6.85	£4.79	£2.73	£0.68	-£0.36	-£1.42	-£3.53
18	Urban high mixed-use town centre typology	121	£4.65	£8.92	£7.83	£6.74	£5.64	£5.10	£4.55	£3.46
19	Urban high mixed-use town centre typology	106	£5.32	£7.39	£6.44	£5.49	£4.53	£4.06	£3.58	£2.63
20	Urban high typology in previously low density area	308	£11.05	-£3.01	-£7.52	-£10.06	-£12.63	-£13.91	-£15.19	-£17.74
35	Ind & WH - stacked workshop & residential	22	£1.84	£1.28	£1.08	£0.88	£0.69	£0.59	£0.49	£0.29
36	Ind & WH - stacked warehouse & residential	75	£9.39	£4.78	£4.12	£3.46	£2.80	£2.47	£2.14	£1.46

Benchmark land value - Secondary industrial										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	£1.72	£1.27	£0.82	£0.37	£0.15	-£0.08	-£0.53
2	Residential development in suburban area	10	£0.53	£0.43	£0.34	£0.24	£0.14	£0.09	£0.04	-£0.06
3	Residential development in suburban area, retail at ground floor	24	£0.69	£1.53	£1.30	£1.07	£0.84	£0.73	£0.61	£0.38
4	Residential development in suburban area	13	£0.27	£0.54	£0.42	£0.31	£0.19	£0.14	£0.08	-£0.04
5	Residential development in suburban area, retail at ground floor	22	£0.68	£2.08	£1.87	£1.65	£1.44	£1.34	£1.23	£1.02
6	Residential development in suburban area	19	£0.60	£0.72	£0.54	£0.36	£0.18	£0.09	-£0.00	-£0.19
7	Residential development in town centre	24	£0.62	£1.96	£1.73	£1.50	£1.27	£1.16	£1.04	£0.81
8	Residential development in suburban area	25	£0.81	£1.00	£0.78	£0.55	£0.32	£0.21	£0.10	-£0.13
9	Suburban medium family typology	235	£9.45	£20.44	£18.02	£15.59	£13.17	£11.96	£10.75	£8.33
10	Suburban medium family typology	369	£24.64	£27.78	£24.42	£21.06	£17.69	£16.01	£14.33	£10.97
11	Urban medium transitional typology	343	£22.74	£26.06	£22.90	£19.73	£16.56	£14.98	£13.39	£10.23
12	Urban medium riverside typology	235	£9.48	£8.36	£6.40	£4.42	£2.43	£1.44	£0.45	-£1.57
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£27.03	£20.63	£14.22	£7.79	£4.56	£1.32	-£5.27
14	Urban medium typology, providing additional open space	713	£30.22	£27.36	£21.34	£15.32	£9.31	£6.26	£3.24	-£2.90
15	Urban medium town centre mixed-use	31	£1.03	£2.05	£1.75	£1.45	£1.14	£0.99	£0.84	£0.54
16	Urban high density	186	£4.70	£5.61	£4.04	£2.47	£0.91	£0.12	-£0.66	-£2.28
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£6.85	£4.79	£2.73	£0.68	-£0.36	-£1.42	-£3.53
18	Urban high mixed-use town centre typology	121	£1.97	£8.92	£7.83	£6.74	£5.64	£5.10	£4.55	£3.46
19	Urban high mixed-use town centre typology	106	£2.25	£7.39	£6.44	£5.49	£4.53	£4.06	£3.58	£2.63
20	Urban high typology in previously low density area	308	£4.67	-£3.01	-£7.52	-£10.06	-£12.63	-£13.91	-£15.19	-£17.74
35	Ind & WH - stacked workshop & residential	22	£0.78	£1.28	£1.08	£0.88	£0.69	£0.59	£0.49	£0.29
36	Ind & WH - stacked warehouse & residential	75	£3.97	£4.78	£4.12	£3.46	£2.80	£2.47	£2.14	£1.46

Benchmark land value - undeveloped land										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	£1.72	£1.27	£0.82	£0.37	£0.15	-£0.08	-£0.53
2	Residential development in suburban area	10	£0.05	£0.43	£0.34	£0.24	£0.14	£0.09	£0.04	-£0.06
3	Residential development in suburban area, retail at ground floor	24	£0.06	£1.53	£1.30	£1.07	£0.84	£0.73	£0.61	£0.38
4	Residential development in suburban area	13	£0.02	£0.54	£0.42	£0.31	£0.19	£0.14	£0.08	-£0.04
5	Residential development in suburban area, retail at ground floor	22	£0.06	£2.08	£1.87	£1.65	£1.44	£1.34	£1.23	£1.02
6	Residential development in suburban area	19	£0.05	£0.72	£0.54	£0.36	£0.18	£0.09	-£0.00	-£0.19
7	Residential development in town centre	24	£0.05	£1.96	£1.73	£1.50	£1.27	£1.16	£1.04	£0.81
8	Residential development in suburban area	25	£0.07	£1.00	£0.78	£0.55	£0.32	£0.21	£0.10	-£0.13
9	Suburban medium family typology	235	£0.82	£20.44	£18.02	£15.59	£13.17	£11.96	£10.75	£8.33
10	Suburban medium family typology	369	£2.13	£27.78	£24.42	£21.06	£17.69	£16.01	£14.33	£10.97
11	Urban medium transitional typology	343	£1.97	£26.06	£22.90	£19.73	£16.56	£14.98	£13.39	£10.23
12	Urban medium riverside typology	235	£0.82	£8.36	£6.40	£4.42	£2.43	£1.44	£0.45	-£1.57
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£27.03	£20.63	£14.22	£7.79	£4.56	£1.32	-£5.27
14	Urban medium typology, providing additional open space	713	£2.62	£27.36	£21.34	£15.32	£9.31	£6.26	£3.24	-£2.90
15	Urban medium town centre mixed-use	31	£0.09	£2.05	£1.75	£1.45	£1.14	£0.99	£0.84	£0.54
16	Urban high density	186	£0.41	£5.61	£4.04	£2.47	£0.91	£0.12	-£0.66	-£2.28
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£6.85	£4.79	£2.73	£0.68	-£0.36	-£1.42	-£3.53
18	Urban high mixed-use town centre typology	121	£0.17	£8.92	£7.83	£6.74	£5.64	£5.10	£4.55	£3.46
19	Urban high mixed-use town centre typology	106	£0.19	£7.39	£6.44	£5.49	£4.53	£4.06	£3.58	£2.63
20	Urban high typology in previously low density area	308	£0.40	-£3.01	-£7.52	-£10.06	-£12.63	-£13.91	-£15.19	-£17.74
35	Ind & WH - stacked workshop & residential	22	£0.07	£1.28	£1.08	£0.88	£0.69	£0.59	£0.49	£0.29
36	Ind & WH - stacked warehouse & residential	75	£0.34	£4.78	£4.12	£3.46	£2.80	£2.47	£2.14	£1.46

Table 6.4.2: Viability of affordable housing requirements – private sales values £5,000 per sq m

Benchmark Land Value - Secondary Offices										
Site No	Description	No of units	BLV (£/m)	Residual land values (£/m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	£1.28	£0.87	£0.47	£0.06	-£0.14	-£0.35	-£0.76
2	Residential development in suburban area	10	£1.25	£0.34	£0.25	£0.16	£0.07	£0.03	-£0.01	-£0.16
3	Residential development in suburban area, retail at ground floor	24	£1.64	£1.31	£1.10	£0.89	£0.69	£0.58	£0.48	£0.27
4	Residential development in suburban area	13	£0.65	£0.43	£0.32	£0.22	£0.12	£0.06	£0.01	-£0.09
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.87	£1.68	£1.49	£1.30	£1.20	£1.11	£0.92
6	Residential development in suburban area	19	£1.42	£0.55	£0.38	£0.22	£0.05	-£0.03	-£0.11	-£0.28
7	Residential development in town centre	24	£1.46	£1.74	£1.53	£1.32	£1.11	£1.01	£0.91	£0.76
8	Residential development in suburban area	25	£1.92	£0.78	£0.58	£0.38	£0.17	£0.07	-£0.03	-£0.24
9	Suburban medium family typology	235	£22.36	£18.01	£15.83	£13.65	£11.47	£10.38	£9.29	£7.11
10	Suburban medium family typology	369	£58.32	£24.33	£21.31	£18.29	£15.27	£13.76	£12.25	£9.23
11	Urban medium transitional typology	343	£53.82	£22.81	£19.96	£17.12	£14.28	£12.86	£11.44	£8.59
12	Urban medium riverside typology	235	£22.43	£6.33	£4.55	£2.77	£0.99	£0.19	-£0.60	-£2.63
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£20.38	£14.64	£8.87	£3.07	£0.18	-£2.79	-£8.74
14	Urban medium typology, providing additional open space	713	£71.52	£21.14	£15.74	£10.35	£4.90	£2.18	-£0.55	-£6.14
15	Urban medium town centre mixed-use	31	£2.43	£1.76	£1.48	£1.21	£0.94	£0.60	£0.66	£0.39
16	Urban high density	186	£11.13	£3.99	£2.58	£1.17	-£0.24	-£0.96	-£1.66	-£3.13
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£4.72	£2.87	£1.03	-£0.84	-£1.79	-£2.73	-£4.64
18	Urban high mixed-use town centre typology	121	£4.65	£7.84	£6.86	£5.87	£4.88	£4.39	£3.90	£2.91
19	Urban high mixed-use town centre typology	106	£5.32	£6.45	£5.59	£4.73	£3.87	£3.44	£3.01	£2.15
20	Urban high typology in previously low density area	308	£11.05	-£7.67	-£9.96	-£12.24	-£14.53	-£15.67	-£16.81	-£19.10
35	Ind & WH - stacked workshop & residential	22	£1.84	£1.09	£0.91	£0.73	£0.55	£0.47	£0.38	£0.20
36	Ind & WH - stacked warehouse & residential	75	£9.39	£4.14	£3.54	£2.95	£2.35	£2.05	£1.75	£1.16

Benchmark land value - Secondary industrial										
Site No	Description	No of units	BLV (£/m)	Residual land values (£/m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	£1.28	£0.87	£0.47	£0.06	-£0.14	-£0.35	-£0.76
2	Residential development in suburban area	10	£0.53	£0.34	£0.25	£0.16	£0.07	£0.03	-£0.01	-£0.16
3	Residential development in suburban area, retail at ground floor	24	£0.69	£1.31	£1.10	£0.89	£0.69	£0.58	£0.48	£0.27
4	Residential development in suburban area	13	£0.27	£0.43	£0.32	£0.22	£0.12	£0.06	£0.01	-£0.09
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.87	£1.68	£1.49	£1.30	£1.20	£1.11	£0.92
6	Residential development in suburban area	19	£0.60	£0.55	£0.38	£0.22	£0.05	-£0.03	-£0.11	-£0.28
7	Residential development in town centre	24	£0.62	£1.74	£1.53	£1.32	£1.11	£1.01	£0.91	£0.76
8	Residential development in suburban area	25	£0.81	£0.78	£0.58	£0.38	£0.17	£0.07	-£0.03	-£0.24
9	Suburban medium family typology	235	£9.45	£18.01	£15.83	£13.65	£11.47	£10.38	£9.29	£7.11
10	Suburban medium family typology	369	£24.64	£24.33	£21.31	£18.29	£15.27	£13.76	£12.25	£9.23
11	Urban medium transitional typology	343	£22.74	£22.81	£19.96	£17.12	£14.28	£12.86	£11.44	£8.59
12	Urban medium riverside typology	235	£9.48	£6.33	£4.55	£2.77	£0.99	£0.19	-£0.60	-£2.63
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£20.38	£14.64	£8.87	£3.07	£0.18	-£2.79	-£8.74
14	Urban medium typology, providing additional open space	713	£30.22	£21.14	£15.74	£10.35	£4.90	£2.18	-£0.55	-£6.14
15	Urban medium town centre mixed-use	31	£1.03	£1.76	£1.48	£1.21	£0.94	£0.60	£0.66	£0.39
16	Urban high density	186	£4.70	£3.99	£2.58	£1.17	-£0.24	-£0.96	-£1.66	-£3.13
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£4.72	£2.87	£1.03	-£0.84	-£1.79	-£2.73	-£4.64
18	Urban high mixed-use town centre typology	121	£1.97	£7.84	£6.86	£5.87	£4.88	£4.39	£3.90	£2.91
19	Urban high mixed-use town centre typology	106	£2.25	£6.45	£5.59	£4.73	£3.87	£3.44	£3.01	£2.15
20	Urban high typology in previously low density area	308	£4.67	-£7.67	-£9.96	-£12.24	-£14.53	-£15.67	-£16.81	-£19.10
35	Ind & WH - stacked workshop & residential	22	£0.78	£1.09	£0.91	£0.73	£0.55	£0.47	£0.38	£0.20
36	Ind & WH - stacked warehouse & residential	75	£3.97	£4.14	£3.54	£2.95	£2.35	£2.05	£1.75	£1.16

Benchmark land value - undeveloped land										
Site No	Description	No of units	BLV (£/m)	Residual land values (£/m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	£1.28	£0.87	£0.47	£0.06	-£0.14	-£0.35	-£0.76
2	Residential development in suburban area	10	£0.05	£0.34	£0.25	£0.16	£0.07	£0.03	-£0.01	-£0.16
3	Residential development in suburban area, retail at ground floor	24	£0.06	£1.31	£1.10	£0.89	£0.69	£0.58	£0.48	£0.27
4	Residential development in suburban area	13	£0.02	£0.43	£0.32	£0.22	£0.12	£0.06	£0.01	-£0.09
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.87	£1.68	£1.49	£1.30	£1.20	£1.11	£0.92
6	Residential development in suburban area	19	£0.05	£0.55	£0.38	£0.22	£0.05	-£0.03	-£0.11	-£0.28
7	Residential development in town centre	24	£0.05	£1.74	£1.53	£1.32	£1.11	£1.01	£0.91	£0.76
8	Residential development in suburban area	25	£0.07	£0.78	£0.58	£0.38	£0.17	£0.07	-£0.03	-£0.24
9	Suburban medium family typology	235	£0.82	£18.01	£15.83	£13.65	£11.47	£10.38	£9.29	£7.11
10	Suburban medium family typology	369	£2.13	£24.33	£21.31	£18.29	£15.27	£13.76	£12.25	£9.23
11	Urban medium transitional typology	343	£1.97	£22.81	£19.96	£17.12	£14.28	£12.86	£11.44	£8.59
12	Urban medium riverside typology	235	£0.82	£6.33	£4.55	£2.77	£0.99	£0.19	-£0.60	-£2.63
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£20.38	£14.64	£8.87	£3.07	£0.18	-£2.79	-£8.74
14	Urban medium typology, providing additional open space	713	£2.62	£21.14	£15.74	£10.35	£4.90	£2.18	-£0.55	-£6.14
15	Urban medium town centre mixed-use	31	£0.09	£1.76	£1.48	£1.21	£0.94	£0.60	£0.66	£0.39
16	Urban high density	186	£0.41	£3.99	£2.58	£1.17	-£0.24	-£0.96	-£1.66	-£3.13
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£4.72	£2.87	£1.03	-£0.84	-£1.79	-£2.73	-£4.64
18	Urban high mixed-use town centre typology	121	£0.17	£7.84	£6.86	£5.87	£4.88	£4.39	£3.90	£2.91
19	Urban high mixed-use town centre typology	106	£0.19	£6.45	£5.59	£4.73	£3.87	£3.44	£3.01	£2.15
20	Urban high typology in previously low density area	308	£0.40	-£7.67	-£9.96	-£12.24	-£14.53	-£15.67	-£16.81	-£19.10
35	Ind & WH - stacked workshop & residential	22	£0.07	£1.09	£0.91	£0.73	£0.55	£0.47	£0.38	£0.20
36	Ind & WH - stacked warehouse & residential	75	£0.34	£4.14	£3.54	£2.95	£2.35	£2.05	£1.75	£1.16

Table 6.4.3: Viability of affordable housing requirements – private sales values £4,800 per sq m

Benchmark Land Value - Secondary Offices										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	£0.83	£0.47	£0.11	-£0.25	-£0.44	-£0.62	-£0.98
2	Residential development in suburban area	10	£1.25	£0.24	£0.17	£0.09	£0.01	-£0.03	-£0.07	-£0.15
3	Residential development in suburban area, retail at ground floor	24	£1.64	£1.09	£0.90	£0.72	£0.53	£0.44	£0.35	£0.18
4	Residential development in suburban area	13	£0.65	£0.32	£0.22	£0.13	£0.04	-£0.01	-£0.06	-£0.15
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.67	£1.50	£1.33	£1.16	£1.07	£0.99	£0.82
6	Residential development in suburban area	19	£1.42	£0.37	£0.22	£0.08	-£0.07	-£0.14	-£0.22	-£0.37
7	Residential development in town centre	24	£1.46	£1.51	£1.33	£1.14	£0.96	£0.87	£0.77	£0.59
8	Residential development in suburban area	25	£1.92	£0.56	£0.38	£0.20	£0.02	-£0.07	-£0.16	-£0.35
9	Suburban medium family typology	235	£22.36	£15.58	£13.64	£11.70	£9.77	£8.80	£7.83	£5.89
10	Suburban medium family typology	369	£58.32	£20.87	£18.19	£15.52	£12.84	£11.50	£10.16	£7.49
11	Urban medium transitional typology	343	£53.82	£19.55	£17.03	£14.51	£11.99	£10.73	£9.47	£6.95
12	Urban medium riverside typology	235	£22.43	£4.27	£2.70	£1.13	-£0.46	-£1.26	-£2.07	-£3.69
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£13.72	£8.60	£3.48	-£1.69	-£4.32	-£8.94	-£12.26
14	Urban medium typology, providing additional open space	713	£71.52	£14.92	£10.12	£5.31	£0.49	-£1.96	-£4.43	-£9.40
15	Urban medium town centre mixed-use	31	£2.43	£1.46	£1.22	£0.97	£0.73	£0.61	£0.49	£0.24
16	Urban high density	186	£11.13	£2.36	£1.12	-£0.13	-£1.41	-£2.05	-£2.66	-£3.98
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£2.59	£0.96	-£0.70	-£2.37	-£3.21	-£4.05	-£5.75
18	Urban high mixed-use town centre typology	121	£4.65	£6.76	£5.88	£5.00	£4.13	£3.69	£3.25	£2.37
19	Urban high mixed-use town centre typology	106	£5.32	£5.50	£4.74	£3.98	£3.21	£2.83	£2.45	£1.68
20	Urban high typology in previously low density area	308	£11.05	-£19.37	-£12.39	-£14.40	-£16.42	-£17.43	-£18.43	-£20.45
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.91	£0.74	£0.58	£0.42	£0.34	£0.26	£0.10
36	Ind & WH - stacked warehouse & residential	75	£9.39	£3.50	£2.96	£2.43	£1.90	£1.64	£1.37	£0.84

Benchmark land value - Secondary industrial										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	£0.83	£0.47	£0.11	-£0.25	-£0.44	-£0.62	-£0.98
2	Residential development in suburban area	10	£0.53	£0.24	£0.17	£0.09	£0.01	-£0.03	-£0.07	-£0.15
3	Residential development in suburban area, retail at ground floor	24	£0.69	£1.09	£0.90	£0.72	£0.53	£0.44	£0.35	£0.18
4	Residential development in suburban area	13	£0.27	£0.32	£0.22	£0.13	£0.04	-£0.01	-£0.06	-£0.15
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.67	£1.50	£1.33	£1.16	£1.07	£0.99	£0.82
6	Residential development in suburban area	19	£0.60	£0.37	£0.22	£0.08	-£0.07	-£0.14	-£0.22	-£0.37
7	Residential development in town centre	24	£0.62	£1.51	£1.33	£1.14	£0.96	£0.87	£0.77	£0.59
8	Residential development in suburban area	25	£0.81	£0.56	£0.38	£0.20	£0.02	-£0.07	-£0.16	-£0.35
9	Suburban medium family typology	235	£9.45	£15.58	£13.64	£11.70	£9.77	£8.80	£7.83	£5.89
10	Suburban medium family typology	369	£24.64	£20.87	£18.19	£15.52	£12.84	£11.50	£10.16	£7.49
11	Urban medium transitional typology	343	£22.74	£19.55	£17.03	£14.51	£11.99	£10.73	£9.47	£6.95
12	Urban medium riverside typology	235	£9.48	£4.27	£2.70	£1.13	-£0.46	-£1.26	-£2.07	-£3.69
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£13.72	£8.60	£3.48	-£1.69	-£4.32	-£8.94	-£12.26
14	Urban medium typology, providing additional open space	713	£30.22	£14.92	£10.12	£5.31	£0.49	-£1.96	-£4.43	-£9.40
15	Urban medium town centre mixed-use	31	£1.03	£1.46	£1.22	£0.97	£0.73	£0.61	£0.49	£0.24
16	Urban high density	186	£4.70	£2.36	£1.12	-£0.13	-£1.41	-£2.05	-£2.66	-£3.98
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£2.59	£0.96	-£0.70	-£2.37	-£3.21	-£4.05	-£5.75
18	Urban high mixed-use town centre typology	121	£1.97	£6.76	£5.88	£5.00	£4.13	£3.69	£3.25	£2.37
19	Urban high mixed-use town centre typology	106	£2.25	£5.50	£4.74	£3.98	£3.21	£2.83	£2.45	£1.68
20	Urban high typology in previously low density area	308	£4.67	-£19.37	-£12.39	-£14.40	-£16.42	-£17.43	-£18.43	-£20.45
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.91	£0.74	£0.58	£0.42	£0.34	£0.26	£0.10
36	Ind & WH - stacked warehouse & residential	75	£3.97	£3.50	£2.96	£2.43	£1.90	£1.64	£1.37	£0.84

Benchmark land value - undeveloped land										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	£0.83	£0.47	£0.11	-£0.25	-£0.44	-£0.62	-£0.98
2	Residential development in suburban area	10	£0.05	£0.24	£0.17	£0.09	£0.01	-£0.03	-£0.07	-£0.15
3	Residential development in suburban area, retail at ground floor	24	£0.06	£1.09	£0.90	£0.72	£0.53	£0.44	£0.35	£0.18
4	Residential development in suburban area	13	£0.02	£0.32	£0.22	£0.13	£0.04	-£0.01	-£0.06	-£0.15
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.67	£1.50	£1.33	£1.16	£1.07	£0.99	£0.82
6	Residential development in suburban area	19	£0.05	£0.37	£0.22	£0.08	-£0.07	-£0.14	-£0.22	-£0.37
7	Residential development in town centre	24	£0.05	£1.51	£1.33	£1.14	£0.96	£0.87	£0.77	£0.59
8	Residential development in suburban area	25	£0.07	£0.56	£0.38	£0.20	£0.02	-£0.07	-£0.16	-£0.35
9	Suburban medium family typology	235	£0.82	£15.58	£13.64	£11.70	£9.77	£8.80	£7.83	£5.89
10	Suburban medium family typology	369	£2.13	£20.87	£18.19	£15.52	£12.84	£11.50	£10.16	£7.49
11	Urban medium transitional typology	343	£1.97	£19.55	£17.03	£14.51	£11.99	£10.73	£9.47	£6.95
12	Urban medium riverside typology	235	£0.82	£4.27	£2.70	£1.13	-£0.46	-£1.26	-£2.07	-£3.69
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£13.72	£8.60	£3.48	-£1.69	-£4.32	-£8.94	-£12.26
14	Urban medium typology, providing additional open space	713	£2.62	£14.92	£10.12	£5.31	£0.49	-£1.96	-£4.43	-£9.40
15	Urban medium town centre mixed-use	31	£0.09	£1.46	£1.22	£0.97	£0.73	£0.61	£0.49	£0.24
16	Urban high density	186	£0.41	£2.36	£1.12	-£0.13	-£1.41	-£2.05	-£2.66	-£3.98
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£2.59	£0.96	-£0.70	-£2.37	-£3.21	-£4.05	-£5.75
18	Urban high mixed-use town centre typology	121	£0.17	£6.76	£5.88	£5.00	£4.13	£3.69	£3.25	£2.37
19	Urban high mixed-use town centre typology	106	£0.19	£5.50	£4.74	£3.98	£3.21	£2.83	£2.45	£1.68
20	Urban high typology in previously low density area	308	£0.40	-£19.37	-£12.39	-£14.40	-£16.42	-£17.43	-£18.43	-£20.45
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.91	£0.74	£0.58	£0.42	£0.34	£0.26	£0.10
36	Ind & WH - stacked warehouse & residential	75	£0.34	£3.50	£2.96	£2.43	£1.90	£1.64	£1.37	£0.84

Table 6.4.4: Viability of affordable housing requirements – private sales values £4,600 per sq m

Benchmark Land Value - Secondary Offices										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	£0.39	£0.07	-£0.25	-£0.57	-£0.73	-£0.89	-£1.21
2	Residential development in suburban area	10	£1.25	£0.15	£0.08	£0.01	-£0.06	-£0.10	-£0.13	-£0.26
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.86	£0.70	£0.54	£0.37	£0.29	£0.21	£0.05
4	Residential development in suburban area	13	£0.65	£0.20	£0.12	£0.04	-£0.04	-£0.08	-£0.12	-£0.21
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.46	£1.31	£1.16	£1.01	£0.94	£0.86	£0.71
6	Residential development in suburban area	19	£1.42	£0.19	£0.06	-£0.06	-£0.19	-£0.26	-£0.33	-£0.46
7	Residential development in town centre	24	£1.46	£1.29	£1.13	£0.97	£0.80	£0.72	£0.64	£0.48
8	Residential development in suburban area	25	£1.92	£0.35	£0.19	£0.03	-£0.14	-£0.22	-£0.30	-£0.46
9	Suburban medium family typology	235	£22.36	£13.13	£11.43	£9.74	£8.05	£7.20	£6.35	£4.66
10	Suburban medium family typology	369	£58.32	£17.37	£15.05	£12.72	£10.39	£9.23	£8.07	£5.74
11	Urban medium transitional typology	343	£53.82	£16.26	£14.07	£11.87	£9.68	£8.59	£7.49	£5.30
12	Urban medium riverside typology	235	£22.43	£2.22	£0.85	-£0.53	-£1.94	-£2.64	-£3.34	-£4.78
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£6.96	£2.53	-£1.96	-£6.54	-£8.83	-£11.14	-£15.61
14	Urban medium typology, providing additional open space	713	£71.52	£8.63	£4.45	£0.26	-£4.03	-£6.16	-£8.33	-£12.69
15	Urban medium town centre mixed-use	31	£2.43	£1.17	£0.95	£0.74	£0.52	£0.42	£0.31	£0.10
16	Urban high density	186	£11.13	£0.74	-£0.36	-£1.47	-£2.58	-£3.13	-£3.70	-£4.83
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£0.45	-£1.00	-£2.45	-£3.91	-£4.64	-£5.39	-£6.87
18	Urban high mixed-use town centre typology	121	£4.65	£5.68	£4.91	£4.14	£3.37	£2.96	£2.60	£1.83
19	Urban high mixed-use town centre typology	106	£5.32	£4.56	£3.89	£3.22	£2.55	£2.21	£1.88	£1.21
20	Urban high typology in previously low density area	308	£11.05	-£13.06	-£14.62	-£16.57	-£18.31	-£19.16	-£20.06	-£21.86
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.72	£0.58	£0.43	£0.29	£0.22	£0.15	£0.01
36	Ind & WH - stacked warehouse & residential	75	£9.39	£2.86	£2.39	£1.92	£1.45	£1.22	£0.96	£0.52

Benchmark land value - Secondary industrial										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	£0.39	£0.07	-£0.25	-£0.57	-£0.73	-£0.89	-£1.21
2	Residential development in suburban area	10	£0.53	£0.15	£0.08	£0.01	-£0.06	-£0.10	-£0.13	-£0.26
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.86	£0.70	£0.54	£0.37	£0.29	£0.21	£0.05
4	Residential development in suburban area	13	£0.27	£0.20	£0.12	£0.04	-£0.04	-£0.08	-£0.12	-£0.21
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.46	£1.31	£1.16	£1.01	£0.94	£0.86	£0.71
6	Residential development in suburban area	19	£0.60	£0.19	£0.06	-£0.06	-£0.19	-£0.26	-£0.33	-£0.46
7	Residential development in town centre	24	£0.62	£1.29	£1.13	£0.97	£0.80	£0.72	£0.64	£0.48
8	Residential development in suburban area	25	£0.81	£0.35	£0.19	£0.03	-£0.14	-£0.22	-£0.30	-£0.46
9	Suburban medium family typology	235	£9.45	£13.13	£11.43	£9.74	£8.05	£7.20	£6.35	£4.66
10	Suburban medium family typology	369	£24.64	£17.37	£15.05	£12.72	£10.39	£9.23	£8.07	£5.74
11	Urban medium transitional typology	343	£22.74	£16.26	£14.07	£11.87	£9.68	£8.59	£7.49	£5.30
12	Urban medium riverside typology	235	£9.48	£2.22	£0.85	-£0.53	-£1.94	-£2.64	-£3.34	-£4.78
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£6.96	£2.53	-£1.96	-£6.54	-£8.83	-£11.14	-£15.61
14	Urban medium typology, providing additional open space	713	£30.22	£8.63	£4.45	£0.26	-£4.03	-£6.16	-£8.33	-£12.69
15	Urban medium town centre mixed-use	31	£1.03	£1.17	£0.95	£0.74	£0.52	£0.42	£0.31	£0.10
16	Urban high density	186	£4.70	£0.74	-£0.36	-£1.47	-£2.58	-£3.13	-£3.70	-£4.83
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£0.45	-£1.00	-£2.45	-£3.91	-£4.64	-£5.39	-£6.87
18	Urban high mixed-use town centre typology	121	£1.97	£5.68	£4.91	£4.14	£3.37	£2.96	£2.60	£1.83
19	Urban high mixed-use town centre typology	106	£2.25	£4.56	£3.89	£3.22	£2.55	£2.21	£1.88	£1.21
20	Urban high typology in previously low density area	308	£4.67	-£13.06	-£14.62	-£16.57	-£18.31	-£19.16	-£20.06	-£21.86
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.72	£0.58	£0.43	£0.29	£0.22	£0.15	£0.01
36	Ind & WH - stacked warehouse & residential	75	£3.97	£2.86	£2.39	£1.92	£1.45	£1.22	£0.96	£0.52

Benchmark land value - undeveloped land										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	£0.39	£0.07	-£0.25	-£0.57	-£0.73	-£0.89	-£1.21
2	Residential development in suburban area	10	£0.05	£0.15	£0.08	£0.01	-£0.06	-£0.10	-£0.13	-£0.26
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.86	£0.70	£0.54	£0.37	£0.29	£0.21	£0.05
4	Residential development in suburban area	13	£0.02	£0.20	£0.12	£0.04	-£0.04	-£0.08	-£0.12	-£0.21
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.46	£1.31	£1.16	£1.01	£0.94	£0.86	£0.71
6	Residential development in suburban area	19	£0.05	£0.19	£0.06	-£0.06	-£0.19	-£0.26	-£0.33	-£0.46
7	Residential development in town centre	24	£0.05	£1.29	£1.13	£0.97	£0.80	£0.72	£0.64	£0.48
8	Residential development in suburban area	25	£0.07	£0.35	£0.19	£0.03	-£0.14	-£0.22	-£0.30	-£0.46
9	Suburban medium family typology	235	£0.82	£13.13	£11.43	£9.74	£8.05	£7.20	£6.35	£4.66
10	Suburban medium family typology	369	£2.13	£17.37	£15.05	£12.72	£10.39	£9.23	£8.07	£5.74
11	Urban medium transitional typology	343	£1.97	£16.26	£14.07	£11.87	£9.68	£8.59	£7.49	£5.30
12	Urban medium riverside typology	235	£0.82	£2.22	£0.85	-£0.53	-£1.94	-£2.64	-£3.34	-£4.78
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£6.96	£2.53	-£1.96	-£6.54	-£8.83	-£11.14	-£15.61
14	Urban medium typology, providing additional open space	713	£2.62	£8.63	£4.45	£0.26	-£4.03	-£6.16	-£8.33	-£12.69
15	Urban medium town centre mixed-use	31	£0.09	£1.17	£0.95	£0.74	£0.52	£0.42	£0.31	£0.10
16	Urban high density	186	£0.41	£0.74	-£0.36	-£1.47	-£2.58	-£3.13	-£3.70	-£4.83
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£0.45	-£1.00	-£2.45	-£3.91	-£4.64	-£5.39	-£6.87
18	Urban high mixed-use town centre typology	121	£0.17	£5.68	£4.91	£4.14	£3.37	£2.96	£2.60	£1.83
19	Urban high mixed-use town centre typology	106	£0.19	£4.56	£3.89	£3.22	£2.55	£2.21	£1.88	£1.21
20	Urban high typology in previously low density area	308	£0.40	-£13.06	-£14.62	-£16.57	-£18.31	-£19.16	-£20.06	-£21.86
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.72	£0.58	£0.43	£0.29	£0.22	£0.15	£0.01
36	Ind & WH - stacked warehouse & residential	75	£0.34	£2.86	£2.39	£1.92	£1.45	£1.22	£0.96	£0.52

Table 6.4.5: Viability of affordable housing requirements – private sales values £4,400 per sq m

Benchmark Land Value - Secondary Offices										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	-£0.06	-£0.33	-£0.61	-£0.88	-£1.02	-£1.16	-£1.44
2	Residential development in suburban area	10	£1.25	£0.05	-£0.01	-£0.07	-£0.13	-£0.16	-£0.19	-£0.25
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.64	£0.50	£0.36	£0.22	£0.15	£0.08	-£0.06
4	Residential development in suburban area	13	£0.65	£0.09	£0.02	-£0.05	-£0.12	-£0.16	-£0.19	-£0.26
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.26	£1.13	£1.00	£0.87	£0.80	£0.74	£0.61
6	Residential development in suburban area	19	£1.42	£0.02	-£0.09	-£0.21	-£0.32	-£0.36	-£0.43	-£0.54
7	Residential development in town centre	24	£1.46	£1.07	£0.93	£0.79	£0.65	£0.58	£0.51	£0.36
8	Residential development in suburban area	25	£1.92	£0.13	-£0.01	-£0.15	-£0.29	-£0.36	-£0.43	-£0.57
9	Suburban medium family typology	235	£22.36	£10.67	£9.22	£7.76	£6.33	£5.60	£4.68	£3.43
10	Suburban medium family typology	369	£58.32	£13.66	£11.90	£9.93	£7.94	£6.95	£5.96	£3.96
11	Urban medium transitional typology	343	£53.82	£12.96	£11.10	£9.24	£7.37	£6.44	£5.51	£3.64
12	Urban medium riverside typology	235	£22.43	£0.16	-£1.03	-£2.22	-£3.42	-£4.02	-£4.62	-£5.83
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£0.21	-£3.65	-£7.52	-£11.44	-£13.40	-£15.37	-£19.38
14	Urban medium typology, providing additional open space	713	£71.52	£2.33	-£1.28	-£4.92	-£8.58	-£10.43	-£12.28	-£16.03
15	Urban medium town centre mixed-use	31	£2.43	£0.88	£0.69	£0.50	£0.32	£0.23	£0.13	-£0.05
16	Urban high density	186	£11.13	-£0.92	-£1.86	-£2.81	-£3.76	-£4.24	-£4.72	-£5.68
17	Urban high density mixed-use riverside with underground car park	244	£13.15	-£1.73	-£2.97	-£4.20	-£5.46	-£6.09	-£6.72	-£7.96
18	Urban high mixed-use town centre typology	121	£4.65	£4.59	£3.93	£3.27	£2.61	£2.28	£1.95	£1.28
19	Urban high mixed-use town centre typology	106	£5.32	£3.62	£3.04	£2.46	£1.88	£1.59	£1.31	£0.73
20	Urban high typology in previously low density area	308	£11.05	-£15.76	-£17.26	-£18.73	-£20.20	-£20.94	-£21.68	-£23.15
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.53	£0.41	£0.28	£0.16	£0.10	£0.04	-£0.09
36	Ind & WH - stacked warehouse & residential	75	£9.39	£2.21	£1.81	£1.41	£1.00	£0.80	£0.60	£0.20

Benchmark land value - Secondary industrial										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	-£0.06	-£0.33	-£0.61	-£0.88	-£1.02	-£1.16	-£1.44
2	Residential development in suburban area	10	£0.53	£0.05	-£0.01	-£0.07	-£0.13	-£0.16	-£0.19	-£0.25
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.64	£0.50	£0.36	£0.22	£0.15	£0.08	-£0.06
4	Residential development in suburban area	13	£0.27	£0.09	£0.02	-£0.05	-£0.12	-£0.16	-£0.19	-£0.26
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.26	£1.13	£1.00	£0.87	£0.80	£0.74	£0.61
6	Residential development in suburban area	19	£0.60	£0.02	-£0.09	-£0.21	-£0.32	-£0.36	-£0.43	-£0.54
7	Residential development in town centre	24	£0.62	£1.07	£0.93	£0.79	£0.65	£0.58	£0.51	£0.36
8	Residential development in suburban area	25	£0.81	£0.13	-£0.01	-£0.15	-£0.29	-£0.36	-£0.43	-£0.57
9	Suburban medium family typology	235	£9.45	£10.67	£9.22	£7.76	£6.33	£5.60	£4.68	£3.43
10	Suburban medium family typology	369	£24.64	£13.66	£11.90	£9.93	£7.94	£6.95	£5.96	£3.96
11	Urban medium transitional typology	343	£22.74	£12.96	£11.10	£9.24	£7.37	£6.44	£5.51	£3.64
12	Urban medium riverside typology	235	£9.48	£0.16	-£1.03	-£2.22	-£3.42	-£4.02	-£4.62	-£5.83
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£0.21	-£3.65	-£7.52	-£11.44	-£13.40	-£15.37	-£19.38
14	Urban medium typology, providing additional open space	713	£30.22	£2.33	-£1.28	-£4.92	-£8.58	-£10.43	-£12.28	-£16.03
15	Urban medium town centre mixed-use	31	£1.03	£0.88	£0.69	£0.50	£0.32	£0.23	£0.13	-£0.05
16	Urban high density	186	£4.70	-£0.92	-£1.86	-£2.81	-£3.76	-£4.24	-£4.72	-£5.68
17	Urban high density mixed-use riverside with underground car park	244	£5.56	-£1.73	-£2.97	-£4.20	-£5.46	-£6.09	-£6.72	-£7.96
18	Urban high mixed-use town centre typology	121	£1.97	£4.59	£3.93	£3.27	£2.61	£2.28	£1.95	£1.28
19	Urban high mixed-use town centre typology	106	£2.25	£3.62	£3.04	£2.46	£1.88	£1.59	£1.31	£0.73
20	Urban high typology in previously low density area	308	£4.67	-£15.76	-£17.26	-£18.73	-£20.20	-£20.94	-£21.68	-£23.15
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.53	£0.41	£0.28	£0.16	£0.10	£0.04	-£0.09
36	Ind & WH - stacked warehouse & residential	75	£3.97	£2.21	£1.81	£1.41	£1.00	£0.80	£0.60	£0.20

Benchmark land value - undeveloped land										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	-£0.06	-£0.33	-£0.61	-£0.88	-£1.02	-£1.16	-£1.44
2	Residential development in suburban area	10	£0.05	£0.05	-£0.01	-£0.07	-£0.13	-£0.16	-£0.19	-£0.25
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.64	£0.50	£0.36	£0.22	£0.15	£0.08	-£0.06
4	Residential development in suburban area	13	£0.02	£0.09	£0.02	-£0.05	-£0.12	-£0.16	-£0.19	-£0.26
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.26	£1.13	£1.00	£0.87	£0.80	£0.74	£0.61
6	Residential development in suburban area	19	£0.05	£0.02	-£0.09	-£0.21	-£0.32	-£0.36	-£0.43	-£0.54
7	Residential development in town centre	24	£0.05	£1.07	£0.93	£0.79	£0.65	£0.58	£0.51	£0.36
8	Residential development in suburban area	25	£0.07	£0.13	-£0.01	-£0.15	-£0.29	-£0.36	-£0.43	-£0.57
9	Suburban medium family typology	235	£0.82	£10.67	£9.22	£7.76	£6.33	£5.60	£4.68	£3.43
10	Suburban medium family typology	369	£2.13	£13.66	£11.90	£9.93	£7.94	£6.95	£5.96	£3.96
11	Urban medium transitional typology	343	£1.97	£12.96	£11.10	£9.24	£7.37	£6.44	£5.51	£3.64
12	Urban medium riverside typology	235	£0.82	£0.16	-£1.03	-£2.22	-£3.42	-£4.02	-£4.62	-£5.83
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£0.21	-£3.65	-£7.52	-£11.44	-£13.40	-£15.37	-£19.38
14	Urban medium typology, providing additional open space	713	£2.62	£2.33	-£1.28	-£4.92	-£8.58	-£10.43	-£12.28	-£16.03
15	Urban medium town centre mixed-use	31	£0.09	£0.88	£0.69	£0.50	£0.32	£0.23	£0.13	-£0.05
16	Urban high density	186	£0.41	-£0.92	-£1.86	-£2.81	-£3.76	-£4.24	-£4.72	-£5.68
17	Urban high density mixed-use riverside with underground car park	244	£0.48	-£1.73	-£2.97	-£4.20	-£5.46	-£6.09	-£6.72	-£7.96
18	Urban high mixed-use town centre typology	121	£0.17	£4.59	£3.93	£3.27	£2.61	£2.28	£1.95	£1.28
19	Urban high mixed-use town centre typology	106	£0.19	£3.62	£3.04	£2.46	£1.88	£1.59	£1.31	£0.73
20	Urban high typology in previously low density area	308	£0.40	-£15.76	-£17.26	-£18.73	-£20.20	-£20.94	-£21.68	-£23.15
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.53	£0.41	£0.28	£0.16	£0.10	£0.04	-£0.09
36	Ind & WH - stacked warehouse & residential	75	£0.34	£2.21	£1.81	£1.41	£1.00	£0.80	£0.60	£0.20

Table 6.4.6: Viability of affordable housing requirements – private sales values £4,200 per sq m
Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	-£0.42	-£0.66	-£0.90	-£1.14	-£1.26	-£1.38	-£1.51
2	Residential development in suburban area	10	£1.25	-£0.02	-£0.08	-£0.15	-£0.18	-£0.21	-£0.23	-£0.26
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.46	£0.34	£0.22	£0.09	£0.03	-£0.03	-£0.10
4	Residential development in suburban area	13	£0.65	£0.00	-£0.06	-£0.12	-£0.18	-£0.22	-£0.25	-£0.31
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.09	£0.98	£0.87	£0.75	£0.70	£0.64	£0.53
6	Residential development in suburban area	19	£1.42	-£0.13	-£0.22	-£0.32	-£0.42	-£0.47	-£0.52	-£0.59
7	Residential development in town centre	24	£1.46	£0.89	£0.77	£0.64	£0.52	£0.46	£0.40	£0.27
8	Residential development in suburban area	25	£1.92	-£0.05	-£0.17	-£0.29	-£0.42	-£0.46	-£0.54	-£0.66
9	Suburban medium family typology	235	£22.36	£8.64	£7.40	£6.15	£4.91	£4.29	£3.66	£2.42
10	Suburban medium family typology	369	£58.32	£11.00	£9.30	£7.61	£5.92	£5.07	£4.22	£2.53
11	Urban medium transitional typology	343	£53.82	£10.25	£8.65	£7.06	£5.46	£4.67	£3.87	£2.28
12	Urban medium riverside typology	235	£22.43	-£1.53	-£2.55	-£3.57	-£4.61	-£5.13	-£5.65	-£6.69
13	Urban medium buffer typology with green and blue spaces	798	£62.72	-£5.27	-£8.59	-£11.96	-£15.33	-£17.05	-£18.77	-£22.21
14	Urban medium typology, providing additional open space	713	£71.52	-£2.80	-£5.93	-£9.06	-£12.25	-£13.84	-£15.46	-£18.70
15	Urban medium town centre mixed-use	31	£2.43	£0.64	£0.48	£0.31	£0.15	£0.07	-£0.01	-£0.17
16	Urban high density	186	£11.13	-£2.25	-£3.06	-£3.86	-£4.71	-£5.12	-£5.53	-£6.35
17	Urban high density mixed-use riverside with underground car park	244	£13.15	-£3.48	-£4.55	-£5.63	-£6.71	-£7.25	-£7.79	-£8.87
18	Urban high mixed-use town centre typology	121	£4.65	£3.72	£3.14	£2.57	£2.00	£1.71	£1.42	£0.85
19	Urban high mixed-use town centre typology	106	£5.32	£2.85	£2.35	£1.85	£1.35	£1.10	£0.85	£0.34
20	Urban high typology in previously low density area	308	£11.05	-£17.93	-£19.19	-£20.45	-£21.71	-£22.34	-£22.97	-£24.23
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.38	£0.27	£0.16	£0.05	-£0.00	-£0.05	-£0.10
36	Ind & WH - stacked warehouse & residential	75	£9.39	£1.70	£1.34	£0.99	£0.64	£0.47	£0.29	-£0.07

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	-£0.42	-£0.66	-£0.90	-£1.14	-£1.26	-£1.38	-£1.51
2	Residential development in suburban area	10	£0.53	-£0.02	-£0.08	-£0.15	-£0.18	-£0.21	-£0.23	-£0.26
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.46	£0.34	£0.22	£0.09	£0.03	-£0.03	-£0.10
4	Residential development in suburban area	13	£0.27	£0.00	-£0.06	-£0.12	-£0.18	-£0.22	-£0.25	-£0.31
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.09	£0.98	£0.87	£0.75	£0.70	£0.64	£0.53
6	Residential development in suburban area	19	£0.60	-£0.13	-£0.22	-£0.32	-£0.42	-£0.47	-£0.52	-£0.62
7	Residential development in town centre	24	£0.62	£0.89	£0.77	£0.64	£0.52	£0.46	£0.40	£0.27
8	Residential development in suburban area	25	£0.81	-£0.05	-£0.17	-£0.29	-£0.42	-£0.46	-£0.54	-£0.66
9	Suburban medium family typology	235	£9.45	£8.64	£7.40	£6.15	£4.91	£4.29	£3.66	£2.42
10	Suburban medium family typology	369	£24.64	£11.00	£9.30	£7.61	£5.92	£5.07	£4.22	£2.53
11	Urban medium transitional typology	343	£22.74	£10.25	£8.65	£7.06	£5.46	£4.67	£3.87	£2.28
12	Urban medium riverside typology	235	£9.48	-£1.53	-£2.55	-£3.57	-£4.61	-£5.13	-£5.65	-£6.69
13	Urban medium buffer typology with green and blue spaces	798	£26.50	-£5.27	-£8.59	-£11.96	-£15.33	-£17.05	-£18.77	-£22.21
14	Urban medium typology, providing additional open space	713	£30.22	-£2.80	-£5.93	-£9.06	-£12.25	-£13.84	-£15.46	-£18.70
15	Urban medium town centre mixed-use	31	£1.03	£0.64	£0.48	£0.31	£0.15	£0.07	-£0.01	-£0.17
16	Urban high density	186	£4.70	-£2.25	-£3.06	-£3.86	-£4.71	-£5.12	-£5.53	-£6.35
17	Urban high density mixed-use riverside with underground car park	244	£5.56	-£3.48	-£4.55	-£5.63	-£6.71	-£7.25	-£7.79	-£8.87
18	Urban high mixed-use town centre typology	121	£1.97	£3.72	£3.14	£2.57	£2.00	£1.71	£1.42	£0.85
19	Urban high mixed-use town centre typology	106	£2.25	£2.85	£2.35	£1.85	£1.35	£1.10	£0.85	£0.34
20	Urban high typology in previously low density area	308	£4.67	-£17.93	-£19.19	-£20.45	-£21.71	-£22.34	-£22.97	-£24.23
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.38	£0.27	£0.16	£0.05	-£0.00	-£0.05	-£0.10
36	Ind & WH - stacked warehouse & residential	75	£3.97	£1.70	£1.34	£0.99	£0.64	£0.47	£0.29	-£0.07

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	-£0.42	-£0.66	-£0.90	-£1.14	-£1.26	-£1.38	-£1.51
2	Residential development in suburban area	10	£0.05	-£0.02	-£0.08	-£0.15	-£0.18	-£0.21	-£0.23	-£0.26
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.46	£0.34	£0.22	£0.09	£0.03	-£0.03	-£0.10
4	Residential development in suburban area	13	£0.02	£0.00	-£0.06	-£0.12	-£0.18	-£0.22	-£0.25	-£0.31
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.09	£0.98	£0.87	£0.75	£0.70	£0.64	£0.53
6	Residential development in suburban area	19	£0.05	-£0.13	-£0.22	-£0.32	-£0.42	-£0.47	-£0.52	-£0.62
7	Residential development in town centre	24	£0.05	£0.89	£0.77	£0.64	£0.52	£0.46	£0.40	£0.27
8	Residential development in suburban area	25	£0.07	-£0.05	-£0.17	-£0.29	-£0.42	-£0.46	-£0.54	-£0.66
9	Suburban medium family typology	235	£0.82	£8.64	£7.40	£6.15	£4.91	£4.29	£3.66	£2.42
10	Suburban medium family typology	369	£2.13	£11.00	£9.30	£7.61	£5.92	£5.07	£4.22	£2.53
11	Urban medium transitional typology	343	£1.97	£10.25	£8.65	£7.06	£5.46	£4.67	£3.87	£2.28
12	Urban medium riverside typology	235	£0.82	-£1.53	-£2.55	-£3.57	-£4.61	-£5.13	-£5.65	-£6.69
13	Urban medium buffer typology with green and blue spaces	798	£2.29	-£5.27	-£8.59	-£11.96	-£15.33	-£17.05	-£18.77	-£22.21
14	Urban medium typology, providing additional open space	713	£2.62	-£2.80	-£5.93	-£9.06	-£12.25	-£13.84	-£15.46	-£18.70
15	Urban medium town centre mixed-use	31	£0.09	£0.64	£0.48	£0.31	£0.15	£0.07	-£0.01	-£0.17
16	Urban high density	186	£0.41	-£2.25	-£3.06	-£3.86	-£4.71	-£5.12	-£5.53	-£6.35
17	Urban high density mixed-use riverside with underground car park	244	£0.48	-£3.48	-£4.55	-£5.63	-£6.71	-£7.25	-£7.79	-£8.87
18	Urban high mixed-use town centre typology	121	£0.17	£3.72	£3.14	£2.57	£2.00	£1.71	£1.42	£0.85
19	Urban high mixed-use town centre typology	106	£0.19	£2.85	£2.35	£1.85	£1.35	£1.10	£0.85	£0.34
20	Urban high typology in previously low density area	308	£0.40	-£17.93	-£19.19	-£20.45	-£21.71	-£22.34	-£22.97	-£24.23
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.38	£0.27	£0.16	£0.05	-£0.00	-£0.05	-£0.10
36	Ind & WH - stacked warehouse & residential	75	£0.34	£1.70	£1.34	£0.99	£0.64	£0.47	£0.29	-£0.07

Table 6.4.7: Viability of affordable housing requirements – private sales values £4,000 per sq m
Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£/m)	Residual land values (£/m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	-£0.87	-£1.07	-£1.26	-£1.45	-£1.55	-£1.65	-£1.84
2	Residential development in suburban area	10	£1.25	-£0.12	-£0.16	-£0.21	-£0.25	-£0.27	-£0.29	-£0.34
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.24	£0.14	£0.04	-£0.06	-£0.12	-£0.17	-£0.27
4	Residential development in suburban area	13	£0.65	-£0.11	-£0.16	-£0.21	-£0.26	-£0.29	-£0.32	-£0.37
5	Residential development in suburban area, retail at ground floor	22	£1.62	£0.89	£0.79	£0.70	£0.61	£0.56	£0.52	£0.43
6	Residential development in suburban area	19	£1.42	-£0.30	-£0.38	-£0.47	-£0.55	-£0.59	-£0.63	-£0.71
7	Residential development in town centre	24	£1.46	£0.67	£0.56	£0.46	£0.36	£0.31	£0.26	£0.16
8	Residential development in suburban area	25	£1.92	-£0.27	-£0.37	-£0.47	-£0.57	-£0.62	-£0.67	-£0.77
9	Suburban medium family typology	235	£22.36	£8.18	£5.18	£4.18	£3.18	£2.68	£2.18	£1.18
10	Suburban medium family typology	369	£58.32	£7.46	£6.12	£4.78	£3.44	£2.77	£2.09	£0.75
11	Urban medium transitional typology	343	£53.82	£6.92	£5.65	£4.39	£3.13	£2.50	£1.86	£0.60
12	Urban medium riverside typology	235	£22.43	-£3.64	-£4.46	-£5.28	-£6.11	-£6.52	-£6.94	-£7.76
13	Urban medium buffer typology with green and blue spaces	798	£62.72	-£12.25	-£14.92	-£17.61	-£20.33	-£21.70	-£23.06	-£25.78
14	Urban medium typology, providing additional open space	713	£71.52	-£9.30	-£11.82	-£14.34	-£16.90	-£18.18	-£19.47	-£22.04
15	Urban medium town centre mixed-use	31	£2.43	£0.34	£0.21	£0.06	-£0.05	-£0.12	-£0.19	-£0.32
16	Urban high density	186	£11.13	-£3.93	-£4.59	-£5.24	-£5.89	-£6.22	-£6.55	-£7.20
17	Urban high density mixed-use riverside with underground car park	244	£13.15	-£5.69	-£6.55	-£7.41	-£8.26	-£8.69	-£9.12	-£9.96
18	Urban high mixed-use town centre typology	121	£4.65	£2.62	£2.16	£1.69	£1.23	£1.00	£0.76	£0.30
19	Urban high mixed-use town centre typology	106	£5.32	£1.90	£1.49	£1.06	£0.68	£0.46	£0.27	-£0.13
20	Urban high typology in previously low density area	308	£11.05	-£20.84	-£21.63	-£22.61	-£23.60	-£24.10	-£24.59	-£25.58
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.19	£0.10	£0.01	-£0.08	-£0.12	-£0.17	-£0.26
36	Ind & WH - stacked warehouse & residential	75	£9.39	£1.06	£0.77	£0.48	£0.19	£0.04	-£0.10	-£0.40

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£/m)	Residual land values (£/m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	-£0.87	-£1.07	-£1.26	-£1.45	-£1.55	-£1.65	-£1.84
2	Residential development in suburban area	10	£0.53	-£0.12	-£0.16	-£0.21	-£0.25	-£0.27	-£0.29	-£0.34
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.24	£0.14	£0.04	-£0.06	-£0.12	-£0.17	-£0.27
4	Residential development in suburban area	13	£0.27	-£0.11	-£0.16	-£0.21	-£0.26	-£0.29	-£0.32	-£0.37
5	Residential development in suburban area, retail at ground floor	22	£0.68	£0.89	£0.79	£0.70	£0.61	£0.56	£0.52	£0.43
6	Residential development in suburban area	19	£0.60	-£0.30	-£0.38	-£0.47	-£0.55	-£0.59	-£0.63	-£0.71
7	Residential development in town centre	24	£0.62	£0.67	£0.56	£0.46	£0.36	£0.31	£0.26	£0.16
8	Residential development in suburban area	25	£0.81	-£0.27	-£0.37	-£0.47	-£0.57	-£0.62	-£0.67	-£0.77
9	Suburban medium family typology	235	£9.45	£8.18	£5.18	£4.18	£3.18	£2.68	£2.18	£1.18
10	Suburban medium family typology	369	£24.64	£7.46	£6.12	£4.78	£3.44	£2.77	£2.09	£0.75
11	Urban medium transitional typology	343	£22.74	£6.92	£5.65	£4.39	£3.13	£2.50	£1.86	£0.60
12	Urban medium riverside typology	235	£9.48	-£3.64	-£4.46	-£5.28	-£6.11	-£6.52	-£6.94	-£7.76
13	Urban medium buffer typology with green and blue spaces	798	£26.50	-£12.25	-£14.92	-£17.61	-£20.33	-£21.70	-£23.06	-£25.78
14	Urban medium typology, providing additional open space	713	£30.22	-£9.30	-£11.82	-£14.34	-£16.90	-£18.18	-£19.47	-£22.04
15	Urban medium town centre mixed-use	31	£1.03	£0.34	£0.21	£0.06	-£0.05	-£0.12	-£0.19	-£0.32
16	Urban high density	186	£4.70	-£3.93	-£4.59	-£5.24	-£5.89	-£6.22	-£6.55	-£7.20
17	Urban high density mixed-use riverside with underground car park	244	£5.56	-£5.69	-£6.55	-£7.41	-£8.26	-£8.69	-£9.12	-£9.96
18	Urban high mixed-use town centre typology	121	£1.97	£2.62	£2.16	£1.69	£1.23	£1.00	£0.76	£0.30
19	Urban high mixed-use town centre typology	106	£2.25	£1.90	£1.49	£1.06	£0.68	£0.46	£0.27	-£0.13
20	Urban high typology in previously low density area	308	£4.67	-£20.84	-£21.63	-£22.61	-£23.60	-£24.10	-£24.59	-£25.58
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.19	£0.10	£0.01	-£0.08	-£0.12	-£0.17	-£0.26
36	Ind & WH - stacked warehouse & residential	75	£3.97	£1.06	£0.77	£0.48	£0.19	£0.04	-£0.10	-£0.40

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£/m)	Residual land values (£/m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	-£0.87	-£1.07	-£1.26	-£1.45	-£1.55	-£1.65	-£1.84
2	Residential development in suburban area	10	£0.05	-£0.12	-£0.16	-£0.21	-£0.25	-£0.27	-£0.29	-£0.34
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.24	£0.14	£0.04	-£0.06	-£0.12	-£0.17	-£0.27
4	Residential development in suburban area	13	£0.02	-£0.11	-£0.16	-£0.21	-£0.26	-£0.29	-£0.32	-£0.37
5	Residential development in suburban area, retail at ground floor	22	£0.06	£0.89	£0.79	£0.70	£0.61	£0.56	£0.52	£0.43
6	Residential development in suburban area	19	£0.05	-£0.30	-£0.38	-£0.47	-£0.55	-£0.59	-£0.63	-£0.71
7	Residential development in town centre	24	£0.05	£0.67	£0.56	£0.46	£0.36	£0.31	£0.26	£0.16
8	Residential development in suburban area	25	£0.07	-£0.27	-£0.37	-£0.47	-£0.57	-£0.62	-£0.67	-£0.77
9	Suburban medium family typology	235	£0.82	£8.18	£5.18	£4.18	£3.18	£2.68	£2.18	£1.18
10	Suburban medium family typology	369	£2.13	£7.46	£6.12	£4.78	£3.44	£2.77	£2.09	£0.75
11	Urban medium transitional typology	343	£1.97	£6.92	£5.65	£4.39	£3.13	£2.50	£1.86	£0.60
12	Urban medium riverside typology	235	£0.82	-£3.64	-£4.46	-£5.28	-£6.11	-£6.52	-£6.94	-£7.76
13	Urban medium buffer typology with green and blue spaces	798	£2.29	-£12.25	-£14.92	-£17.61	-£20.33	-£21.70	-£23.06	-£25.78
14	Urban medium typology, providing additional open space	713	£2.62	-£9.30	-£11.82	-£14.34	-£16.90	-£18.18	-£19.47	-£22.04
15	Urban medium town centre mixed-use	31	£0.09	£0.34	£0.21	£0.06	-£0.05	-£0.12	-£0.19	-£0.32
16	Urban high density	186	£0.41	-£3.93	-£4.59	-£5.24	-£5.89	-£6.22	-£6.55	-£7.20
17	Urban high density mixed-use riverside with underground car park	244	£0.48	-£5.69	-£6.55	-£7.41	-£8.26	-£8.69	-£9.12	-£9.96
18	Urban high mixed-use town centre typology	121	£0.17	£2.62	£2.16	£1.69	£1.23	£1.00	£0.76	£0.30
19	Urban high mixed-use town centre typology	106	£0.19	£1.90	£1.49	£1.06	£0.68	£0.46	£0.27	-£0.13
20	Urban high typology in previously low density area	308	£0.40	-£20.84	-£21.63	-£22.61	-£23.60	-£24.10	-£24.59	-£25.58
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.19	£0.10	£0.01	-£0.08	-£0.12	-£0.17	-£0.26
36	Ind & WH - stacked warehouse & residential	75	£0.34	£1.06	£0.77	£0.48	£0.19	£0.04	-£0.10	-£0.40

Table 6.4.8: Viability of affordable housing requirements – private sales values £3,750 per sq m

Benchmark Land Value - Secondary Offices			Residual land values (£m)							
Site No	Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	-£1.43	-£1.57	-£1.71	-£1.85	-£1.92	-£1.99	-£2.12
2	Residential development in suburban area	10	£1.25	-£0.24	-£0.27	-£0.30	-£0.33	-£0.35	-£0.36	-£0.40
3	Residential development in suburban area, retail at ground floor	24	£1.64	-£0.04	-£0.12	-£0.19	-£0.26	-£0.30	-£0.34	-£0.41
4	Residential development in suburban area	13	£0.65	-£0.25	-£0.29	-£0.33	-£0.36	-£0.38	-£0.40	-£0.44
5	Residential development in suburban area, retail at ground floor	22	£1.62	£0.63	£0.56	£0.50	£0.43	£0.40	£0.36	£0.30
6	Residential development in suburban area	19	£1.42	-£0.53	-£0.59	-£0.64	-£0.70	-£0.73	-£0.76	-£0.82
7	Residential development in town centre	24	£1.46	£0.39	£0.31	£0.24	£0.17	£0.13	£0.10	£0.02
8	Residential development in suburban area	25	£1.92	-£0.55	-£0.62	-£0.69	-£0.76	-£0.80	-£0.84	-£0.91
9	Suburban medium family typology	235	£22.36	£3.07	£2.38	£1.69	£1.00	£0.66	£0.31	-£0.38
10	Suburban medium family typology	369	£58.32	£3.00	£2.10	£1.20	£0.31	-£0.14	-£0.60	-£1.52
11	Urban medium transitional typology	343	£53.82	£2.71	£1.87	£1.02	£0.18	-£0.25	-£0.68	-£1.54
12	Urban medium riverside typology	235	£22.43	-£6.31	-£6.87	-£7.43	-£7.99	-£8.27	-£8.55	-£9.10
13	Urban medium buffer typology with green and blue spaces	798	£62.72	-£21.09	-£22.92	-£24.75	-£26.59	-£27.50	-£28.42	-£30.25
14	Urban medium typology, providing additional open space	713	£71.52	-£17.54	-£19.27	-£21.01	-£22.74	-£23.61	-£24.48	-£26.21
15	Urban medium town centre mixed-use	31	£2.43	-£0.02	-£0.12	-£0.22	-£0.31	-£0.36	-£0.41	-£0.51
16	Urban high density	186	£11.13	-£8.06	-£8.50	-£8.94	-£9.38	-£9.60	-£9.82	-£10.28
17	Urban high density mixed-use riverside with underground car park	244	£13.15	-£8.47	-£9.05	-£9.63	-£10.21	-£10.50	-£10.79	-£11.37
18	Urban high mixed-use town centre typology	121	£4.65	£1.25	£0.93	£0.60	£0.27	£0.11	-£0.06	-£0.38
19	Urban high mixed-use town centre typology	106	£5.32	£0.70	£0.42	£0.13	-£0.16	-£0.30	-£0.45	-£0.74
20	Urban high typology in previously low density area	308	£11.05	-£24.02	-£24.67	-£25.32	-£25.97	-£26.29	-£26.62	-£27.27
35	Ind & WH - stacked workshop & residential	22	£1.84	-£0.05	-£0.11	-£0.16	-£0.25	-£0.28	-£0.31	-£0.38
36	Ind & WH - stacked warehouse & residential	75	£9.39	£0.25	£0.04	-£0.17	-£0.39	-£0.49	-£0.60	-£0.81

Benchmark land value - Secondary industrial			Residual land values (£m)							
Site No	Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	-£1.43	-£1.57	-£1.71	-£1.85	-£1.92	-£1.99	-£2.12
2	Residential development in suburban area	10	£0.53	-£0.24	-£0.27	-£0.30	-£0.33	-£0.35	-£0.36	-£0.40
3	Residential development in suburban area, retail at ground floor	24	£0.69	-£0.04	-£0.12	-£0.19	-£0.26	-£0.30	-£0.34	-£0.41
4	Residential development in suburban area	13	£0.27	-£0.25	-£0.29	-£0.33	-£0.36	-£0.38	-£0.40	-£0.44
5	Residential development in suburban area, retail at ground floor	22	£0.68	£0.63	£0.56	£0.50	£0.43	£0.40	£0.36	£0.30
6	Residential development in suburban area	19	£0.60	-£0.53	-£0.59	-£0.64	-£0.70	-£0.73	-£0.76	-£0.82
7	Residential development in town centre	24	£0.62	£0.39	£0.31	£0.24	£0.17	£0.13	£0.10	£0.02
8	Residential development in suburban area	25	£0.81	-£0.55	-£0.62	-£0.69	-£0.76	-£0.80	-£0.84	-£0.91
9	Suburban medium family typology	235	£9.45	£3.07	£2.38	£1.69	£1.00	£0.66	£0.31	-£0.38
10	Suburban medium family typology	369	£24.64	£3.00	£2.10	£1.20	£0.31	-£0.14	-£0.60	-£1.52
11	Urban medium transitional typology	343	£22.74	£2.71	£1.87	£1.02	£0.18	-£0.25	-£0.68	-£1.54
12	Urban medium riverside typology	235	£9.48	-£6.31	-£6.87	-£7.43	-£7.99	-£8.27	-£8.55	-£9.10
13	Urban medium buffer typology with green and blue spaces	798	£26.50	-£21.09	-£22.92	-£24.75	-£26.59	-£27.50	-£28.42	-£30.25
14	Urban medium typology, providing additional open space	713	£30.22	-£17.54	-£19.27	-£21.01	-£22.74	-£23.61	-£24.48	-£26.21
15	Urban medium town centre mixed-use	31	£1.03	-£0.02	-£0.12	-£0.22	-£0.31	-£0.36	-£0.41	-£0.51
16	Urban high density	186	£4.70	-£8.06	-£8.50	-£8.94	-£9.38	-£9.60	-£9.82	-£10.28
17	Urban high density mixed-use riverside with underground car park	244	£5.56	-£8.47	-£9.05	-£9.63	-£10.21	-£10.50	-£10.79	-£11.37
18	Urban high mixed-use town centre typology	121	£1.97	£1.25	£0.93	£0.60	£0.27	£0.11	-£0.06	-£0.38
19	Urban high mixed-use town centre typology	106	£2.25	£0.70	£0.42	£0.13	-£0.16	-£0.30	-£0.45	-£0.74
20	Urban high typology in previously low density area	308	£4.67	-£24.02	-£24.67	-£25.32	-£25.97	-£26.29	-£26.62	-£27.27
35	Ind & WH - stacked workshop & residential	22	£0.78	-£0.05	-£0.11	-£0.16	-£0.25	-£0.28	-£0.31	-£0.38
36	Ind & WH - stacked warehouse & residential	75	£3.97	£0.25	£0.04	-£0.17	-£0.39	-£0.49	-£0.60	-£0.81

Benchmark land value - undeveloped land			Residual land values (£m)							
Site No	Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	-£1.43	-£1.57	-£1.71	-£1.85	-£1.92	-£1.99	-£2.12
2	Residential development in suburban area	10	£0.05	-£0.24	-£0.27	-£0.30	-£0.33	-£0.35	-£0.36	-£0.40
3	Residential development in suburban area, retail at ground floor	24	£0.06	-£0.04	-£0.12	-£0.19	-£0.26	-£0.30	-£0.34	-£0.41
4	Residential development in suburban area	13	£0.02	-£0.25	-£0.29	-£0.33	-£0.36	-£0.38	-£0.40	-£0.44
5	Residential development in suburban area, retail at ground floor	22	£0.06	£0.63	£0.56	£0.50	£0.43	£0.40	£0.36	£0.30
6	Residential development in suburban area	19	£0.05	-£0.53	-£0.59	-£0.64	-£0.70	-£0.73	-£0.76	-£0.82
7	Residential development in town centre	24	£0.05	£0.39	£0.31	£0.24	£0.17	£0.13	£0.10	£0.02
8	Residential development in suburban area	25	£0.07	-£0.55	-£0.62	-£0.69	-£0.76	-£0.80	-£0.84	-£0.91
9	Suburban medium family typology	235	£0.82	£3.07	£2.38	£1.69	£1.00	£0.66	£0.31	-£0.38
10	Suburban medium family typology	369	£2.13	£3.00	£2.10	£1.20	£0.31	-£0.14	-£0.60	-£1.52
11	Urban medium transitional typology	343	£1.97	£2.71	£1.87	£1.02	£0.18	-£0.25	-£0.68	-£1.54
12	Urban medium riverside typology	235	£0.82	-£6.31	-£6.87	-£7.43	-£7.99	-£8.27	-£8.55	-£9.10
13	Urban medium buffer typology with green and blue spaces	798	£2.29	-£21.09	-£22.92	-£24.75	-£26.59	-£27.50	-£28.42	-£30.25
14	Urban medium typology, providing additional open space	713	£2.62	-£17.54	-£19.27	-£21.01	-£22.74	-£23.61	-£24.48	-£26.21
15	Urban medium town centre mixed-use	31	£0.09	-£0.02	-£0.12	-£0.22	-£0.31	-£0.36	-£0.41	-£0.51
16	Urban high density	186	£0.41	-£8.06	-£8.50	-£8.94	-£9.38	-£9.60	-£9.82	-£10.28
17	Urban high density mixed-use riverside with underground car park	244	£0.48	-£8.47	-£9.05	-£9.63	-£10.21	-£10.50	-£10.79	-£11.37
18	Urban high mixed-use town centre typology	121	£0.17	£1.25	£0.93	£0.60	£0.27	£0.11	-£0.06	-£0.38
19	Urban high mixed-use town centre typology	106	£0.19	£0.70	£0.42	£0.13	-£0.16	-£0.30	-£0.45	-£0.74
20	Urban high typology in previously low density area	308	£0.40	-£24.02	-£24.67	-£25.32	-£25.97	-£26.29	-£26.62	-£27.27
35	Ind & WH - stacked workshop & residential	22	£0.07	-£0.05	-£0.11	-£0.16	-£0.25	-£0.28	-£0.31	-£0.38
36	Ind & WH - stacked warehouse & residential	75	£0.34	£0.25	£0.04	-£0.17	-£0.39	-£0.49	-£0.60	-£0.81

Table 6.4.9: Viability of affordable housing requirements – private sales values £3,500 per sq m

Benchmark Land Value - Secondary Offices										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	-£2.06	-£2.08	-£2.16	-£2.24	-£2.28	-£2.32	-£2.41
2	Residential development in suburban area	10	£1.25	-£0.36	-£0.38	-£0.40	-£0.42	-£0.43	-£0.44	-£0.46
3	Residential development in suburban area, retail at ground floor	24	£1.64	-£0.32	-£0.37	-£0.42	-£0.46	-£0.48	-£0.51	-£0.55
4	Residential development in suburban area	13	£0.65	-£0.39	-£0.42	-£0.44	-£0.46	-£0.47	-£0.49	-£0.51
5	Residential development in suburban area, retail at ground floor	22	£1.62	£0.37	£0.33	£0.29	£0.25	£0.23	£0.21	£0.17
6	Residential development in suburban area	19	£1.42	-£0.75	-£0.79	-£0.82	-£0.86	-£0.88	-£0.89	-£0.93
7	Residential development in town centre	24	£1.46	£0.11	£0.06	£0.02	-£0.03	-£0.05	-£0.07	-£0.12
8	Residential development in suburban area	25	£1.92	-£0.82	-£0.87	-£0.91	-£0.96	-£0.98	-£1.00	-£1.05
9	Suburban medium family typology	235	£22.36	-£0.05	-£0.43	-£0.82	-£1.21	-£1.40	-£1.59	-£1.98
10	Suburban medium family typology	369	£58.32	-£1.53	-£1.99	-£2.45	-£2.90	-£3.13	-£3.36	-£3.82
11	Urban medium transitional typology	343	£53.82	-£1.56	-£1.99	-£2.42	-£2.85	-£3.06	-£3.28	-£3.71
12	Urban medium riverside typology	235	£22.43	-£9.00	-£9.29	-£9.56	-£9.87	-£10.01	-£10.15	-£10.44
13	Urban medium buffer typology with green and blue spaces	798	£62.72	-£30.02	-£30.96	-£31.90	-£32.84	-£33.31	-£33.77	-£34.71
14	Urban medium typology, providing additional open space	713	£71.52	-£25.89	-£26.79	-£27.69	-£28.59	-£29.04	-£29.49	-£30.39
15	Urban medium town centre mixed-use	31	£2.43	-£0.40	-£0.46	-£0.52	-£0.58	-£0.61	-£0.64	-£0.69
16	Urban high density	186	£11.13	-£8.18	-£8.41	-£8.63	-£8.86	-£8.96	-£9.09	-£9.32
17	Urban high density mixed-use riverside with underground car park	244	£13.15	-£11.25	-£11.55	-£11.86	-£12.16	-£12.31	-£12.46	-£12.78
18	Urban high mixed-use town centre typology	121	£4.65	-£0.12	-£0.31	-£0.50	-£0.70	-£0.80	-£0.90	-£1.09
19	Urban high mixed-use town centre typology	106	£5.32	-£0.50	-£0.67	-£0.84	-£1.01	-£1.10	-£1.18	-£1.36
20	Urban high typology in previously low density area	308	£11.05	-£27.40	-£27.71	-£28.02	-£28.33	-£28.49	-£28.65	-£28.96
35	Ind & WH - stacked workshop & residential	22	£1.84	-£0.28	-£0.33	-£0.37	-£0.41	-£0.43	-£0.45	-£0.50
36	Ind & WH - stacked warehouse & residential	75	£9.39	-£0.57	-£0.70	-£0.83	-£0.96	-£1.03	-£1.09	-£1.22

Benchmark land value - Secondary industrial										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	-£2.06	-£2.08	-£2.16	-£2.24	-£2.28	-£2.32	-£2.41
2	Residential development in suburban area	10	£0.53	-£0.36	-£0.38	-£0.40	-£0.42	-£0.43	-£0.44	-£0.46
3	Residential development in suburban area, retail at ground floor	24	£0.69	-£0.32	-£0.37	-£0.42	-£0.46	-£0.48	-£0.51	-£0.55
4	Residential development in suburban area	13	£0.27	-£0.39	-£0.42	-£0.44	-£0.46	-£0.47	-£0.49	-£0.51
5	Residential development in suburban area, retail at ground floor	22	£0.68	£0.37	£0.33	£0.29	£0.25	£0.23	£0.21	£0.17
6	Residential development in suburban area	19	£0.60	-£0.75	-£0.79	-£0.82	-£0.86	-£0.88	-£0.89	-£0.93
7	Residential development in town centre	24	£0.62	£0.11	£0.06	£0.02	-£0.03	-£0.05	-£0.07	-£0.12
8	Residential development in suburban area	25	£0.81	-£0.82	-£0.87	-£0.91	-£0.96	-£0.98	-£1.00	-£1.05
9	Suburban medium family typology	235	£9.45	-£0.05	-£0.43	-£0.82	-£1.21	-£1.40	-£1.59	-£1.98
10	Suburban medium family typology	369	£24.64	-£1.53	-£1.99	-£2.45	-£2.90	-£3.13	-£3.36	-£3.82
11	Urban medium transitional typology	343	£22.74	-£1.56	-£1.99	-£2.42	-£2.85	-£3.06	-£3.28	-£3.71
12	Urban medium riverside typology	235	£9.48	-£9.00	-£9.29	-£9.56	-£9.87	-£10.01	-£10.15	-£10.44
13	Urban medium buffer typology with green and blue spaces	798	£26.50	-£30.02	-£30.96	-£31.90	-£32.84	-£33.31	-£33.77	-£34.71
14	Urban medium typology, providing additional open space	713	£30.22	-£25.89	-£26.79	-£27.69	-£28.59	-£29.04	-£29.49	-£30.39
15	Urban medium town centre mixed-use	31	£1.03	-£0.40	-£0.46	-£0.52	-£0.58	-£0.61	-£0.64	-£0.69
16	Urban high density	186	£4.70	-£8.18	-£8.41	-£8.63	-£8.86	-£8.96	-£9.09	-£9.32
17	Urban high density mixed-use riverside with underground car park	244	£5.56	-£11.25	-£11.55	-£11.86	-£12.16	-£12.31	-£12.46	-£12.78
18	Urban high mixed-use town centre typology	121	£1.97	-£0.12	-£0.31	-£0.50	-£0.70	-£0.80	-£0.90	-£1.09
19	Urban high mixed-use town centre typology	106	£2.25	-£0.50	-£0.67	-£0.84	-£1.01	-£1.10	-£1.18	-£1.36
20	Urban high typology in previously low density area	308	£4.67	-£27.40	-£27.71	-£28.02	-£28.33	-£28.49	-£28.65	-£28.96
35	Ind & WH - stacked workshop & residential	22	£0.78	-£0.28	-£0.33	-£0.37	-£0.41	-£0.43	-£0.45	-£0.50
36	Ind & WH - stacked warehouse & residential	75	£3.97	-£0.57	-£0.70	-£0.83	-£0.96	-£1.03	-£1.09	-£1.22

Benchmark land value - undeveloped land										
Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	-£2.06	-£2.08	-£2.16	-£2.24	-£2.28	-£2.32	-£2.41
2	Residential development in suburban area	10	£0.05	-£0.36	-£0.38	-£0.40	-£0.42	-£0.43	-£0.44	-£0.46
3	Residential development in suburban area, retail at ground floor	24	£0.06	-£0.32	-£0.37	-£0.42	-£0.46	-£0.48	-£0.51	-£0.55
4	Residential development in suburban area	13	£0.02	-£0.39	-£0.42	-£0.44	-£0.46	-£0.47	-£0.49	-£0.51
5	Residential development in suburban area, retail at ground floor	22	£0.06	£0.37	£0.33	£0.29	£0.25	£0.23	£0.21	£0.17
6	Residential development in suburban area	19	£0.05	-£0.75	-£0.79	-£0.82	-£0.86	-£0.88	-£0.89	-£0.93
7	Residential development in town centre	24	£0.05	£0.11	£0.06	£0.02	-£0.03	-£0.05	-£0.07	-£0.12
8	Residential development in suburban area	25	£0.07	-£0.82	-£0.87	-£0.91	-£0.96	-£0.98	-£1.00	-£1.05
9	Suburban medium family typology	235	£0.82	-£0.05	-£0.43	-£0.82	-£1.21	-£1.40	-£1.59	-£1.98
10	Suburban medium family typology	369	£2.13	-£1.53	-£1.99	-£2.45	-£2.90	-£3.13	-£3.36	-£3.82
11	Urban medium transitional typology	343	£1.97	-£1.56	-£1.99	-£2.42	-£2.85	-£3.06	-£3.28	-£3.71
12	Urban medium riverside typology	235	£0.82	-£9.00	-£9.29	-£9.56	-£9.87	-£10.01	-£10.15	-£10.44
13	Urban medium buffer typology with green and blue spaces	798	£2.29	-£30.02	-£30.96	-£31.90	-£32.84	-£33.31	-£33.77	-£34.71
14	Urban medium typology, providing additional open space	713	£2.62	-£25.89	-£26.79	-£27.69	-£28.59	-£29.04	-£29.49	-£30.39
15	Urban medium town centre mixed-use	31	£0.09	-£0.40	-£0.46	-£0.52	-£0.58	-£0.61	-£0.64	-£0.69
16	Urban high density	186	£0.41	-£8.18	-£8.41	-£8.63	-£8.86	-£8.96	-£9.09	-£9.32
17	Urban high density mixed-use riverside with underground car park	244	£0.48	-£11.25	-£11.55	-£11.86	-£12.16	-£12.31	-£12.46	-£12.78
18	Urban high mixed-use town centre typology	121	£0.17	-£0.12	-£0.31	-£0.50	-£0.70	-£0.80	-£0.90	-£1.09
19	Urban high mixed-use town centre typology	106	£0.19	-£0.50	-£0.67	-£0.84	-£1.01	-£1.10	-£1.18	-£1.36
20	Urban high typology in previously low density area	308	£0.40	-£27.40	-£27.71	-£28.02	-£28.33	-£28.49	-£28.65	-£28.96
35	Ind & WH - stacked workshop & residential	22	£0.07	-£0.28	-£0.33	-£0.37	-£0.41	-£0.43	-£0.45	-£0.50
36	Ind & WH - stacked warehouse & residential	75	£0.34	-£0.57	-£0.70	-£0.83	-£0.96	-£1.03	-£1.09	-£1.22

- 6.9 As can be noted from the results in tables 6.4.1 to 6.12.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the current policy target of 35% would, in principle, mean that some schemes that *could* have delivered 35% would no longer be required to do so if the Council adopted a lower percentage target.
- 6.10 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 to maintain the current policy approach, which sets a relatively high target but implicitly accepts that many schemes will provide a lower level, 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.

- 6.11 Bexley has some of the lowest sales values in the Capital, especially in the north, but build costs have increased significantly over the last five years, which squeezes viability particularly at the lower end of the sales values range. There has also been an increase in industrial and warehousing rents and a compression in yields resulting from a London-wide reduction in stock. This enhances the existing use values of sites that may come forward for redevelopment. This relationship may change over the plan period as a result of increasing private sales values associated with improved public transport connections in the north of the Borough.

Affordable housing on small sites

- 6.12 The Council's emerging policy DP1 seeks affordable housing from schemes providing fewer than 10 units are not required to make any on-site provision, but are required to make a payment in lieu. For its new Local Plan, the Council is considering applying its affordable housing to smaller schemes, in light of the importance of such schemes to meeting the housing targets in the London Plan.
- 6.13 While there is typically very little difference in viability characteristics of schemes of fewer than 10 units, the requirement to provide an additional core to service the affordable housing units would be very onerous. It is very difficult in practical terms for schemes of 9 units or fewer to accommodate on-site affordable housing. Consequently, councils that seek affordable housing on sites providing fewer than 10 units typically seek payments in lieu which are then used to deliver affordable housing on larger sites.
- 6.14 There are two 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.
- 6.15 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:

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 Policy target

D = Additional developer costs (the difference between the profit applied to the market housing and affordable housing; and marketing costs on private housing)¹⁸

¹⁸ 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%).

- 6.16 If it is established to the Council's satisfaction that a development proposal could not viably provide 35% of units¹⁹ on site as affordable, the agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for an 8-unit development would normally require 4 units to be provided as affordable housing to meet the policy target. If it is agreed that only 25% affordable housing could be viably provided on site, then the calculation is based on an assumption of 2 units of affordable housing.

Build for rent schemes

- 6.17 London Plan policy H13 (C) requires build for rent schemes to provide 35% affordable housing. Build to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale.
- 6.18 Affordable housing on build for rent schemes is typically provided as London Living Rent and this is identified as the preferred tenure in the Mayor's Affordable Housing and Viability SPG (2017). This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element.
- 6.19 As noted earlier, build for rent is an immature sector of the market with little information on viability metrics. As a consequence, there is little agreement on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is generally accepted that build for rent units trade at a 20% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact is therefore a 15% reduction in value in comparison to housing built for sale.
- 6.20 We have re-tested the development typologies to determine whether they can meet the London Plan requirement to provide 35% affordable housing. It should be noted that schemes are required by London Plan policy H13 (C) to provide the maximum reasonable proportion of affordable housing if the 35% requirement is unviable.
- 6.21 Clearly there are significant differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and lower affordable housing levels as a consequence. There are some circumstances where 35% affordable housing is viable, mainly in the higher values areas in the south and on sites with low existing use values, but many schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability route in the Mayor's SPG and will not be able to utilise the 35% threshold route.
- 6.22 The Mayor of London's SPG on viability indicates that build for rent schemes should provide affordable housing for a minimum of 15 years. If units are sold earlier then the owner will be liable to pay a penalty equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.
- 6.23 If the covenant period were extended to a longer period, say 25 years, it would simply defer the time when any uplift in value can be realised. The value of the development as a rented housing scheme would be unchanged as a result of any extension to the covenant period, as valuation approaches would simply reflect the value of the ongoing rental income stream. The main effect of any extension would be on potential investor appetite for purchasing build to rent units due to the deferred 'exit' from the investment, which may have a modest impact on investment yields (and consequently on capital value).

Other draft Local Plan and draft London Plan policies

- 6.24 As noted in Section 2, our appraisals reflect the requirements of the following policies:

¹⁹ Or other relevant target the Council may adopt.

- Accessibility standards set out in Policy D5 of the draft London Plan (at least 10% of dwellings to meet Building Regulations Part M(3) 'wheelchair accessible dwellings' and all other dwellings to meet Part M4(2) requirements).
- Low carbon requirements in draft London Plan policy SI2 (C) for developments to achieve a 35% reduction on carbon emissions beyond Building Regulations requirements.
- We have incorporated cost allowances for green roofs in all our appraisals to reflect the requirements of emerging policy DP32.
- We have incorporated an allowance for employment and training contributions in line with the requirements of policy SP4.

6.25 Specific cost allowances are incorporated into the appraisals for accessibility standards and low carbon requirements, as set out in Section 4. The floor areas and bulk of development in our appraisals have been set at levels which are capable of accommodating the requirements of draft New London Plan policies D4 and T6.1. We have not tested these policies individually as their impact is de-minimis but they are reflected in the analyses of the policies which have a greater individual impact in the preceding sections. These policies are also reflected in the analysis of alternative CIL rates in the following section.

7 Development of new employment floorspace

- 7.1 The Council is considering adopting policies that will stimulate investment and economic growth in the Borough by encouraging the intensification of employment uses on sites and delivering new mixed-use, employment led development in designated employment locations. If new employment development is not viable in its own right, the Council is considering permitting an element of residential development to facilitate or cross-subsidise new and replacement floorspace.
- 7.2 We have tested six development typologies which the Council has identified as potential options for re-providing existing floorspace and intensifying the use of employment sites. Each site would, if developed, provide a significant quantum of industrial floorspace (circa 69,000 square metres GIA delivered as B1(a) offices; B1(c) workshops; B2 floorspace; and B8 floorspace with the potential for an element of residential floorspace. A summary of the floorspace in each typology is provided in Table 7.2.1.

Table 7.2.1: Summary of employment-led developments (all areas in square metres)

No	Description	Site area Ha	Residential units	B1 office GIA	B1(c) and B2 GIA	B8 GIA	Total GIA	No of floors
31	Multi-storey workshop	0.42	-	-	3,243	1,417	4,660	3.00
32	Workshop & WH adjacent to existing WH	1.00	-	627	2,863	3,765	7,255	1.00
33	Stacked warehouse	1.87	-	1,504	-	15,662	17,166	2.00
34	Workshop & WH adj to existing	2.52	-	2,948	2,714	16,518	22,180	1.00
35	Stacked workshop & residential	0.18	22	-	717	-	2,367	3.00
36	Stacked warehouse & residential	0.93	63	555	568	3,954	9,960	3.00

- 7.3 As noted in Table 7.2.1, sites 35 and 36 incorporate residential units to test the beneficial cross-subsidy impact this may have on employment sites. The draft New London Plan requires 50% of residential units development on industrial land to be provided as affordable in order to qualify for the 'Fast Track' route. This presents a challenge when the purpose of providing residential development is to cross-subsidise the delivery of employment floorspace, which may not be viable in its own right.
- 7.4 Table 7.4.1 summarises the results of our appraisals of sites 31 to 34 assuming that the developments are constructed on existing industrial sites (i.e. demolition of existing and replacement). We deal with sites 35 and 36 separately.

Table 7.4.1: Employment developments (redeveloping existing employment floorspace)

No	Description	Benchmark land value (existing industrial) £m	Residual land value £m	Viable?
31	Multi-storey workshop	£1.80	£2.36	Yes
32	Workshop & WH adjacent to existing WH	£4.26	£1.93	No
33	Stacked warehouse	£7.99	£6.52	No
34	Workshop & WH adj to existing	£10.78	£4.39	No

- 7.5 Although all four developments generate positive residual land values, only site 31 is viable, with a residual land value of £2.36 million compared to a benchmark land value of £1.80 million. However, if the new floorspace is developed on vacant land adjacent to existing facilities, or on entirely newly allocated vacant sites, all four developments would be viable (see Table 7.5.1).

Table 7.5.1: Employment developments (development on vacant land)

No	Description	Benchmark land value (vacant land) £m	Residual land value £m	Viable?
31	Multi-storey workshop	£0.16	£2.36	Yes
32	Workshop & WH adjacent to existing WH	£0.37	£1.93	Yes
33	Stacked warehouse	£0.69	£6.52	Yes
34	Workshop & WH adj to existing	£0.93	£4.39	Yes

- 7.6 Table 7.6.1 summarises the residual land values generated by the development typologies, incorporating a residential component, modelled with 0%, 25%, 35% and 50% affordable housing (provided as 70% London Affordable Rent and 30% Shared Ownership in all cases). These schemes are developed on existing employment sites, assuming that the existing floorspace is demolished. We have applied a sales value of £5,000 per square metre for the purposes of running these appraisals.
- 7.7 If the employment floorspace is provided without any residential, it is unviable. When residential units are introduced, both schemes become viable, but only when there is no affordable housing provision. This is clearly when the amount of cross-subsidy from the residential to the employment floorspace is maximised. However, when affordable housing is introduced, both schemes become unviable.

Table 7.7.1: Summary of appraisal results for employment-led mixed use schemes (development on existing employment floorspace)

Site	Description	Benchmark land value (£m)	Residual – no residential £m	Residential – with residential (0% AH) £m	Residual – with residential (25% AH) £m	Residual – with residential (35% AH) £m	Residual – with residential (50% AH) £m
35	Stacked workshop and 22 residential units	£0.78	£0.07	£1.09	£0.64	£0.47	£0.20
36	Stacked workshop and 75 residential units	£3.97	£0.83	£4.14	£2.65	£2.05	£1.16

- 7.8 In contrast, if the two schemes are delivered in previously undeveloped land, they would be viable without the need for cross-subsidy from residential development. If residential floorspace is provided, it is viable at up to 50% affordable housing (as summarised in Table 7.8.10). Clearly the results would differ if residential sales value were lower and in these circumstances, the level of affordable housing would need to be reduced to maximise the extent of cross-subsidy available for the employment floorspace.

Table 7.8.1: Summary of appraisal results for employment-led mixed use schemes (development on vacant land)

Site	Description	Benchmark land value (£m)	Residual – no residential (£m)	Residential – with residential (0% AH) (£m)	Residual – with residential (25% AH) (£m)	Residual – with residential (35% AH) (£m)	Residual – with residential (50% AH) (£m)
35	Stacked workshop and 22 residential units	£0.07	£0.07	£1.09	£0.64	£0.47	£0.20
36	Stacked workshop and 75 residential units	£0.34	£0.83	£4.14	£2.65	£2.05	£1.16

7.9 Nevertheless, despite the varying outcomes in terms of the viable affordable housing percentage, the results demonstrate that the delivery of new employment floorspace can be facilitated by incorporating a residential element in the developments.

8 Alternative CIL rates

- 8.1 This section sets out the results of our testing of alternative CIL rates. The Residual Land Values are assessed in two ways. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential CIL rates, albeit requiring a deduction to allow sufficient headroom for differences between sites and variable market conditions. It should be noted that Mayoral CIL is incorporated in the appraisals as a cost and does not need to be met from the maximum rates identified. This exercise results in a significant number of results, depending on other factors tested, most notably the level of affordable housing and the benchmark land value selected. Secondly, we have tested the impact of a specific set of alternative CIL rates on the residual land values, in comparison to the adopted rates.
- 8.2 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable regardless of the level of CIL (including a nil rate) and schemes that are viable prior to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and in the absence of such an increase, sites would remain in their existing use.
- 8.3 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 of CIL upon the viability of development across the whole area on the other. When considering this balance, the following factors are important:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary significantly between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.

Residential results

- 8.4 There is clearly a balance to be struck between the aims of Policy DP1 which seeks delivery of 35% affordable housing and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the Borough will deliver 35%, as this is not always viable (as demonstrated previously in the report). The GLA's latest Annual Monitoring Report dated October 2019 indicates that in 2016/17, 22% of net conventional housing supply was delivered as affordable. Clearly, this will include schemes of fewer than 10 units which are not required to provide on-site affordable housing. In 2017/18, there were no affordable housing completions. This generally reflects the findings of our assessments in earlier sections of this report, where some scenarios are unable to viably deliver affordable housing. Clearly, borough-wide delivery depends upon the locations of developments and the existing use values of the sites being developed.
- 8.5 We have nevertheless focused on the results of testing where we have included 35% affordable housing, as delivery of the objectives of policy DP1 are understood to be the Council's priority. Clearly there is a need to secure adequate amounts of funding to support new development but this needs to be balanced against the need to provide affordable housing. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa. That said, it is important to

note that CIL equates to a significantly lower cost to developments in comparison to affordable housing. Maximising contributions towards infrastructure and affordable depend upon reducing land values to avoid maximising one of the policy objectives at the expense of the other.

- 8.6 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land value; residential sales values; and the density of development. The results are summarised in tables 8.6.1 to 8.6.6. As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest and the residential sales values are highest. Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.
- 8.7 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value. The starting point for this analysis is the residual land values generated when the adopted CIL rates are included in the appraisals; these residual land values therefore reflect the 'status quo' in terms of returns achieved by development in the Borough. It is then possible to form a judgement on the extent of change in residual land value with the alternative rates in place of the adopted rates. If the change is significant, this might mean that the increase in CIL may put schemes at risk of not coming forward. Conversely, if the change in residual land value is modest, the risk to delivery would be low. The results of this analysis are summarised in tables 8.7.1 to 8.7.3. For all typologies, the residual land values with the alternative rates are compared to the residual values with the adopted rate (with indexation), with the change expressed as a percentage. All of these appraisals incorporate 35% affordable housing.
- 8.8 In the bulk of the Borough, the results of this analysis indicate that increases from the adopted CIL rates would not – in the main - have a significant impact on the residual land values generated. However, it should be noted that many of these residual land values are negative, particularly in the lower value areas. For these sites to come forward, a reduced level of affordable housing would need to be applied, as highlighted in earlier sections. The analysis identifies several key outcomes:
- Firstly, although the percentage change in residual land value is relatively low in some cases and significant in others, increasing the CIL rate will also have an impact on the ability of sites in Bexley to meet the Council's affordable housing target. This is because the margin above existing use value is very narrow due to relatively low sales values and increases in build costs since the CIL rates were first set.
 - Secondly, higher density schemes are already on the margins of viability (or in the large part unviable) and increasing CIL to the higher alternative rates reduces residual values by almost 20% in some cases. Despite the CIL being a relatively small proportion of overall costs in these schemes, the starting residual land value is very low due to the higher construction costs of higher density schemes and therefore quickly eroded by any increase in cost.
 - Thirdly, in the higher values parts of the Borough the impact of the alternative CIL rates on the residual values is lower than elsewhere. Even in the high values parts of the District, the impact of increased CIL rates on high density schemes is more significant than lower density development, albeit that the reductions are smaller than elsewhere. Clearly if high density schemes are to feature heavily in the new supply of housing then more caution should be exercised on potential movements in the CIL rates.

Table 8.6.1: Maximum residential CIL rates – 35% affordable housing
Appraisal results - max CIL rates - BLV1 (secondary offices)

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Appraisal results - max CIL rates - BLV2 (secondary industrial)

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£1.08	£55.31
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£50.99
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.50	£02.02	£157.15
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£0.00	£21.58	£78.90	£135.74
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£3.83	£54.88
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.6.1: Maximum residential CIL rates – 35% affordable housing (continued)
Appraisal results - max CIL rates - BLV3

			Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£57.42
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£22.41	£94.17
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£8.45	£70.94	£133.43	£195.91
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£9.19	£80.95	£152.72
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£38.62	£92.85	£147.08	£201.30	£255.53	£309.76
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£63.12
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£43.99	£101.51	£159.04	£216.57	£274.09
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£41.46	£113.23
9	Suburban medium family typology	235	2.210	21,263	£0.00	£19.07	£114.11	£189.42	£264.53	£339.64	£414.30	£488.63	£562.96
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£45.66	£117.04	£188.13	£258.68	£329.14	£398.96	£468.78
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£43.43	£114.73	£185.77	£256.23	£326.66	£396.38	£466.11
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£4.68	£70.59
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£8.83	£71.77
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£32.36	£96.99
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£47.75	£112.25	£176.74	£241.24
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£38.07
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£21.97
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£51.64	£109.14	£166.65	£223.96	£280.80
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£19.60	£71.30	£122.99	£174.69	£225.95
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.6.2: Maximum residential CIL rates – 30% affordable housing
Appraisal results - max CIL rates - BLV1 (secondary offices)

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Appraisal results - max CIL rates - BLV2 (secondary industrial)

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£42.32	£100.72
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£37.22	£99.17
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£0.00	£0.00	£67.01	£137.06	£217.11
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£0.00	£59.81	£121.28	£182.49
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£41.88	£96.92
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.6.2: Maximum residential CIL rates – 30% affordable housing (continued)
Appraisal results - max CIL rates - BLV3

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm	
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£39.40	£115.73
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£76.98	£154.27
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£46.37	£113.66	£180.95	£248.24
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£58.29	£135.57	£212.86
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£4.78	£63.48	£124.58	£179.98	£238.38	£296.77	£355.47
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£45.94	£123.23
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£12.51	£74.46	£136.42	£198.37	£260.32	£322.27
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£18.78	£96.07	£173.36
9	Suburban medium family typology	235	2.210	21,263	£0.00	£37.35	£139.70	£220.72	£301.61	£382.50	£462.82	£542.86	£622.91
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£68.45	£145.33	£221.78	£297.76	£373.55	£448.74	£523.92
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£66.18	£142.96	£219.36	£295.25	£370.99	£446.08	£521.17
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£51.62	£122.61
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£53.48	£121.01
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£8.66	£78.47	£147.59
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£17.41	£86.87	£156.33	£225.79	£295.25
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£21.48	£83.56
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£4.60	£69.67
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£19.10	£81.02	£142.95	£204.87	£266.34
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£46.02	£101.69	£157.36	£212.95	£267.98
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.6.3: Maximum residential CIL rates – 25% affordable housing
Appraisal results - max CIL rates - BLV1 (secondary offices)

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£12.20
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Appraisal results - max CIL rates - BLV2 (secondary industrial)

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£27.95
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£26.21
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£0.00	£21.00	£83.57	£146.14
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£0.00	£14.60	£80.98	£147.35
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£0.00	£19.56	£105.53	£191.29	£277.06
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£32.56
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£0.00	£31.69	£98.03	£163.66
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£0.00	£20.67	£79.99	£138.95
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.6.3: Maximum residential CIL rates – 25% affordable housing (continued)
Appraisal results - max CIL rates - BLV3

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm	
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£10.49	£92.27	£174.05
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£48.75	£131.56	£214.37
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£12.18	£84.28	£156.38	£228.48	£300.58
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£24.58	£107.38	£190.19	£273.00
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£25.47	£87.74	£150.31	£212.88	£275.45	£338.02	£400.59
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£17.72	£100.53	£183.34
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£38.57	£104.94	£171.32	£237.70	£304.07	£370.45
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£67.88	£150.68	£233.49
9	Suburban medium family typology	235	2.210	21,263	£0.00	£55.64	£165.30	£252.02	£338.69	£425.36	£511.33	£597.10	£682.86
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£91.25	£173.61	£255.43	£336.84	£417.95	£498.51	£579.07
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£88.93	£171.19	£252.95	£334.26	£415.32	£495.77	£576.23
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£22.52	£98.57	£174.62
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£25.51	£98.13	£170.03
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£49.78	£124.34	£198.19
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£51.58	£126.00	£200.42	£274.84	£349.26
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£62.54	£129.05
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£47.66	£117.38
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£44.06	£110.40	£176.75	£243.10	£308.72	£374.30
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£12.78	£72.43	£132.08	£191.73	£251.05	£310.01
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.6.4: Maximum residential CIL rates – 20% affordable housing
Appraisal results - max CIL rates - BLV1 (secondary offices)

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£58.95
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Appraisal results - max CIL rates - BLV2 (secondary industrial)

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£16.93
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£3.38	£80.29
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£86.35
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£0.00	£58.07	£124.81	£191.55
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£0.00	£53.93	£124.73	£195.53
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£0.00	£0.00	£62.41	£154.05	£245.53
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£7.19	£86.57
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£0.00	£65.49	£136.08	£206.03
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£0.00	£55.04	£118.09	£180.98
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.6.4: Maximum residential CIL rates – 20% affordable housing (continued)
Appraisal results - max CIL rates - BLV3

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£57.90	£145.13	£232.37
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£9.48	£97.81	£186.13
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£45.29	£122.19	£199.10	£276.00
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£68.15	£156.48	£244.81
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£45.56	£112.30	£179.04	£245.78	£312.52	£379.26
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£66.79	£155.11	£243.44
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£64.62	£135.42	£206.22	£277.03	£347.83
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£28.64	£116.97	£205.29
9	Suburban medium family typology	235	2.210	21,263	£0.00	£73.92	£190.88	£283.33	£375.77	£468.22	£559.85	£651.33
10	Suburban medium family typology	369	5.766	32,188	£0.00	£3.33	£114.04	£201.89	£289.09	£375.92	£462.36	£548.29
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£1.05	£111.67	£199.42	£286.55	£373.28	£459.65	£545.47
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£64.39	£145.52
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£65.32	£142.57
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£11.11	£90.90	£170.02
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£6.36	£85.74	£165.13	£244.51	£323.89
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£32.65	£103.60
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£16.34	£90.71
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£69.01	£139.78	£210.55	£281.14	£351.10
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£35.22	£98.85	£162.47	£226.10	£289.15
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.6.5: Maximum residential CIL rates – 15% affordable housing
Appraisal results - max CIL rates - BLV1 (secondary offices)

			Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£31.37	£105.70
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Appraisal results - max CIL rates - BLV2 (secondary industrial)

			Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£75.25
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£50.91	£132.62
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£52.64	£146.49
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£0.00	£24.23	£95.14	£166.05	£236.96
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£0.00	£18.03	£93.26	£166.48	£243.71
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£0.00	£7.05	£105.27	£202.57	£299.76	£396.96
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£2.21
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£56.24	£140.59
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£24.10	£99.29	£174.09	£248.41	£322.74
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£0.00	£21.80	£89.37	£156.19	£223.02
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.6.5: Maximum residential CIL rates – 15% affordable housing (continued)
Appraisal results - max CIL rates - BLV3

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm	
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£12.63	£105.31	£198.00	£290.69
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£53.01	£146.86	£240.71	£334.56
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£78.39	£160.11	£241.82	£323.53	£405.24
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£17.88	£111.73	£205.58	£299.43	£393.28
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£65.95	£136.86	£207.77	£278.68	£349.59	£420.50	£491.42
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£22.01	£115.85	£209.70	£303.55
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£15.45	£90.67	£165.90	£241.13	£316.36	£391.58	£466.81
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£72.21	£166.06	£259.91	£353.75
9	Suburban medium family typology	235	2.210	21,263	£0.00	£92.21	£216.41	£314.63	£412.85	£511.07	£608.37	£705.57	£802.77
10	Suburban medium family typology	369	5.766	32,188	£0.00	£19.28	£136.83	£230.18	£322.74	£415.00	£506.76	£598.06	£689.36
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£16.96	£134.42	£227.65	£320.14	£412.29	£503.98	£595.16	£686.35
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£20.08	£106.27	£192.46	£278.17
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£22.83	£105.14	£186.81	£268.08
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£47.24	£132.01	£215.70	£299.39
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£35.56	£119.91	£204.25	£288.60	£372.94	£457.29
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£69.27	£144.65	£220.04
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£54.75	£133.77	£212.79
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£18.78	£93.97	£169.16	£244.36	£319.15	£393.48	£467.80
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£57.66	£125.26	£192.87	£260.43	£327.26	£394.08
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.6.6: Maximum residential CIL rates – 10% affordable housing
Appraisal results - max CIL rates - BLV1 (secondary offices)

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£73.75	£162.45
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£9.11
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Appraisal results - max CIL rates - BLV2 (secondary industrial)

		Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£35.43	£133.57
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£0.00	£0.00	£11.91	£98.43	£184.95
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£0.00	£7.89	£107.26	£206.63
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£0.00	£0.00	£57.13	£132.21	£207.30	£282.38
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£20.43
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£0.00	£0.00	£52.93	£132.59	£212.24	£291.89
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£38.76
9	Suburban medium family typology	235	2.210	21,263	£0.00	£0.00	£0.00	£44.13	£148.13	£251.08	£354.00	£456.92
10	Suburban medium family typology	369	5.766	32,188	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£45.15
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£57.26
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£0.00	£0.00	£15.99	£105.29	£194.80
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£30.87
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£39.02
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£0.00	£53.48	£133.10	£212.09	£290.79	£369.49
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£0.00	£0.00	£52.19	£123.54	£194.30	£265.05
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.6.6: Maximum residential CIL rates – 10% affordable housing (continued)
Appraisal results - max CIL rates - BLV3

			Site area	GIA sqm	£3,500 per sqm	£3,750 per sqm	£4,000 per sqm	£4,200 per sqm	£4,400 per sqm	£4,600 per sqm	£4,800 per sqm	£5,000 per sqm	£5,200 per sqm
1	Residential development in town centre	47	0.225	4,078	£0.00	£0.00	£0.00	£0.00	£0.00	£54.59	£152.73	£250.87	£349.00
2	Residential development in suburban area	10	0.124	860	£0.00	£0.00	£0.00	£0.00	£0.00	£96.55	£195.92	£295.29	£394.65
3	Residential development in suburban area, retail at ground floor	24	0.162	2,320	£0.00	£0.00	£0.00	£24.98	£111.50	£198.02	£284.54	£371.06	£457.58
4	Residential development in suburban area	13	0.064	1,013	£0.00	£0.00	£0.00	£0.00	£55.94	£155.31	£254.68	£354.05	£453.41
5	Residential development in suburban area, retail at ground floor	22	0.160	2,455	£0.00	£0.00	£86.33	£161.42	£236.50	£311.58	£386.67	£461.75	£536.83
6	Residential development in suburban area	19	0.140	1,593	£0.00	£0.00	£0.00	£0.00	£0.00	£65.55	£164.92	£264.29	£363.66
7	Residential development in town centre	24	0.144	2,520	£0.00	£0.00	£37.08	£116.73	£196.38	£276.03	£355.69	£435.34	£514.99
8	Residential development in suburban area	25	0.190	1,978	£0.00	£0.00	£0.00	£0.00	£16.41	£115.78	£215.15	£314.52	£413.89
9	Suburban medium family typology	235	2.210	21,263	£0.00	£110.49	£241.93	£345.93	£449.93	£553.93	£656.89	£759.80	£862.72
10	Suburban medium family typology	369	5.766	32,188	£0.00	£35.23	£159.62	£258.46	£356.39	£454.09	£551.17	£647.84	£744.51
11	Urban medium transitional typology	343	5.320	30,360	£0.00	£32.88	£157.16	£255.88	£353.73	£451.30	£548.31	£644.86	£741.41
12	Urban medium riverside typology	235	2.217	20,263	£0.00	£0.00	£0.00	£0.00	£0.00	£56.88	£148.15	£239.41	£329.77
13	Urban medium buffer typology with green and blue spaces	798	6.200	69,575	£0.00	£0.00	£0.00	£0.00	£0.00	£57.80	£144.95	£231.06	£317.10
14	Urban medium typology, providing additional open space	713	7.070	63,173	£0.00	£0.00	£0.00	£0.00	£0.00	£83.38	£172.76	£261.38	£349.86
15	Urban medium town centre mixed-use	31	0.240	2,963	£0.00	£0.00	£0.00	£64.77	£154.07	£243.38	£332.69	£421.99	£511.30
16	Urban high density	186	1.100	18,323	£0.00	£0.00	£0.00	£0.00	£0.00	£26.08	£105.90	£185.71	£265.25
17	Urban high density mixed-use riverside with underground car park	244	1.300	22,918	£0.00	£0.00	£0.00	£0.00	£0.00	£9.50	£93.16	£176.83	£260.49
18	Urban high mixed-use town centre typology	121	0.460	12,383	£0.00	£0.00	£39.31	£118.93	£198.54	£278.16	£357.16	£435.85	£514.55
19	Urban high mixed-use town centre typology	106	0.526	12,005	£0.00	£0.00	£8.52	£80.10	£151.68	£223.26	£294.60	£365.36	£436.12
20	Urban high typology in previously low density area	308	1.092	27,550	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00

Table 8.7.1: Alternative CIL rates – Sales values £3,750 per sqm – change in residual land value (appraisals assume 35% affordable housing)

Ref	Site	Residual land values with adopted and alternative rates				% change in of residual against residual with adopted CIL rates			
		Adopted	Alternative 1	Alternative 2	Alternative 3	Adopted	Alt 1	Alt 2	Alt 3
1	Residential development in town centre	-1,917,120	-1,948,019	-1,996,329	-2,044,640	0.00%	-1.61%	-4.13%	-6.65%
2	Residential development in suburban area	-349,221	-355,749	-365,955	-376,162	0.00%	-1.87%	-4.79%	-7.71%
3	Residential development in suburban area, retail at ground floor	-604,345	-620,655	-646,156	-671,657	0.00%	-2.70%	-6.92%	-11.14%
4	Residential development in suburban area	-381,794	-389,479	-401,495	-413,512	0.00%	-2.01%	-5.16%	-8.31%
5	Residential development in suburban area, retail at ground floor	-206,747	-222,782	-247,851	-272,922	0.00%	-7.76%	-19.88%	-32.01%
6	Residential development in suburban area	-730,446	-742,534	-761,433	-780,333	0.00%	-1.65%	-4.24%	-6.83%
7	Residential development in town centre	-373,963	-390,924	-417,443	-443,962	0.00%	-4.54%	-11.63%	-18.72%
8	Residential development in suburban area	-800,490	-815,501	-838,970	-862,438	0.00%	-1.88%	-4.81%	-7.74%
9	Suburban medium family typology	656,417	502,848	262,736	22,624	0.00%	23.40%	59.97%	96.55%
10	Suburban medium family typology	-144,608	-376,113	-743,017	-1,110,107	0.00%	160.09%	-413.82%	-667.67%
11	Urban medium transitional typology	-247,398	-467,163	-813,410	-1,159,657	0.00%	-88.83%	-228.79%	-368.74%
12	Urban medium riverside typology	-8,266,720	-8,419,368	-8,658,040	-8,896,711	0.00%	-1.85%	-4.73%	-7.62%
13	Urban medium buffer typology with green and blue spaces	-27,500,619	-28,022,576	-28,838,675	-29,654,774	0.00%	-1.90%	-4.87%	-7.83%
14	Urban medium typology, providing additional open space	-23,611,539	-24,085,463	-24,826,463	-25,567,462	0.00%	-2.01%	-5.15%	-8.28%
15	Urban medium town centre mixed-use	-668,138	-689,324	-722,450	-755,576	0.00%	-3.17%	-8.13%	-13.09%
16	Urban high density	-7,269,475	-7,397,525	-7,597,736	-7,797,946	0.00%	-1.76%	-4.52%	-7.27%
17	Urban high density mixed-use riverside with underground car park	-9,999,976	-10,163,933	-10,420,288	-10,676,642	0.00%	-1.64%	-4.20%	-6.77%
18	Urban high mixed-use town centre typology	-1,850,994	-1,935,869	-2,068,576	-2,201,281	0.00%	-4.59%	-11.75%	-18.92%
19	Urban high mixed-use town centre typology	-1,911,481	-1,989,338	-2,111,071	-2,232,804	0.00%	-4.07%	-10.44%	-16.81%
20	Urban high typology in previously low density area	-26,092,300	-26,292,125	-26,604,561	-26,916,996	0.00%	-0.77%	-1.96%	-3.16%

Table 8.7.2: Alternative CIL rates – Sales values £4,400 per sqm – change in residual land value (appraisals assume 35% affordable housing)

Ref	Site	Residual land values with adopted and alternative rates				% change in of residual against residual with adopted CIL rates			
		Adopted	Alternative 1	Alternative 2	Alternative 3	Adopted	Alt 1	Alt 2	Alt 3
1	Residential development in town centre	-1,021,577	-1,043,769	-1,092,080	-1,140,391	0.00%	-2.17%	-6.90%	-11.63%
2	Residential development in suburban area	-157,842	-162,531	-172,737	-182,943	0.00%	-2.97%	-9.44%	-15.90%
3	Residential development in suburban area, retail at ground floor	-154,828	-166,817	-192,317	-217,819	0.00%	-7.74%	-24.21%	-40.68%
4	Residential development in suburban area	-156,478	-161,998	-174,015	-186,031	0.00%	-3.53%	-11.21%	-18.89%
5	Residential development in suburban area, retail at ground floor	203,177	191,279	166,559	141,838	0.00%	5.86%	18.02%	30.19%
6	Residential development in suburban area	-376,060	-384,743	-403,643	-422,542	0.00%	-2.31%	-7.33%	-12.36%
7	Residential development in town centre	74,501	62,037	35,888	9,738	0.00%	16.73%	51.83%	86.93%
8	Residential development in suburban area	-360,430	-371,211	-394,680	-418,148	0.00%	-2.99%	-9.50%	-16.01%
9	Suburban medium family typology	5,603,964	5,495,204	5,258,444	5,021,682	0.00%	1.94%	6.17%	10.39%
10	Suburban medium family typology	6,952,240	6,790,573	6,438,637	6,086,702	0.00%	2.33%	7.39%	12.45%
11	Urban medium transitional typology	6,440,634	6,288,146	5,956,191	5,624,237	0.00%	2.37%	7.52%	12.68%
12	Urban medium riverside typology	-4,015,734	-4,125,370	-4,364,042	-4,602,712	0.00%	-2.73%	-8.67%	-14.62%
13	Urban medium buffer typology with green and blue spaces	-13,399,244	-13,768,899	-14,573,610	-15,378,932	0.00%	-2.76%	-8.76%	-14.77%
14	Urban medium typology, providing additional open space	-10,428,331	-10,763,969	-11,494,628	-12,225,287	0.00%	-3.22%	-10.23%	-17.23%
15	Urban medium town centre mixed-use	-75,642	-91,134	-124,260	-157,386	0.00%	-20.48%	-64.27%	-108.07%
16	Urban high density	-3,907,499	-4,001,532	-4,201,742	-4,401,952	0.00%	-2.41%	-7.53%	-12.65%
17	Urban high density mixed-use riverside with underground car park	-5,590,848	-5,710,404	-5,966,757	-6,223,111	0.00%	-2.14%	-6.72%	-11.31%
18	Urban high mixed-use town centre typology	364,351	303,328	174,300	45,272	0.00%	16.75%	52.16%	87.57%
19	Urban high mixed-use town centre typology	27,805	-29,567	-149,602	-269,636	0.00%	206.34%	638.05%	1069.76%
20	Urban high typology in previously low density area	-20,739,361	-20,884,406	-21,196,841	-21,509,276	0.00%	-0.70%	-2.21%	-3.71%

Table 8.7.3: Alternative CIL rates – Sales values £5,000 per sqm – change in residual land value (appraisals assume 35% affordable housing)

Ref	Site	Residual land values with adopted and alternative rates				% change in of residual against residual with adopted CIL rates			
		Adopted	Alternative 1	Alternative 2	Alternative 3	Adopted	Alt 1	Alt 2	Alt 3
1	Residential development in town centre	-142,291	-164,483	-212,794	-261,105	0.00%	-15.60%	-49.55%	-83.50%
2	Residential development in suburban area	29,517	24,894	14,830	4,765	0.00%	15.66%	49.76%	83.85%
3	Residential development in suburban area, retail at ground floor	282,236	270,413	245,269	220,123	0.00%	4.19%	13.10%	22.01%
4	Residential development in suburban area	63,695	58,252	46,403	34,554	0.00%	8.55%	27.15%	45.75%
5	Residential development in suburban area, retail at ground floor	602,556	590,657	565,937	541,217	0.00%	1.97%	6.08%	10.18%
6	Residential development in suburban area	-28,346	-37,028	-55,927	-74,827	0.00%	-30.63%	-97.30%	-163.98%
7	Residential development in town centre	509,404	496,940	470,790	444,641	0.00%	2.45%	7.58%	12.71%
8	Residential development in suburban area	70,352	59,722	36,580	13,439	0.00%	15.11%	48.00%	80.90%
9	Suburban medium family typology	10,380,529	10,273,287	10,039,829	9,806,372	0.00%	1.03%	3.28%	5.53%
10	Suburban medium family typology	13,763,268	13,606,082	13,263,899	12,919,472	0.00%	1.14%	3.63%	6.13%
11	Urban medium transitional typology	12,859,839	12,711,576	12,388,821	12,062,444	0.00%	1.15%	3.66%	6.20%
12	Urban medium riverside typology	104,916	-198	-234,179	-469,520	0.00%	100.19%	323.21%	547.52%
13	Urban medium buffer typology with green and blue spaces	176,501	-180,413	-972,108	-1,765,590	0.00%	202.22%	650.77%	1100.33%
14	Urban medium typology, providing additional open space	2,180,155	1,858,371	1,157,872	457,374	0.00%	14.76%	46.89%	79.02%
15	Urban medium town centre mixed-use	498,646	483,370	450,706	418,042	0.00%	3.06%	9.61%	16.16%
16	Urban high density	-634,950	-727,672	-925,088	-1,122,505	0.00%	-14.60%	-45.69%	-76.79%
17	Urban high density mixed-use riverside with underground car park	-1,293,731	-1,411,618	-1,664,395	-1,917,172	0.00%	-9.11%	-28.65%	-48.19%
18	Urban high mixed-use town centre typology	2,500,342	2,439,318	2,310,290	2,181,261	0.00%	2.44%	7.60%	12.76%
19	Urban high mixed-use town centre typology	1,889,660	1,832,701	1,714,341	1,595,981	0.00%	3.01%	9.28%	15.54%
20	Urban high typology in previously low density area	-15,467,025	-15,612,071	-15,924,505	-16,236,941	0.00%	-0.94%	-2.96%	-4.98%

- 8.9 At any of the alternative CIL rates the burden on development would remain at an acceptably low level in most cases. However, the changes in residual land values in the lower value area are significant, which points to the need for a more cautious approach to rate setting in those areas.

Recommendations on residential rates

- 8.10 The Borough currently has two residential zones, delineated by the Bexleyheath Railway line. Sales values to north of the railway line remain lower than those to the south and there is no evidence to suggest that the boundary should be moved. Given the relatively low sales values to the north and the evident viability issues in relation to affordable housing, we recommend that that Zone 1 CIL rate remains unchanged, but subject of course to indexation.
- 8.11 There is somewhat more flexibility in Zone 2, where residential sales values are higher and more schemes are able to meet the Council's affordable housing target. A modest increase from the currently adopted £60 per square metre rate (£71 per square metre after indexation) to £80 per square metre will have a sufficiently modest impact on overall viability that the ability of developments to deliver affordable housing should be unaffected.

Commercial rates

- 8.12 The Borough's most recent Annual Monitoring Report (2017/18) notes that the balance between employment floorspace developed and space converted to other uses was -6,233 square metres. The AMR also notes a pipeline of 56,802 square metres of space either under construction or not yet started, the bulk of which was B2 and B8 floorspace. Losses of offices to other uses accounted for a majority of the lost floorspace, with 5,262 square metres redeveloped or converted for other uses.
- 8.13 Our development typologies include 16 commercial schemes (3 office schemes; 3 hotels; 6 industrial/warehousing developments; 2 small retail developments; and 2 supermarket developments). The full results of the appraisals are included in the results at Appendix 6 and the maximum CIL rates are summarised in Table 8.13.1.

Table 8.13.1: Commercial developments: maximum CIL rates

Ref	Use	Floorspace GIA square metres	Maximum CIL rates per square metre		
			BLV1	BLV2	BLV3
21	Small scale retail	600	£0.00	£245.22	£895.93
22	Medium scale retail	3,000	£0.00	£245.22	£895.93
23	Supermarket - local format	300	£0.00	£387.70	£908.26
24	Supermarket - large format	3,000	£0.00	£110.19	£891.04
25	Office	5,000	£0.00	£0.00	£0.00
26	Office	8,000	£0.00	£0.00	£0.00
27	Office	12,000	£0.00	£0.00	£0.00
28	Hotel	7,000	£0.00	£23.90	£163.34
29	Hotel	8,750	£0.00	£60.85	£172.40
30	Hotel	10,500	£0.00	£0.00	£0.00
31	Ind & WH - multi-storey workshop	4,660	£0.00	£436.48	£789.45
32	Ind & WH - Workshop & WH adj to existing	7,255	£0.00	£0.00	£519.54
33	Ind & WH - stacked warehouse	17,166	£0.00	£218.74	£643.96
34	Ind & WH - Workshop & WH adj to existing	22,180	£0.00	£10.24	£454.11
35	Ind & WH - stacked workshop & residential	2,367	£0.00	£0.00	£0.00
36	Ind & WH - stacked warehouse & residential	10,890	£0.00	£0.00	£0.00

Office development

- 8.14 Developments of new offices will not generate sufficient additional value to generate a positive residual land value as rents remain relatively low. Given that office development is unlikely to come forward in significant quantities, adopting a CIL rate would not generate a meaningful source of infrastructure funding. We recommend that office development remains in the nil rate category.

Hotel development

- 8.15 Our appraisals of hotel developments show modest levels of viability when brought forward on benchmark land values 2 (secondary industrial) and 3 (vacant/open land). However, hotels are more likely to be brought forward in town centres and close to transport hubs, which are more likely to be sites with benchmark land value 1 (secondary offices or similar uses), where there is no capacity for CIL to be levied. Consequently, we recommend no changes to the current nil rate for hotel developments.

Industrial and warehousing development

- 8.16 Our appraisals of industrial and warehousing development generate significant variations in maximum CIL rates, depending on whether developments are brought forward on previously developed land (e.g. replacement of existing industrial or warehousing floorspace) or on greenfield land, and the form of development (i.e. traditional single storey configuration or stacked floorspace). Given that most new industrial floorspace will be configured as single storey, where there is no capacity for CIL to be applied, we recommend that the current nil rate be retained.

Retail and retail supermarkets

- 8.17 Our appraisals of supermarkets indicate that the indexed rates remain affordable, with sufficient headroom to enable new developments to absorb the significant headwinds facing the sector.
- 8.18 Although applying CIL to smaller retail units is theoretically possible, given the significant structural changes in the retail sector, we would recommend against any changes at the present time.

D1 and D2 facilities

- 8.19 The vast majority of D1 and D2 uses will be either publicly provided facilities (education, health and leisure) or will be located in recycled floorspace, with no CIL liable uplifts in floorspace (e.g. gyms which take space in existing basements or similar 'black box' space). The former types of development are infrastructure in themselves and the existing Charging Schedule applies a nil rate; we recommend that this be retained.

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 Bexley to support local plan policies while making contributions to infrastructure that will support growth through CIL.
- 9.2 Residential sales values in Bexley are among the lowest in the capital, yet build costs are on a par with other outer-London boroughs. Consequently, the marginal gains made by redeveloping an existing building are relatively modest, which squeezes the scope for developments to meet policy requirements. This means that Bexley may not be able to achieve the same levels of affordable housing delivery as other boroughs with higher sales values. However, the policy will be in place for the whole plan period, over which sales values may change in response to shifting patterns of demand across the London housing market.
- 9.3 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with the requirements of emerging policy SP3 (a minimum of 35% affordable housing). There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values (which vary across the Borough, with the highest values in the south and the lowest in the north); composition; and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the target in emerging policy SP3 be retained and applied on a ‘maximum reasonable proportion’ basis taking site-specific circumstances into account. Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so.
 - **Build for rent schemes:** we have tested the London Plan requirement in H13C for build to rent schemes to provide 35% affordable housing in the form of London Living Rent. In general, the appraisals indicate that the viability of build to rent schemes is challenging. Although Build to Rent schemes are generally less viable than Build for Sale scheme, there is no uniform percentage at which most schemes can be regarded as viable. We therefore recommend that the 35% affordable housing target is applied to these types of development.
 - **Affordable housing on sites providing 9 or fewer units:** there is typically no significant difference in the viability of schemes providing 9 or fewer units than those of 10 units or more. However, providing affordable housing on small sites gives rise to practical difficulties and consequently, most councils operating a small sites affordable policy seek payments in lieu. We have provided an overview of the two main approaches to seeking payments in lieu which are broadly financially neutral for developers in comparison to on-site delivery. In other words, payments in lieu neither incentivise developers to take up the option of a payment, but neither do they penalise them.
 - **Delivering new employment floorspace with cross-subsidy from residential:** the Council is seeking to deliver new employment floorspace to enhance economic growth in the borough. This can be viable on a purely commercial basis without cross-subsidy from other uses when developed on vacant sites, but not when existing buildings require demolition. We have tested the impact of cross-subsidy of new employment floorspace development and this can make developments viable. However, where residential is being used to cross-subsidise employment floorspace, the level of affordable housing may need to be reduced to avoid a ‘double-call’ on the value generated by the private housing component. This may cause some issues with the Mayoral policy approach of seeking 50% affordable housing on sites in industrial use.

- **Cumulative impact of policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

Potential alternative CIL rates

- 9.4 Our appraisals incorporating alternative CIL rates indicate that there is limited capacity for CIL rates to increase above the currently adopted rates, subject to indexation. Although the adopted CIL rates account for a relatively modest proportion of overall development costs, increases in rates would have an impact on the percentage of affordable housing that can be secured. Although this impact is modest, the Council has indicated that its priority is to maximise affordable housing. Our appraisals indicate that it may be possible to increase the CIL rate in Residential Zone 2 from the currently adopted rate of £60 per square metre (£71 per square metre after indexation) to £80 per square metre. Clearly the Council would need to weigh the benefits that this additional income would generate versus the time and costs involved in a partial review of the Charging Schedule.
- 9.5 The April 2019 changes to Mayoral CIL rates (as set out in the MCIL2 Charging Schedule) have been reflected in our appraisals. The increase in Mayoral CIL in Bexley is modest, increasing from £20 per square metre in 2012 to £25 per square metre in 2019, which is in effect reflective of indexation only and does not therefore reflect an increase in real terms.

Additional observations

- 9.6 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 land owner at the bid stage without adversely impacting on the supply of land for development.
- 9.7 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, merely that some existing buildings are more valuable than a redevelopment opportunity.
- 9.8 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.

Appendix 1 - Policy review

Policy ref	Policy Text	Cost implications
SP 1	<p>Commitments for sustainable growth</p> <ol style="list-style-type: none"> 1. The Council, through its policies and decisions, will aim to: <ol style="list-style-type: none"> a) positively pursue sustainable development in the borough by providing locally specific requirements in line with the NPPF and the London Plan; and b) achieve sustainable growth in homes, jobs and services to create a network of healthy, well- connected, high quality, desirable places where people want to live, play, learn and work in line with the vision and objectives of the Council's key strategies and Local Plan, thus implementing the principles of sustainable development. 2. All new proposals for development must conform with the following principles of securing sustainable development in Bexley, where appropriate: <ol style="list-style-type: none"> a) Strengthen and diversify the local economy by: <ol style="list-style-type: none"> i. reinforcing the network of vibrant and successful town centres; ii. optimising the use of the borough's industrial land through intensification of sites; iii. increasing inward investment in new high technology and creative sectors supported by world-class digital infrastructure; iv. promoting circular economy principles and business models; and, v. improving access to jobs in Bexley, London and the wider south east through the development of local skills. b) Protect and enhance the natural and built environment by: <ol style="list-style-type: none"> i. adapting to and mitigating the impacts of climate change, including flood risk; ii. focusing new development on urban, brownfield sites in accessible locations; and, iii. optimising the efficient management of waste and existing natural resources. c) Create high quality, safe and well-connected healthy lifetime communities by: <ol style="list-style-type: none"> i. offering a choice of accessible, living styles that appeal across generations; and ii. providing necessary infrastructure, local services, open spaces, and cultural and educational facilities. <p>Bexley's sustainable development locations</p> <ol style="list-style-type: none"> 3. Parts of the borough best able to accommodate, at varying densities and amounts, the housing, industrial and commercial growth identified for Bexley, including most of its supporting infrastructure, services and facilities, are: <ol style="list-style-type: none"> a) Locations within the blue boundaries on the key diagram (Figure 1), which illustrate: <ol style="list-style-type: none"> i. Areas within 800 metres walking distance of, and including, Bexley's main town centres and 400 metres from local town centres; ii. Areas in the borough within 800 metres of railway stations that have a corresponding town centre nearby and 400 meters where the station has no adjacent town centre; and, iii. Areas with public transport access levels (PTALs) of 3-6 b) Strategic industrial locations (specifically for industrial growth and intensification); and c) Within the remainder of the Thamesmead & Abbey Wood London Plan Opportunity Area not covered in parts 3a or b. 4. Development proposals outside of these areas will only be supported where they demonstrably contribute to sustainable development, respect local character and are supported by the required infrastructure. 	Sets out broad direction of LP policies only, no specific policy costs not addressed elsewhere
SP2	<ol style="list-style-type: none"> 1. The Council's commitments for mixed and balanced communities 2. The Council will seek to meet the Mayor's 10-year housing target for Bexley of 8,650 new homes. In this context, and reflecting local evidence for housing, it is the Council's aspiration to achieve 50% affordable housing as a proportion of all qualifying provision across the borough over the 15-year Plan period. This should be achieved with an overall tenure mix of 70% low cost rented and 30% intermediate housing products and with a mix of housing types and sizes identified in the Bexley Strategic Housing Market Assessment (SHMA) and set out in Table 4. 	Affordable housing requirement specifically tested in the study.

Policy ref	Policy Text	Cost implications
	<ol style="list-style-type: none"> 3. The Council will seek to accommodate the specific needs of particular groups of residents. The Bexley SHMA, the Gypsy and Traveller Accommodation Assessment (GTAA), and the Council's Self- build and Custom Housebuilding Register identify demand for the following housing numbers over the 15-year Plan period: 4. 1,008 units of specialist older person accommodation (falling within the C3 use class); 5. 43 units of residential care accommodation (falling within the C2 use class); 6. fewer than 1 gypsy and traveller pitches; and 7. 392 self-build homes (based on an average of 26 new entries each year in the Council's self- build register). 8. In order to create high quality, safe and well-connected lifetime communities, which offer a choice of living styles that appeals across generations, new homes should be provided that are available to households across a range of incomes and sizes. To achieve this, the Council will: 9. seek to deliver a balance of family and other types and sizes of housing within affordable and market housing schemes, as identified in the Bexley SHMA; 10. work closely with registered providers to support the development of new homes and explore the potential for intensification of existing social housing land; 11. consider sensitive residential intensification within the borough's identified sustainable development locations; and 12. monitor the demand for self-build or custom build accommodation in the borough and plan accordingly. 13. Housing development on small sites 14. 4. The Council recognises that the London Plan sets a significant proportion of Bexley's housing requirement to be met through the development of sites smaller than 0.25 hectares in size. Therefore, the Council will support proposals for appropriate development of small sites within the sustainable development locations set out in policy SP1 and illustrated on Bexley's key diagram. 	<p>Land use issue only</p>
SP3	<p>Employment growth, innovation and enterprise</p> <ol style="list-style-type: none"> 1. Bexley will continue to play a key role in contributing to London's economic growth and prosperity. The Council will assist in developing a strong and sustainable local economy by embedding circular economy principles, so as to contribute to the resilience of London and the regeneration of the Thames Gateway. The Council will work with partners to secure investment that supports the local economy. 2. The Council will promote sustained economic development and employment growth by supporting development proposals that broaden the mix of business uses and diversify the local employment offer, particularly in bringing higher quality and more knowledge based jobs to the borough, both within town centres such as Bexleyheath, and designated industrial locations, and through the designation of Sidcup as a Creative Enterprise Zone. Table 3 sets out jobs growth in sectors grouped by sectors and development location. Proposals for economic development should, where possible: <ol style="list-style-type: none"> a) intensify land-uses to optimise the use of land, particularly on those sites identified in Table 8; b) increase employment densities; c) provide higher employment densities in well-connected locations; d) enable businesses to share facilities and equipment where practical, for example goods lifts, loading bays and ancillary facilities; e) make smaller units available as part of larger developments to support small and medium businesses; f) improve the quality of employment areas and town centres, including the public realm, to make them more suitable and attractive locations for modern businesses; and, 	<p>Policies protecting certain uses are land-use issues only. These policies will prevent speculative sale of land for redevelopment.</p> <p>Employment and training contributions to be secured through planning obligations.</p>

Policy ref	Policy Text	Cost implications
	<p>g) apply circular economy design principles for building approaches.</p> <p>3. Designated strategic industrial locations (SIL) and locally significant industrial sites (LSIS), as defined on the policies map, will be protected for industrial type activities and related functions, including ancillary facilities, specific to their designation in the hierarchy, as set out in policy DP7;</p> <p>4. The Council will aim to ensure that residents of all abilities are provided with opportunities to access training and a variety of local jobs and enable local businesses to draw upon a wide range of skilled workers and employment premises. Key to this will be a better integrated and enhanced public transport network connecting Bexley's housing and employment locations. The Council will achieve these aims by:</p> <p>a) reducing residents' need to travel long distances by supporting the creation of a diverse local economy that offers a wide range of well-connected local job opportunities, particularly in Bexley's designated industrial locations, town centres, neighbourhood parades and other places of employment including education and healthcare;</p> <p>b) improving the local skills base, especially by ensuring that education and training facilities, are available to residents, and by supporting the development of place and making initiatives in the borough;</p> <p>c) encouraging businesses and developers, through planning obligations, to use locally sourced labour and where viable, to provide apprenticeships and on-the-job training for residents seeking to improve their skills</p> <p>d) supporting the provision of workplace crèches at or near places of training and employment; and,</p> <p>e) facilitating growth of the visitor economy and creative industries to support local business, particularly by promoting the borough's historic, cultural, recreational and environmental assets.</p>	
SP4	<p>Supporting successful town centres</p> <p>1. To realise a network of successful town centres, the Council will work with key stakeholders including the Mayor of London and Business Improvement Districts (BIDs), to maintain and enhance the vitality and viability of the borough's hierarchy of town centres. In particular, the Council will:</p> <p>a) support proposals for main town centre uses in Bexley's defined town and local centres, including residential-led development on appropriate sites;</p> <p>b) ensure that all new development is appropriate in scale, design and location, and does not negatively impact on the hierarchy in accordance with national and regional policy and local need;</p> <p>c) maintain town centres as the places where commercial, business and service uses are concentrated, as designated on the policies map, and support development proposals for the intensification, renewal and modernisation of these uses.;</p> <p>d) seek to secure a healthy mix of shop sizes and types, as well as encourage the introduction of pop-up shops and other appropriate temporary uses, including for cultural and creative uses, where they support the vitality and viability of the centre;</p> <p>e) apply the town centre sequential test to all relevant developments as set out in national and regional policy and the retail impact assessment on new developments and redevelopments over a locally set threshold of 280m2 gross;</p> <p>f) support an evening economy across our town centres, and a night-time economy in Bexleyheath, with new development supporting the creation of a comfortable, safe, attractive and accessible day and evening environment;</p> <p>g) support the development of new cultural venues in town centres and places with good public transport connectivity;</p> <p>h) strongly encourage hot food takeaway operators to comply with the Healthier Catering Commitment standards;</p> <p>i) support the creation of attractive town centre through high quality design;</p> <p>j) work with partners to enhance existing markets and, where appropriate, to establish new markets;</p>	Land use issue only. Prevents speculative sale of land for non-retail uses in inappropriate circumstances.

Policy ref	Policy Text	Cost implications
	k) promote the provision of Shopmobility schemes or similar to ensure maximum accessibility for all; l) seek to ensure that the vitality and viability of the borough's designated neighbourhood centres are maintained and enhanced in order that they continue to provide a level of service of neighbourhood significance; and m) develop a town centre strategy for each town centre in accordance with London Plan requirements.	
SP5	Place making through good design 1. The Council will continue to expect the highest quality standards of design in Bexley. Design should respect the existing character and context but need not be constrained by what already exists; local character evolves over time. The Council will seek to ensure that: a) all development within the borough is of high-quality design, contributes positively to the local environment, and protects the best elements of Bexley's character; b) design enhances social cohesion and health and wellbeing and considers the principles of inclusive and active design, in order to support good physical and mental health; and, c) design considers the relationships between building and spaces, including its contribution to and shaping of the public realm. 2. The Council will masterplan future development, where appropriate, to ensure it achieves the objectives of sustainable development and proposals for developments in these areas will need to demonstrate that they will fit satisfactorily into the masterplan. 3. In locations suitable for large developments, proposals that are piecemeal in nature will normally be resisted unless the proposal demonstrates that it will fit satisfactorily into a larger development.	Standard requirement for high quality design in London, as expressed in London Plan. Level of professional fees assumed in the appraisals reflect a bespoke design solution for each site.
SP6	Heritage assets 1. The Council will manage its heritage and archaeological assets, whilst seeking opportunities to make the most of these assets; including adapting to and mitigating the effects of climate change. This will enhance the local sense of place and support the revitalisation and development of the borough, including promoting the visitor economy. This will be achieved by: a) promoting the borough's heritage assets, such as Lesnes Abbey, Danson Mansion, Hall Place and Gardens, Crossness Beam Engine House and Red House; b) reviewing the status of existing and identifying new heritage and archaeological assets; c) applying the NPPF and London Plan requirements for development proposals affecting heritage assets to conserve and enhance the significance of heritage assets, their settings, and the wider historic environment, and the requirements to protect assets from development that is likely to adversely impact on the significance, integrity, character or appearance of those assets or their settings; d) protecting the internal features of Council owned non-designated heritage assets where they contribute to the asset's significance; and, e) supporting historic restoration schemes through partnership working and seeking funding to enhance and utilise heritage and archaeological assets in an appropriate and sympathetic manner.	Land use issue – will prevent redevelopment of heritage assets in line with statutory and local listing. Developments which impact on heritage assets may be prevented from coming forward.
SP7	Social and community infrastructure 1. The Council will ensure the identification, development, completion, safeguarding and monitoring of services, facilities and open spaces of the types set out in Table 11 that are required to support housing and employment growth in the borough so as to make a positive contribution to creating strong, cohesive and sustainable communities. This will be achieved through: a) addressing the needs of existing and future residents, of all ages and abilities, by ensuring the protection and improvement of existing services, facilities and open space and the creation of new services, facilities and open spaces where they are needed, in accessible locations if possible, including town centres, with good transport connectivity; b) working with partners such as the Mayor of London, Crossrail Limited, utility companies, developers, registered social housing providers, the NHS, voluntary sector, other Council departments	Contributions to these objectives through CIL.

Policy ref	Policy Text	Cost implications
	<p>and/or adjacent boroughs to develop, integrate, implement and monitor relevant social and community projects and programmes, particularly in the borough's identified London Plan Opportunity Areas and town centres and where applicable, the wider Thames Gateway; and,</p> <p>c) ensuring developers contribute to the reasonable costs of new and expanded services, facilities and open spaces made necessary by their development proposals through the use of planning obligations and/or the community infrastructure levy.</p>	
SP8	<p>Green infrastructure including designated Green Belt</p> <p>The Council's commitments to creating a multifunctional network</p> <p>1. Bexley's green infrastructure, including open spaces and waterways will be protected, enhanced, restored and promoted as valuable resources to provide a healthy integrated network for the benefit of nature, people and the economy. Future development must support the delivery of a high quality, well connected and sustainable network of open spaces. In particular, this will be achieved by:</p> <ul style="list-style-type: none"> a) protecting Metropolitan Green Belt and Metropolitan Open Land from inappropriate development; b) encouraging beneficial use of Metropolitan Green Belt such as opportunities for public access, outdoor sports and recreation, retaining and enhancing landscapes, visual amenity, biodiversity or to improve damaged and derelict land; c) resisting harmful development of gardens and other green amenity spaces; d) keeping under review existing allotments and encouraging provision of space for community gardening, including for food growing, within new developments; e) working in partnership, seeking funding and supporting projects to promote the restoration and enhancement of open spaces, public realm and the waterway network within the borough; f) implementing the priorities outlined in relevant borough strategies or studies on open space, green and blue infrastructure including, where appropriate, rivers and waterways restoration; g) supporting the role waterways can play as tools in place making and place shaping, contributing to the creation of sustainable communities; h) protecting land that forms part of the Southeast London Green Chain, including the Green Chain Walk, seeking to improve public access to and through the area, and promoting it as a recreational resource and visual amenity; i) supporting the creation of new cycling and walking routes to connect publicly accessible open spaces to main destination points, such as town centres, public transport hubs, community facilities, and other publicly accessible open spaces; j) ensuring all new developments deliver a net increase to green infrastructure; k) seeking opportunities in new development, where appropriate, to provide new open space, play space and/or public realm, either through direct provision of new open space or improvement of existing open space through planning obligations; l) protecting new, or existing, amenity space that has been provided as part of a development, including incidental green spaces that add amenity value; m) protecting and enhancing the biodiversity, heritage and archaeological values of open spaces, including the River Thames, Cray and Shuttle and their tributaries within the borough; n) using water spaces for transport, cultural, recreational and leisure activities and other water- related uses; o) providing opportunities within waterside development for river and waterway restoration and the protection and enhancement of biodiversity; p) protecting green wildlife and ecological corridors, seeking opportunities to increase connectivity between the network of green spaces and habitats to enhance biodiversity and promote accessibility wherever appropriate; and, q) seeking opportunities to support the functions and drivers for green infrastructure, such as using good urban design to reduce air pollution, integrating green infrastructure into development where there are opportunities to mitigate poor air quality on a local scale. 	<p>Land use issue only – will prevent development coming forward on certain sites where priority is given to open space</p>

Policy ref	Policy Text	Cost implications
SP9	<p>The protection and enhancement of biodiversity and geological assets</p> <p>In its planning decisions, planning policies and action plans, the Council will protect and enhance the Borough's biodiversity and geodiversity assets, in line with national and regional policy, by:</p> <ul style="list-style-type: none"> a) ensuring development in Bexley does not adversely affect the integrity of any European site of nature conservation importance; b) recognising the value of landforms, landscapes, geological processes and soils as contributors to the geodiversity of the borough by protecting designated sites of special scientific interest (SSSI), and regionally and locally important geological sites (RIGs and LIGs) and supporting their sustainable conservation and management; c) establishing clear goals for the management of identified geological sites, in order to promote public access, appreciation and interpretation of geodiversity; d) protecting, conserving, restoring, and enhancing ecological networks, sites of importance for nature conservation (SINC), local nature reserves and strategic and local wildlife corridors, thus securing measurable net gains for biodiversity; e) resisting development that will have a significant adverse impact on the population or conservation status of protected or priority species as identified by legislation or in biodiversity action plans prepared at national, regional or local level; f) protecting and enhancing the natural environment, seeking biodiversity enhancements, net gains for biodiversity and improved access to nature, particularly in areas of deficiency, as illustrated by Figure 6, through new development and projects that help deliver opportunities for green infrastructure – preference will be given to enhancements that help to deliver the targets for habitats and species set out in the London Plan and local biodiversity action plans and strategies; g) enabling environmental education opportunities at the borough's schools, and investigating opportunities to involve the wider community in biodiversity or geodiversity restoration and enhancement through projects; h) ensuring landscaping schemes in development proposals use native plant species of local provenance; and, i) seeking opportunities to provide for greening of the built environment. 	Land use issue only – will prevent development coming forward in certain areas
SP 10	<p>Bexley's transport network</p> <p>1. The Council will work to achieve a comprehensive, high quality, safe, integrated and sustainable transport system, which makes the most of existing and proposed transport infrastructure within the borough. The map of Bexley's transport network, including locations of key transport project proposals, are set out in Figure 8. The Council seeks to ensure a much improved and expanded role for sustainable transport through the following actions:</p> <ul style="list-style-type: none"> a) initiating or supporting the future development of major new public transport infrastructure proposals within or affecting Bexley, including an extension of Docklands Light Rail to Belvedere, Bus Transit from North Greenwich to Slade Green, River Thames 	No direct costs to developments

Policy ref	Policy Text	Cost implications
	<p>passenger services, including the upgrading of Erith Pier, and new Thames crossings – the Council will explore, by continued negotiations with Transport for London and the Port of London Authority a firm basis for the further progression of these schemes;</p> <p>b) increasing the capacity, frequency, accessibility and safety of established bus and rail facilities;</p> <p>c) supporting the improvement of interchange facilities within the borough’s major town centres through area-based schemes and other initiatives;</p> <p>d) encouraging walking and cycling within the borough through implementation of local and strategic walking and cycling programmes, travel plans, local safety schemes, the provision of facilities within development proposals, and environmental improvement projects;</p> <p>e) using local targets included in the Council’s Local Implementation Plan to ensure Healthy Streets concepts and the Mayor’s Transport Strategy’s mode share targets are reflected in development proposals;</p> <p>f) working with the Crossrail to Ebbsfleet (C2E) partnership to secure the potential extension of the Elizabeth Line, including the protection of the land required for the scheme in accordance with existing and future Safeguarding Directions, and the managing of development to preserve and enhance the deliverability of the scheme;</p> <p>g) promoting improvements in north-south transport provision, including facilitating junction improvements, clearer signing, and enhanced bus services and facilities – in particular, improved connections will be sought with Abbey Wood station and the Elizabeth line;</p> <p>h) improving the efficiency and promoting the sustainability of freight movement in the borough and ensuring construction and operation of any new rail freight facilities, or wharves for waterborne freight handling, where this does not unduly prejudice other objectives of the Local Plan;</p> <p>i) developing other targeted road schemes, where they assist regeneration and/or reduce congestion, whilst generally promoting modal shift away from the use of the car;</p> <p>j) effectively maintaining and efficiently managing the existing highway network to reduce congestion and unnecessary delays, improve the environment, in particular air quality, and promote safety, health and wellbeing;</p> <p>k) encouraging a new transitional approach to providing and managing residential car parking within new developments in areas where parking demands and provision could both reduce over time as more sustainable means of connectivity are improved; and</p> <p>l) resisting the change of use or redevelopment of existing railway station car parks and car parks that perform a wider town centre function unless suitable replacement spaces are provided.</p>	
SP11	<p>Safeguarding land for transport schemes</p> <p>1. The Council will support development proposals that complement and do not frustrate delivery, operation or retention of existing and future transport infrastructure.</p> <p>2. Unless existing transport infrastructure is agreed as surplus to requirements by the relevant strategic authority, operator or owner, development proposals should not prejudice its continued role, operation or effective, beneficial use. Where this is unavoidable, development proposals should include feasible means of replacing the affected transport infrastructure with alternatives of at least the same quality, funded through developer contributions. This applies to transport infrastructure used for:</p> <p>a) walking;</p> <p>b) cycling;</p> <p>c) public transport services;</p> <p>d) traffic on the public highway; and</p> <p>e) piers/wharves (and access to them) to enable movement of people and goods on the River Thames.</p> <p>3. Development proposals should support the plans to secure investment in, deliver and operate the following key transport infrastructure:</p> <p>a) an extension of the Docklands Light Rail to Belvedere via Thamesmead;</p>	Land use matter only – no costs to developments

Policy ref	Policy Text	Cost implications
	<p>b) Bus Transit route corridor priority measures and related interventions;</p> <p>c) targeted traffic capacity increases on the South Thames Development Route (A206/A2016);</p> <p>d) a crossing of the River Thames between Belvedere and Rainham (likely to be beyond the Plan period);</p> <p>e) an upgrading of Erith Pier to accommodate riverbus services; and</p> <p>f) a cycling/walking crossing of the River Darent north of the A206 Bob Dunn Way.</p> <p>Development proposals will not be accepted that prejudice the successful planning and delivery of these schemes, illustrated on Figure 8.</p> <p>4. Land is safeguarded for the following strategic transport infrastructure schemes:</p> <p>a) Eastern extension of Crossrail services from Abbey Wood towards Ebbsfleet (C2E), in accordance with the relevant Safeguarding Direction(s) by the Secretary of State for Transport; and,</p> <p>b) A206 Thames Road dualling between Bob Dunn Way and Crayford Way, including widening Cray Mill Bridge and enlarging the Thames Road/Crayford Way roundabout, as illustrated on the proposed submission policies map.</p>	
SP12	<p>Sustainable waste management facilities</p> <p>1. In new development, the Council will ensure that waste is managed in ways that protect human health and the environment and will follow the principles of the circular economy by applying the waste hierarchy (see Figure 12). Where opportunities arise, this principle will also be applied to existing development, for example for flats above shops where it can be challenging to segregate waste.</p> <p>2. The Council will support sustainable waste management by:</p> <p>a) Implementing the waste hierarchy in its approach to future waste management;</p> <p>b) meeting its waste apportionments and other requirements, such as the Mayor's recycling or composting targets, including collaboration with other London boroughs as appropriate;</p> <p>c) safeguarding strategic waste management sites for waste uses as shown on the policies map;</p> <p>d) supporting regionally significant waste management infrastructure, including the Crossness Sewage Treatment Works; and,</p> <p>e) considering the use of planning contributions, including from the borough's community infrastructure levy, to provide better waste management for existing development.</p> <p>3. The Council will support the development of the circular economy by encouraging the waste and construction industries to:</p> <p>a) make resource use more efficient;</p> <p>b) reduce the production of waste;</p> <p>c) maximise the recycling of waste; and</p> <p>d) identify alternative business models.</p>	No additional cost burdens for development
SP13	<p>Protecting and enhancing water supply and wastewater infrastructure</p> <p>1. The Council will:</p> <p>a) work with Thames Water in relation to local wastewater infrastructure requirements and support wastewater treatment infrastructure investment to accommodate London's growth and climate change impacts;</p> <p>b) promote improvements to water supply infrastructure, particularly within the defined sustainable development locations, to contribute to security of supply in a timely, efficient and sustainable manner taking energy consumption into account;</p> <p>c) promote the protection and improvement of the water environment in line with the Thames River Basin Management Plan, taking account of catchment plans; Crossness Sewage Treatment Works (CSTW)</p> <p>d) support the protection of CSTW, as a key infrastructure asset, from the risks of flooding;</p> <p>e) promote public access to the Thames Path through CSTW and the conservation and enhancement of the Crossness Beam</p>	No additional cost burdens for development

Policy ref	Policy Text	Cost implications
	<p>Engine House, including the site and buildings within its curtilage, and seek to affect these by means of planning obligations in the event of substantial planning permissions being contemplated in the vicinity.</p>	
SP14	<p>Mitigating and adapting to climate change</p> <ol style="list-style-type: none"> 1. The Council will actively pursue the delivery of sustainable development by: <ol style="list-style-type: none"> a) Supporting developments that achieve zero-carbon and demonstrate a commitment to drive down greenhouse gas emissions to net zero; b) Administering the borough's carbon offset fund, ring-fencing payments to implement projects that deliver greenhouse gas reductions; c) Investigating opportunities for the funding and development of decentralised energy networks in the borough; and, supporting the provision of infrastructure, including safeguarding routes and land for such use, where necessary; d) Supporting new and enhanced green infrastructure, including greening of development sites such as living roofs, and the contribution green infrastructure can make to managing flood risk and surface water, and to the mitigation of the urban heat island effect; e) Supporting integrated water management (IWM) through a coordinated and holistic approach to land and water management, including managing water storage, supply, wastewater, flood risk, quality of watercourses and water bodies and the wider environment; f) Applying the recommendations of Bexley's Strategic Flood Risk Assessment, Local Flood Risk Management Strategy, the Bexley Sustainable Drainage Design and Evaluation Guide and Integrated Water Management Strategy; g) Following the sequential approach to flood risk management advocated in national planning policy and its associated practice guidance; h) Working with the Environment Agency and others to ensure the recommendations of the TE2100 Plan are implemented in new and existing developments, to keep communities safe from flooding in a changing climate and improving the local environment; and, i) Supporting the protection of key infrastructure assets from the risks of flooding. 	<p>Carbon offset payments included in appraisals</p> <p>Green roof cost incorporated in appraisals.</p> <p>Land use issue only – some sites may be prevented from coming forward for development</p>
DP1	<p>Providing a supply of housing</p> <ol style="list-style-type: none"> 1. Development proposals for new housing should be located in the parts of the borough set out in SP1, and must: <ol style="list-style-type: none"> a) be well designed, appropriate for the area, high quality, sustainable and take account of the impacts of cumulative development, including on the health and wellbeing of the borough's residents; b) make the most effective and efficient use of land, in particular seeking to achieve higher densities in the most accessible locations; c) achieve all relevant space, accessibility, environmental, and housing amenity standards; and d) be designed as tenure blind, encouraging mixed communities. Affordable housing from qualifying developments 2. For residential development proposals with a capacity of 10 or more (gross) dwellings, the Council will follow a threshold approach and seek 35% affordable housing on-site. 3. For all qualifying schemes, a mix of dwelling sizes and tenures, including family housing, will be sought in accordance with the Bexley SHMA, as set out in Table 4, in order to meet overall need throughout the Plan period. 4. Development proposals that do not meet the affordable housing threshold will be refused unless justified by a full, normally un-redacted viability assessment that is submitted at the same time that a planning application is submitted. Self-build and Custom Housebuilding 5. Developers are encouraged to provide plots, where appropriate, within residential schemes for individuals or groups to build their own homes. 	<p>Affordable housing requirement specifically tested in the study.</p>
DP2	DP2 Residential development on backland and infill sites	

Policy ref	Policy Text	Cost implications
	<p>1. Proposals for new dwellings on small (less than 0.25ha) brownfield sites, including infill and backland sites, will generally be supported where:</p> <ul style="list-style-type: none"> a) the site is located within a sustainable development location, as identified on the key diagram (Figure 1); b) the development capacity of the site is optimised; and, c) the development provides well-designed housing with a high standard of amenity that makes a positive contribution to the area. <p>2. Proposals for development on residential gardens and/or communal amenity spaces will be resisted, except where:</p> <ul style="list-style-type: none"> a) adequate and safe access for vehicles and pedestrians is provided, with no adverse effects on the access to adjacent dwellings b) there are no adverse effects on the privacy and amenity of residents of neighbouring properties; c) distinctive landscape and nature conservation features, such as trees, hedgerows, and ponds, are retained; and, d) the proposed and existing dwellings retain sufficient private and, if appropriate, communal amenity space. 	Land use issue only
DP3	<p>Housing for older people</p> <p>1. Proposals for new specialist housing for older people will be supported where:</p> <ul style="list-style-type: none"> a) there is an identified need in the borough for the tenure and type of accommodation proposed; b) standards of HAPPI to be met ensure the scheme is suitable for the intended occupants; and c) the scheme is sustainably located near public transport, shops, local services, community facilities and social networks for residents, carers and visitors. <p>2. Proposals for residential care establishments that fall under use class C2 will need to demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 or any subsequent amendments.</p> <p>3. Any loss of specialist housing for older people will be resisted except where the applicant can demonstrate that there is no longer an established need in the borough.</p> <p>4. Specialist housing for older people that falls under use class C3 will be expected to provide an affordable housing in line with policy requirements.</p>	<p>Land use issue only.</p> <p>Affordable housing requirement specifically tested in the study.</p>
DP4	<p>Gypsy and Traveller accommodation</p> <p>1. Bexley's existing provision for gypsies and travellers, as shown on the policies map, will be protected, while demand exists.</p> <p>2. The following considerations should be taken into account in the determination of locations for future gypsies and travellers' sites:</p> <ul style="list-style-type: none"> a) complying with the requirements of other relevant policies, including policies that seek to protect designated areas, such as metropolitan green belt, from inappropriate development; b) avoiding areas of flood risk (Environment Agency Flood Zones 2 and 3); and c) ensuring there are no significant adverse impacts on the locality including: <ul style="list-style-type: none"> i. the character and appearance of the site and surrounding area; ii. the residential amenity of neighbouring properties; and iii. the local highway network. <p>3. Any proposal for a new site should:</p> <ul style="list-style-type: none"> a) provide suitable access to local services and facilities and public transport links; and, b) be of suitable environmental quality (such as noise and air quality) to not unduly affect the amenity and health and wellbeing of potential residents. <p>4. Proposed improvements to existing pitches and sites will be supported, where appropriate.</p>	No impact for development on sites that are not designated as G&T sites.
DP5	Houses of multiple occupation and live/work units	

Policy ref	Policy Text	Cost implications
	<p>1. Development proposals for new houses of multiple occupation (HMOs) and non-self-contained live/work units (considered, and assessed as, HMOs) will be supported subject to:</p> <ul style="list-style-type: none"> a) demonstrating they will not have an adverse impact on the local area; and b) the appropriate quality of the accommodation being proposed. <p>2. Self-contained live/work units will be expected to meet all living and space standards for C3 residential accommodation.</p>	Land use issue only.
DP6	<p>Loss of existing housing</p> <p>1. Development resulting in the net loss of all or part of a dwelling will generally be resisted, except where:</p> <ul style="list-style-type: none"> a) it would replace a ground floor residential unit within a town centre with a ground floor main town centre use; b) it would replace significantly substandard units with fewer, high quality units; or c) the loss would allow for the provision of a community facility that is suitable for residential areas, subject to no significant adverse impacts on neighbouring properties. <p>2. The loss of housing units through estate regeneration may be considered acceptable where the overall amount of affordable floorspace or habitable rooms is retained or, ideally, increased.</p> <p>3. Proposals to return vacant homes back into use will be supported.</p>	Impact on the amount of potential development land available over the plan period. Land use issue only.
DP7	<p>Appropriate uses within designated industrial areas</p> <p>1. Two types of industrial land are designated in the borough:</p> <ul style="list-style-type: none"> a) Strategic Industrial Locations (SIL); and b) Locally Significant Industrial Sites (LSIS). <p>2. In designated Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS), as identified on the policies map, the following uses for industrial type activities and related functions, including ancillary facilities, will be permitted and safeguarded:</p> <ul style="list-style-type: none"> a) Class B2 and B8 b) Class E(g)iii, only where the permitted function cannot change to any other E Use Class <p>3. Within SIL, proposals for sui generis industrial uses, such as for waste management and disposal installations or utilities functions, will usually be permitted within SIL, provided that the use does not impede the effective operation of other nearby businesses in the SIL or the primary function of the SIL as a business area. These uses are not considered an appropriate use within LSIS.</p> <p>4. Development proposals for the intensification, renewal and modernisation of business uses in designated industrial locations, including the assembly of land to achieve this, will be supported.</p> <p>5. Development proposals should not result in a net loss of industrial floor space for Class E(g)(iii), B2 and B8 uses in all designated industrial locations. Co-location with other uses may be considered on LSIS provided the principle of no net loss of industrial floor space is achieved.</p> <p>6. Non-designated industrial sites should be assessed in line with criteria set out in London Plan policies, particularly E4 and E7</p> <p>7. The SIL at Crossness Sewage Treatment Works is safeguarded for its strategic utilities infrastructure use and its operational area identified on the policies map.</p> <p>8. In the Foots Cray Business Area, existing E(g)(i) offices will only be permitted to change use to E(g)ii, E(g)(iii), B2 and B8 uses.</p> <p>Non-conforming uses</p> <p>9. Extensions, alterations, intensification or any other form of development for existing non-industrial uses on designated industrial land will not be supported.</p> <p>Temporary uses</p> <p>10. The Council will support the temporary occupation of empty buildings and cleared sites by temporary uses for a maximum of three years that shall not be renewed, where they contribute to regeneration; enhance the character and vitality of the area; and, where they do not harm the operation of the remainder of the estate.</p>	Policies protecting certain uses are land-use issues only. These policies will prevent speculative sale of land for redevelopment.
DP8	<p>Telecommunications and digital infrastructure</p> <p>1. Proposals for new or upgraded telecommunications and associated equipment will be supported, including masts, cabinets</p>	No direct costs to developments

Policy ref	Policy Text	Cost implications
	<p>and other related equipment, and should be located so as to minimise any adverse effects ensuring that:</p> <ol style="list-style-type: none"> the installation(s) are kept to a minimum, consistent with the efficient operation of the network; opportunities for the sharing or clustering of facilities has been fully considered, including siting masts on existing buildings; they are sited and designed to minimise their visual impact and appearance, including through the choice of materials and colour; they do not cause undue harm to the character or appearance of the associated building or area; appropriate, planting and landscaping has been incorporated to help screen installations; and there is no undue harm to highway safety or the functionality of other street furniture. 	
DP9	<p>Development within town centres</p> <ol style="list-style-type: none"> The Council will promote a diversification of town centre uses, including commercial, business and service uses, community, leisure, cultural and recreational uses, and residential uses, whilst avoiding an over concentration of any one non-class E use. Development proposals in town centres will need to demonstrate that the Agent of Change principle has been considered. Changes of use that would result in a net loss of ground floor main town centre uses within the designated town centre boundary will be resisted. Changes of use that would result in a net loss of ground floor Class E uses within the town centre boundary should ensure that: <ol style="list-style-type: none"> the proposed use is a main town centre use; the use contributes to the vitality and viability of the town centre; a significant percentage of the units within the town centre boundary will remain in Class E use; the proposed use has an active frontage immediately accessible from the street; and, the proposed use would not result in two or more adjoining units of takeaways, betting offices/shops, pay day loan shops, and pawn brokers, with a maximum of 10% of units with these uses collectively, and in any event, no one use above 5% of units, across the town centre. 	<p>Supports recycling of surplus space but does not generate any costs to developments that are brought forward.</p>
DP10	<p>Neighbourhood centres, small parades</p> <ol style="list-style-type: none"> Changes of use from Class E in designated neighbourhood and small parades will be supported if: <ol style="list-style-type: none"> the use positively contributes to the vitality and viability of the parade; the proposed use would include an active frontage immediately accessible from the street; the proposed use would not result in two or more adjoining units of takeaways, betting offices/shops, pay day loan shops and pawn brokers, with a maximum of one unit or 10% of units with these uses collectively across the neighbourhood centre the proposed use would not result in more than one unit of takeaways, betting offices/shops, pay day loan shops, and pawn brokers, across the small parade. 	<p>Land use issue only. Prevents speculative sale of land for uses outside Class E in inappropriate circumstances.</p>
DP11	<p>Achieving high quality design</p> <ol style="list-style-type: none"> Development proposals for new buildings, extensions and alterations, conversions, changes of use and public and private spaces will be expected to follow the principles and requirements set out in this document and to: <p>Character</p> <ol style="list-style-type: none"> ensure that the layout, height, scale and massing, façade treatment, and materials are complimentary to the surrounding area contribute positively to the street scene; <p>Landscaping</p> <ol style="list-style-type: none"> provide a high standard of landscaping design, appropriate to the proposal and with regard to the character of the surrounding area; <p>Privacy, outlook and adverse impacts</p> <ol style="list-style-type: none"> ensure that appropriate levels of privacy, outlook, natural daylight and other forms of amenity are provided; 	<p>The requirements are reflective of good design practice and do not add additional cost burdens</p>

Policy ref	Policy Text	Cost implications
	<p>d) ensure existing properties' amenity is appropriately protected;</p> <p>e) ensure that all proposed development and uses do not unacceptably affect residents or occupiers of either the proposed development or of existing neighbouring residents, businesses and community facilities by means of noise, odour, vibration and light spill or other disturbances;</p> <p>Quality of residential accommodation</p> <p>f) provide sufficient useable on-site external amenity space (communal, semi-private and private) and appropriate play spaces for children, relative to the proposed scale of development;</p> <p>g) meet appropriate internal accommodation standards;</p> <p>Crime</p> <p>h) apply the principles of designing out crime whilst maintaining an attractive, connected environment; and,</p> <p>Advertisements</p> <p>i) ensure that new advertisements do not detract from the character and appearance of the surrounding area and do not have an adverse effect on public safety.</p>	
DP12	<p>Tall buildings and building heights</p> <p>Tall buildings</p> <p>1. Tall buildings in Bexley are considered to be more than 25 metres in height and must comply with the tall buildings policy in the London Plan. In addition, the applicant must demonstrate:</p> <p>a) sufficient access to public transport;</p> <p>b) access to local services and facilities, depending on the number and type of residents expected;</p> <p>c) the proposal will not have an adverse impact on local character, including heritage assets;</p> <p>d) the design considers topography;</p> <p>e) the proposal will not create adverse environmental impacts, including flood risk, creation of a wind tunnel, loss or lack of daylight and sunlight;</p> <p>f) the design is of the highest architectural quality; and</p> <p>g) the proposal will integrate into its surroundings at all levels, particularly at street level and into the skyline.</p> <p>2. Suitable locations for tall buildings are within and near the town centres of Abbey Wood Village (defined in Figure 3) and Lower Belvedere (defined in Figure 4).</p> <p>Building heights</p> <p>3. Typically, the maximum height of buildings shall not normally be more than:</p> <p>a) 45 metres within and near the town centres of Abbey Wood Village and Lower Belvedere, as set out in Part 2 of this policy;</p> <p>b) 25 metres in sustainable development locations as identified on Figure 1 (key diagram) outside of Part 3a of this policy; and,</p> <p>c) 15 metres across the rest of the borough.</p> <p>4. For development proposals that include buildings taller than 15 metres, applicants must submit design appraisals with alternative options to demonstrate whether similar densities can be achieved using more traditional and human-scaled typologies including terraced housing, maisonettes, and courtyard apartments.</p> <p>5. The proposed heights for buildings should reflect other design and policy requirements, including the requirement to have regard to the existing or emerging character and context of the area.</p>	<p>Land use issue only – will restrict tall buildings in certain areas, but these are generally only viable due to higher costs in areas with high PTALs where values are higher.</p>
DP13	<p>Protecting local views</p> <p>1. Development proposals with the potential to impact a protected local view must meet the following criteria:</p> <p>a) Development in the foreground and middle ground of a protected view should not be overly intrusive, unsightly or prominent to the detriment of the view;</p> <p>b) Development in the background of a protected view should give context to landmarks and not harm the composition of the view as a whole; and,</p> <p>c) Any existing or proposed viewing places within the development should be accessible and managed so that they enhance people's experience of the protected view.</p>	

Policy ref	Policy Text	Cost implications
	<p>2. Development proposals that will have a significant adverse impact on the aesthetic and character of a protected view will be resisted.</p> <p>3. Development proposals should consider whether the proposal has the potential to impact on a non- designated view. Non-designated views should be identified through the Development Management process. A proposal with the potential to impact on a non-designated view must demonstrate that the proposal will not have an adverse impact on that view.</p>	
DP14	<p>Development affecting a heritage asset Impact on asset or setting</p> <p>1. Development proposals with the potential to directly or indirectly impact on a heritage asset or its setting should meet NPPF requirements to describe the significance of the asset and demonstrate how the proposal conserves or enhances the significance of the asset.</p> <p>2. Development proposals on sites with existing heritage assets, particularly listed or locally listed buildings, should incorporate those assets. Outline applications will not generally be acceptable for developments that include heritage assets.</p> <p>Change of use</p> <p>3. Any development proposal to alter or change the use of a heritage asset will need to conserve or enhance that asset; proposals must demonstrate how the change will support the building's preservation and future maintenance. Development proposals should restore, re-use and incorporate heritage assets, wherever possible. Proposals must demonstrate that the new use would not adversely affect the fabric of the building.</p> <p>Demolition</p> <p>4. There is a general presumption against any proposal for development that demolishes a heritage asset in part or whole, including locally listed buildings.</p> <p>5. Proposals to demolish buildings within conservation areas will be considered with regards to the NPPF approach to determining harm and will generally be refused unless it can be demonstrated that the development proposal would enhance the special character of the area; demolition will not be approved until consent for the replacement building is agreed.</p> <p>Listed buildings</p> <p>6. Any proposed alteration must have regard for conserving or enhancing the special character of the building, both internally and externally. Replacement materials should be like for like or, where this is not possible or not preferable, should be compatible with the existing character of the building, either by sympathetically matching or contrasting.</p> <p>Locally listed buildings</p> <p>7. Any proposed alteration to a locally listed building or other non-designated heritage asset must have special regard to the asset's contribution to the streetscape.</p> <p>8. Any proposed alteration to a locally listed building should conserve the particular characteristics that justify that structure's identification.</p> <p>Conservation areas</p> <p>9. Proposals for development within conservation areas must have due regard to the area appraisal and management plan in terms of design, use, and any other element identified as relevant.</p> <p>Archaeological evidence</p> <p>10. Development proposals should be assessing the archaeological potential of sites and then retaining, in situ, archaeological evidence within sites, wherever possible. Where archaeological evidence cannot be retained, the appropriate levels of archaeological investigation and recording should be undertaken prior to the redevelopment of the site.</p>	Does not impose any additional burdens above national policies.
DP16	<p>Providing and protecting social and community infrastructure Providing</p> <p>1. Proposals for new social and community infrastructure (as set out in Table 9 above) or for the enhancement or expansion of existing infrastructure will generally be supported, particularly the</p>	Land use issue only

Policy ref	Policy Text	Cost implications
	<p>provision of health, physical activity, leisure, education and children and young people's facilities. In all cases, proposals should be:</p> <ol style="list-style-type: none"> a) sustainably located, ideally close to the local community the facility is intended to serve, or within areas of good access to public transport, such as town centres, particularly where the proposal is likely to generate a significant volume of traffic; b) easily accessible to all by a range of sustainable travel modes, including walking, cycling and public transport; c) of an appropriate character, size and scale to meet the needs of the community; and, d) designed to be as flexible, adaptable and capable of multi-use as possible. <p>2. Proposals for education (including early years) facilities and places of worship should provide a Travel Plan to assess any traffic issues and ways to resolve these as a result of the development</p> <p>3. Proposals for new or expanded Education facilities should be designed to reflect the community needs assessments.</p> <p>4. Proposals need to demonstrate that they are supported by the relevant service provider.</p> <p>5. The creation of F.2(a) small walk-to convenience shops (that do not exceed 280m² gross in total) should be provided in new larger residential developments where there is no convenience shop within a 1,000 metres walking distance to the site.</p> <p>Protecting</p> <p>6. The Council will not permit the loss of existing social and community infrastructure types included in Table 9 except where:</p> <ol style="list-style-type: none"> a) it can be demonstrated that there is no current or future need for the existing premises or land for any community use and that it no longer has the ability to serve the needs of the community; or b) alternative community facilities for the specific end user that meet current or future needs are provided, within the relevant area; or, c) it is part of an agreed strategy or programme of estate management <p>7. For urban open space, it must also be demonstrated that the land has no visual amenity value as a landscape feature in providing breaks in the built-up area.</p> <p>8. Changes of use from individual F.2(a) convenience shops will only be permitted where it can be demonstrated that an alternative convenience shop is available within reasonable walking distance from the existing unit.</p>	<p>Land use issue only.</p> <p>If landowners bring forward schemes that involve re-providing protected community facilities, they will need to reflect cost of re-provision in expectations on land value in line with PPG requirements.</p>
DP16	<p>Health impact assessments</p> <p>1. The following types of development are required to complete and submit a desktop health impact assessment checklist as part of the planning application:</p> <ol style="list-style-type: none"> a) major developments; and, b) development proposals that contain any of the following uses: <ol style="list-style-type: none"> i. hot-food takeaways; ii. betting shops iii. education facilities; iv. health facilities; v. leisure or community facilities; and, vi. publicly accessible open space. <p>2. Development proposals of a scale referable to the Greater London Authority are required to have a completed detailed health impact assessment, submitted as part of the planning application. The assessment will be expected to include details of engagement undertaken with local health and community stakeholders and how their input has influenced the proposals.</p>	
DP 17	<p>Publicly accessible open space</p> <p>Maximising access to existing open space</p> <p>1. In order to maximise access to existing publicly accessible open space, new developments will be required to:</p> <ol style="list-style-type: none"> a) provide new or improved access to adjacent or nearby publicly accessible open space, where appropriate; b) not block or hinder existing public access, unless suitable alternative access is provided; and 	<p>Reflects standard requirement to provide open space within developments – reflected in assumed developable area within the typologies.</p>

Policy ref	Policy Text	Cost implications
	<p>c) promote publicly accessible open spaces as multi-functional spaces that cater for a range of activities, lifestyles, ages and needs. Provision of new open space</p> <p>2. New open space provided as part of a development should be inclusive and highly accessible to residents of the development and surrounding areas..</p>	
DP 18	<p>Waterfront development</p> <p>1. All development proposals adjacent to rivers and other watercourses such as lakes, ditches and dykes will be required, where appropriate, to:</p> <ul style="list-style-type: none"> a) activate space to and along the waterfront; b) maintain existing public access to and along the water and/or provide new access to and along the water where none exists; c) create residential moorings and visitor moorings to accommodate suitable vessels; d) enhance the appearance and quality of the water space including: <ul style="list-style-type: none"> i. de-culverting watercourses and naturalising the river channel where practical; ii. using green infrastructure to improve water quality where possible; iii. improving nature conservation value for wildlife; iv. improving visual connections with important features, considering the design and landscaping of the adjacent area; and v. preserving the openness and character of the water spaces. e) provide suitable setbacks from water space edges to mitigate flood risks and to allow waterside walkways and cycle paths; f) improve river walls and embankments, taking into account sea level rise, and/or fluvial, ground water and surface water flood risks; g) promote safety along the water's edge; and, h) avoid the loss of water spaces. <p>2. Development proposals should not adversely affect:</p> <ul style="list-style-type: none"> a) the integrity of the waterway structure; b) the quality of the water; c) levels of pollution due to unauthorised discharges and run off or encroachment; d) the landscape, heritage, ecological quality or habitat continuity and character of the waterways; e) the waterway's potential for being fully unlocked; or f) the use of the waterway network. 	<p>Costs may be incurred by developments adjacent to water ways but this can only be assessed when sites come forward and particular repair requirements become apparent following detailed investigation.</p> <p>No other cost burdens upon development.</p>
DP19	<p>The River Thames and the Thames Policy Area</p> <p>1. The Thames Policy Area is defined on the policies map</p> <p>2. Development proposals for riverside sites and existing parks and open spaces should investigate the potential for full or part realigned flood defences prior to commencement of site planning, and are required to:</p> <ul style="list-style-type: none"> a) follow the strategies for water management set out in the TE2100 Plan and subsequent updates; b) enhance the relationship between the development site and the Thames; and, c) contribute to the completion of the Thames Path, a continuous public riverside footpath and cycleway, including safeguarding existing or providing new access points to the riverside path. <p>3. The Council encourages improving the efficiency and promoting the sustainability of waterborne freight movements, including waste transfer and aggregates handling, on the Thames. Viable wharves are safeguarded for such uses through a Direction by the Secretary of State.</p> <p>4. Proposals in the Thames Policy Area should pay particular attention to their impacts on the ecology of the River Thames, and on its priority habitats and protected species. Ecological enhancements will be sought from all proposals; in particular development directly adjacent to the River should look to enhance essential fish habitats and reduce the risk of invasive species.</p> <p>5. The Council will encourage improved access to nature across the Thames Policy Area. Opportunities should be sought to link</p>	<p>No mandatory additional cost burdens to developments.</p>

Policy ref	Policy Text	Cost implications
	<p>proposed and existing wildlife corridors, including the Ridgeway Link, Thames Marshes corridor, Thamesmead Link and the River Thames itself, and integrating these networks with pedestrian and cycle paths where appropriate.</p> <p>6. Habitat creation and enhancement will be promoted. Opportunities should also be sought for related enhancements to visitor's centres and other facilities. Habitat creation along the Thames should aim to improve the area's flood resilience and water management.</p>	
DP 20	<p>Biodiversity and geodiversity in new developments</p> <p>1. Development proposals will only be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) a strict approach to the mitigation hierarchy has been taken (i.e. avoid, mitigate, compensate and net gain) and all unavoidable impacts on biodiversity can be justified; b) completion of the development will result in a measurable long-term net gain for biodiversity, as demonstrated through the application of an acceptable method of measurement, and/or impact assessments; c) biodiversity enhancement measures and where appropriate mitigation measures have been incorporated within the design, layout and materials used in the built structure and landscaping; d) opportunities to help connect and improve the wider ecological networks, wildlife corridors and stepping stones for wildlife have been taken by creating linkages through the development site; e) deficiencies in access to nature conservation are reduced, where possible; and, f) opportunities to increase wildlife aesthetic value and visual connections with important features have been considered. <p>Protection of designated sites and habitats</p> <p>2. Development proposals that would have a direct or indirect impact on a site designated for its nature conservation or geological interest should protect and enhance the designated site's value, and will not be permitted unless all of the following criteria are met:</p> <ul style="list-style-type: none"> a) there are no reasonable, less damaging, alternative solutions, locations or sites; b) ecological buffer zones have been incorporated into the scheme, where appropriate, to protect and enhance the designated site's intrinsic value; c) the continuity of wildlife habitat within wildlife corridors is maintained; and, d) access to the designated site is not compromised and where possible, access and/or interpretation is improved. <p>Protection of ancient woodland and veteran trees</p> <p>3. Irreplaceable habitats, including ancient woodland and aged or veteran trees found outside of ancient woodland will be protected from loss or deterioration resulting from development. Where development proposals may affect irreplaceable habitats and their immediate surroundings, the following principles of good practice shall be used to guide the site assessment and design of development:</p> <ul style="list-style-type: none"> a) establishment of the likelihood and type of any impacts; b) implementation of appropriate and adequate mitigation, compensation, and management measures that respect the features and characteristics of the veteran trees and/or ancient woodland; c) provision of adequate buffers; and d) provision of adequate evidence to support development proposals. 	<p>Can be accommodated within landscaping plans without increased costs through careful selection of planting.</p> <p>Cost incorporated within overall professional fees budget in the appraisals.</p> <p>Land use issue only</p>
DP 21	<p>Urban greening of development sites</p> <p>1. Development proposals should set out what measures have been taken to achieve urban greening onsite; and all new major developments should quantify what Urban Greening Factor (UGF) score has been achieved.</p>	<p>Can be accommodated within landscaping plans without increased costs.</p>

Policy ref	Policy Text	Cost implications
	<p>2. Development proposals will be required to provide a high standard of landscape design, having regard to the well-being, water, wildlife and character of the surrounding area, ensuring sustainable planting for the long term and be supported by appropriate management and maintenance measures.</p> <p>3. There will be a presumption in favour of the retention and enhancement of existing trees, woodland, and hedgerow cover on site; and, planning permission will not normally be permitted where the proposal adversely affects important trees, woodlands, or hedgerows. Where the loss of trees or hedges of value is considered acceptable, development must provide replacement trees and hedges of equal quality, including street trees.</p> <p>4. Development proposals for should maximise potential for the planting of new native trees and hedges within the development site and new streets should be tree-lined, unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.</p> <p>5. Planting and landscaping within developments and ecological buffer zones:</p> <ul style="list-style-type: none"> a) will be required to contribute to habitats and features of landscape and nature conservation importance; and, b) must not include 'potentially invasive, non-native species'; and, where found on a site, appropriate measures to remove these species must be taken as part of the redevelopment. 	<p>Cost of green roofs incorporated into the appraisals.</p>
DP22	<p>Sustainable transport</p> <p>1. The Council will expect to see measures in development proposals that facilitate and promote walking, cycling, public transport and shared mobility. In particular, major development proposals should incorporate where appropriate the below points at an early design or pre-application stage:</p> <p>Walking</p> <ul style="list-style-type: none"> a) identify and implement accessible, safe and convenient direct walking routes to town centres, transport nodes and other key destinations; b) promote and improve pedestrian wayfinding; c) provide for the undertaking of audits to ensure that the existing pedestrian infrastructure is suitable for its proposed use and that new development improves pedestrian amenity; d) encourage a higher quality pedestrian and street environment for all users through the promotion of healthy streets and integrated communities; e) ensure residential streets encourage children to play out; <p>Cycling</p> <ul style="list-style-type: none"> f) provide secure, integrated, convenient and accessible cycle parking facilities in line with the standards set out in the London Plan, as a minimum; g) provide on-site changing facilities, including lockers and showers for cyclists, where appropriate; h) contribute positively to an integrated cycling network for London by providing infrastructure that is safe, comfortable, attractive, coherent, direct and adaptable; i) provide links to existing and planned cycle infrastructure projects including the Council's strategic quietways network; <p>Public transport network</p> <ul style="list-style-type: none"> j) allocate road space and provide high level of priority on existing or proposed routes; k) ensure good access to and within areas served by networks; l) ensure that all parts of the network can be used safely, easily and with dignity by all; m) ensure direct, secure, accessible and pleasant walking routes to stops; n) ensure standing, garaging and drivers' facilities are provided where needed; o) improve interchange between different modes of transport; <p>Shared mobility (smarter travel)</p> <ul style="list-style-type: none"> p) provide electric vehicle charging infrastructure in line with London Plan minimum standards, to be made publicly available where possible; q) provide spaces for car clubs/pool cars, to be made publicly available where possible; and 	<p>De-minimis costs</p> <p>Standard requirement – car club spaces and cycle storage allowed for within overall gross to net ratio of development typologies.</p>

Policy ref	Policy Text	Cost implications
	<p>r) ensure compatibility with recognised providers of both services.</p>	<p>Cost of vehicle charging incorporated in the appraisals.</p>
DP23	<p>Parking management</p> <p>1. In applying the principles of sustainable development in line with Policy SP1, the Council will seek to balance the need for parking and the environmental, economic and social impacts of traffic movement and parked vehicles. Therefore, in the main, proposals for development will be expected to provide parking in accordance with London Plan standards.</p> <p>2. Parking provision materially below London Plan maximum standards may be acceptable in areas that have a PTAL of 3 – 4, for residential development sites that are:</p> <p>a) outside of a Controlled Parking Zone (CPZ) or Restricted Parking Zone (RPZ), where it can be demonstrated through a parking survey that there is sufficient on-street, off-site parking capacity within 200 metres of the development boundary; or</p> <p>b) inside an existing or planned CPZ or RPZ, in which case the applicant will normally be required to enter into a legal agreement to restrict future occupiers from obtaining on-street parking permits.</p> <p>3. Local evidence supports the need to provide additional family housing in the borough and therefore a flexible approach to parking is being taken that does not undermine the Mayor’s strategic approach to parking, illustrated by Figure 10. This will be in the case of:</p> <p>a) Residential development sites with a PTAL of 0, 1a and 1b where maximum parking standards for family housing are:</p> <p>i. up to 1.75 spaces per unit for 3 or more bedrooms; and</p> <p>ii. up to 1.5 spaces per unit for 2 bedrooms.</p> <p>b) Residential development sites with a PTAL of 2, in line with the local plan spatial strategy, should follow London Plan standards for family housing, except where the development proposal site is located further than five minutes’ walk to a railway station and a town centre where the maximum parking standards for family housing are:</p> <p>i. up to 1.5 spaces per unit for 3 or more bedrooms; and</p> <p>ii. up to 1 space per unit for 2 bedrooms.</p> <p>4. For specialist housing for older people, the standards should be:</p> <p>a) a maximum of 1 car space for every 6 residents (for visitors);</p> <p>b) a minimum of 1 car space for every 2 staff full time equivalents (FTE) for non- resident staff and visiting health care workers. Further spaces may be required to support additional demand, to be determined through a Transport Statement or Assessment.</p> <p>5. Parking for industrial development should be provided in line with projected need, calculated via a transport assessment once applicants have demonstrated they have minimised parking requirements through a delivery and servicing plan, parking management plan and travel plan.</p>	<p>Reflects London Plan standards only, with the exception of seeking to apply higher parking standards on sites with PTAL of 2. This has no bearing on the viability of development as these will be low-density schemes which can accommodate any parking requirements at surface level.</p>
DP24	<p>Impact of development on the transport network</p> <p>1. Proposals that reduce the need to travel and improve access to sustainable modes of transport will be supported.</p> <p>2. Proposals should not have a significant negative effect on the safety of any users, including vulnerable users of the transport network such as pedestrians and cyclists.</p> <p>3. Proposals should not have a significant negative impact on the operation or efficiency of the local road network, the Transport for London Road Network or Highways England’s Strategic Road Network, the public transport system or local amenity.</p> <p>4. Development proposals should not result in:</p> <p>a) unsuitable use of any road that is prejudicial to its function in the road hierarchy as set out in Table 12 and identified on the submission draft policies map, or a street according to its position in</p>	<p>Land use issues only</p>

Policy ref	Policy Text	Cost implications
	<p>the movement and place matrix of street types, as set out in the Local Implementation Plan, illustrated by Figure 11, and taking into account the function of adjacent streets; or</p> <p>b) severe cumulative adverse impacts on the operation of roads or streets in the area.</p>	
DP25	<p>New waste management facilities and extensions and alterations to existing facilities</p> <ol style="list-style-type: none"> 1. Development proposals for new waste management facilities, or for extensions and alterations to existing facilities, must demonstrate that they will contribute to the Council's strategic approach of moving waste up the waste hierarchy and that the type of facility proposed is needed in the local area in line with the proximity principle and the self-sufficiency principle. 2. Designated strategic industrial locations (SIL) are appropriate locations for new waste management facilities, however consideration will be given to adjacent businesses within SIL and nearby land uses such as for residential or nature conservation, using the Agent of Change principle. A sequential approach to locating new waste facilities should be applied and locations chosen only where there are no significant adverse impacts, and a preference given to parts of SIL that have the least detrimental impact on other businesses or land uses. 3. Development proposals will be assessed using locally specific criteria, having regard to the requirements of UK legislation, the Government's policies on waste and the Mayor's London Plan, including impacts of the proposal on the local environment and residential amenity. 4. All new waste facilities should be enclosed on all sides and have a roof and fast-acting doors or provide equivalent environmental protection. 5. Proposals for new facilities, extensions and alterations should be well designed and contribute positively to local character. 	Impact limited to waste management facilities – no additional costs for other developments
DP26	<p>Waste management in new development</p> <ol style="list-style-type: none"> 1. All proposals for major development (defined in the Glossary) should promote circular economy outcomes and aim to be net zero-waste. Applications should include a circular economy statement in accordance with London Plan policy SI 7 the London Plan. 2. Residential development proposals that provide additional housing, including conversions, should ensure that: <p>Flatted development</p> <ol style="list-style-type: none"> a) there is adequate space within each flat/apartment for the temporary storage of waste generated by that flat/apartment allowing for the separate storage of recyclable materials; b) there is adequate communal storage for waste, including separate recyclables, pending its collection; c) storage and collection systems (e.g. dedicated rooms, storage areas and chutes or underground waste collection systems) for waste are of high-quality design and are incorporated in a manner which will ensure there is adequate and convenient access for all residents and waste collection operatives and will contribute to the achievement of London Plan waste management targets; d) measures are incorporated to manage, to acceptable levels, impacts on amenity including those that may be caused by odour, noise, and dust; e) the on-site treatment of waste has been considered and any system to be incorporated will take into account the factors listed above and other relevant development plan policies; and f) adequate contingency measures are in place to manage any mechanical breakdowns; <p>Other residential development</p> <ol style="list-style-type: none"> g) there is adequate space within each residential property for the temporary storage of waste generated by that flat/apartment allowing for the separate storage of recyclable materials; and h) there is adequate external storage for waste, including separate recyclables, pending its collection. 3. Proposals for new developments should be accompanied by a recycling and waste management strategy which considers the above matters and demonstrates the ability of the new 	Reflects standard expectations of purchasers – no additional cost burdens

Policy ref	Policy Text	Cost implications
	development, once occupied, to meet local authority waste management recycling targets.	
DP27	<p>Minerals and aggregates</p> <ol style="list-style-type: none"> 1. Land designated as aggregates sites on the policies map will be safeguarded for its existing use for transportation, distribution, processing and/or production of aggregates and minerals, unless it can be demonstrated the use is no longer required or economically viable. 2. All development proposals should consider how the re-use and recycling of construction, demolition and excavation waste materials can be maximised on-site or, if this is not possible, within London. 3. All minerals exploration and extraction proposals will be expected to demonstrate that: <ol style="list-style-type: none"> a) there will not be an unacceptable adverse impact on the natural, built and historic environment, on public health and safety, and the amenity and quality of life of nearby communities and suitable measures and controls will be put in place to mitigate any adverse impacts; and b) there are satisfactory proposals for the restoration and aftercare of the site in order to ensure an appropriate and beneficial re-use; including recreational, leisure and other related uses that have a wider public benefit; 4. Restoration proposals should improve the environment, with particular regard to the quality of soil, water, biodiversity and geodiversity, as well as flood risk, land stability and landscape character. <p>Non-minerals development</p> <ol style="list-style-type: none"> 5. Planning permission will not be granted for non-mineral development that would lead to the unnecessary sterilisation of mineral resources within a Mineral Safeguarding Area, as defined on the policies map, unless: <ol style="list-style-type: none"> a) The applicant can demonstrate to the satisfaction of the MPA that the mineral concerned is not of economic value; or b) The mineral can be extracted to the satisfaction of the MPA without unacceptable community and environmental impacts prior to the development taking place; or c) The development is exempt because it consists of: <ol style="list-style-type: none"> i. alteration/extensions to existing buildings; ii. householder applications; iii. change of use; iv. prior notifications; or v. advertisements. 	Land use issue only
DP28	<p>Contaminated land and development and storage of hazardous substances</p> <ol style="list-style-type: none"> 1. Where development is proposed on contaminated land or potentially contaminated land, a desk study and site investigation, including appropriate proposals for remediation will need to be carried out where required. 2. Development proposals for hazardous installations and development proposals within the relevant consultation zones for existing hazardous installations must consult with the Health and Safety Executive (HSE). 	Reflects standard practice for developers – no additional cost burdens
Dp29	<p>Water quality, supply and treatment</p> <p>Water quality</p> <ol style="list-style-type: none"> 1. Development proposals should not adversely affect the quality or quantity of water in watercourses or groundwater. New development will be required to enhance and protect the water quality of existing water resources, such as watercourses and groundwater. <p>Water supply and wastewater/sewage infrastructure</p> <ol style="list-style-type: none"> 2. Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades. 3. The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new 	No additional cost requirements for developments

Policy ref	Policy Text	Cost implications
	<p>developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development</p> <p>4. All development proposals must provide on-site treatment or a connection to the sewerage system at the nearest point of adequate capacity, as advised by the service provider, and ensure future access to the existing sewerage systems for maintenance and upsizing purposes. Development within the vicinity of Crossness Sewage Treatment Works</p> <p>5. When considering sensitive development, such as residential uses, close to the Sewage Treatment Works, a technical assessment should be undertaken in consultation with Thames Water. The technical assessment should confirm that:</p> <ol style="list-style-type: none"> there is no adverse amenity impact on future occupiers of the proposed development or; the development can be conditioned and mitigated to ensure that any potential for adverse amenity impact is avoided. 	
DP 30	<p>Mitigating climate change Energy reduction in new buildings</p> <ol style="list-style-type: none"> Major development proposals must meet London Plan requirements and calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions. Minor development proposals should aim to achieve net zero carbon; reducing greenhouse gas emissions in operation and minimising annual and peak energy demand in accordance with the London Plan energy hierarchy. Sustainable design standards for all development The Council expects that, where possible: <ol style="list-style-type: none"> new homes be designed to achieve: <ol style="list-style-type: none"> BREEAM Home Quality Mark (HQM), or BREEAM Communities standards (for major housing-led mixed-use development), or Passivhaus, or other appropriate sustainability measures. residential conversions, refurbishment, extensions and changes of use should be designed to achieve BREEAM Domestic Refurbishment Excellent or other appropriate sustainability measure. new non-residential development, refurbishment of existing buildings, and conversions, over 500m² floor space (gross) must meet or exceed BREEAM 'excellent' rating; minor non-residential development achieves a BREEAM 'Very Good' rating; <p>Water efficiency</p> Development must be designed to be water efficient and reduce water consumption. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption). Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. 	Extra-over cost incorporated into the appraisals.
DP31	<p>DP31 Energy infrastructure</p> <ol style="list-style-type: none"> Developments within Heat Network Priority Areas should be designed to facilitate cost-effective connections to the existing or proposed network in accordance with the London Plan. In designated heat network priority areas, proposals for the development of decentralised energy network infrastructure and related apparatus, including the use of low carbon technology, will be supported. Proposals for major developments that produce heat and/or energy should consider how they can contribute to the supply heat 	Reflect London Plan policies, no additional cost burdens

Policy ref	Policy Text	Cost implications
DP 32	<p>in a designated heat network priority area or demonstrate that this is not technically feasible or economically viable.</p> <p>Flood risk management Planning for flood risk</p> <ol style="list-style-type: none"> 1. In areas at risk of flooding, as identified in the Bexley Strategic Flood Risk Assessment (SFRA), development proposals, including redevelopment, must: <ol style="list-style-type: none"> a) comply with the guidance and recommendations set out in Bexley SFRAs; b) apply the sequential approach advocated in the NPPF to all sources of flooding, not just tidal and fluvial; c) be used as an opportunity to reduce the causes and impact of flooding; d) make as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and, e) provide floodplain storage capacity, where the proposed development will reduce this capacity Tidal and fluvial flooding 2. Habitable rooms in residential development within the fluvial flood zones, should be set 300mm above the predicted 1 in 100 year plus climate change peak flood water level. 3. Development in areas designated as functional floodplain (as identified in the SFRA) will not be permitted outside of water-compatible development, as defined in the NPPF. 4. All proposals for development in flood zones 2 and 3, and all proposals on sites of 0.25 hectares or larger must include a site-specific flood risk assessment (FRA), including a drainage impact assessment, regardless of what flood zone the site is in. 5. New developments in riverside locations are required to help reduce flood risk now and into the future. Development proposals located within 100 metres of the Thames tidal flood defences should demonstrate consideration of and act on the recommendations of the TE2100 Plan; and be designed in such a way as to easily facilitate the raising and re-engineering of the tidal flood defences. 6. Basements will not be permitted in Flood Zones 2 or 3 Surface water, groundwater and sewer flooding 7. Development must not increase flood risk on-site or off-site, and exceedance flows must be considered and appropriately managed. 8. All basement developments should include, within their proposal, protection to the property by installing, for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions Safe refuge, access and egress in, to and from development 9. New developments below the predicted flood water level should include a detailed evacuation plan that clearly outlines how people can easily leave to safety or move upwards from the lower floors to safety. 10. Site design in floodplains must facilitate safe escape, access and egress. Only in exceptional circumstances where this cannot be demonstrated should the emergency plan be to reside in situ and escape upwards in a building. 11. All development that is intended to be occupied below the predicted flood water level must provide internal safe refuge above the design flood level 	<p>Land use issue only – some development may be prevented from coming forward</p>
DP 33	<p>Sustainable drainage systems</p> <ol style="list-style-type: none"> 1. All development proposals, whether increasing or decreasing the impermeable area of the site, will be required to manage surface water through sustainable drainage systems (SuDS) in line with all national, regional and local policies and related guidance, in order to minimise flood risk, improve water quality and enhance biodiversity and amenity. 2. In addition, all development proposals will be required to demonstrate that: <ol style="list-style-type: none"> a) the drainage for the site achieves greenfield runoff rates for flood events up to and including 1 in 100 years plus 40% climate change; 	<p>Standard requirement – reflects usual practice and London Plan policy. No additional cost burden.</p>

Policy ref	Policy Text	Cost implications
	<p>b) surface water run-off has been reduced by sustainably managing run-off on site;</p> <p>c) permeable paving has been used for hardstanding areas (e.g. car parks);</p> <p>d) the nature of water flow (both surface water and groundwater) across the a steeply sloping site has been considered in order to provide suitable SuDS; and,</p> <p>e) water reuse mechanisms have been included for either indoor or outdoor purposes.</p> <p>3. Development proposals on sites of 0.25 hectares or greater require a drainage strategy, which must be accompanied by a suitable maintenance management plan.</p>	

Appendix 2 - Commercial rentals

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF /yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Lease Status	Deal Type	Move-in Date	Rent Free	Leasing Agent Company	Lease Comp ID	Asking Rent/SF/yr	Asking Rent PA
05/06/2018	05/06/2018	Crabtree Manorway N	Belvedere	GRND,1	46,426	9.50	Effective		440,948	Industrial					Direct	15 yrs			04/06/2023	TCW Solutions	Completed	New	05/06/2018	9		163076541		
01/06/2019	01/06/2019	Fishers Way	Belvedere	GRND,MEZZ	3,384	8.97	Effective	FRI	30,354	Industrial					Direct	5 yrs		05/06/2023	04/06/2023	Pheonix Tours Ltd	Completed	New	01/06/2019		Glenny LLP	166894411	8.97	30,354.48
08/05/2019	08/05/2019	Crabtree Manorway S	Belvedere	GRND	826	8.47	Achieved	FRI	6,996	Light Industrial					Direct				31/05/2024		Completed	New	08/05/2019		Glenny LLP	166892581	10.00	8,260.00
14/09/2019	14/09/2019	Fishers Way	Belvedere	GRND,MEZZ,1	7,198	7.64	Asking	FRI	54,993	Light Industrial					Direct						Completed	New	14/10/2019		Glenny LLP	168406551	7.64	54,992.72
03/06/2019	03/06/2019	Crabtree Manorway N	Belvedere	GRND,MEZZ,1	12,227	5.73	Effective	FRI	70,060	Industrial					Direct	3 yrs			02/06/2022		Completed	New	03/09/2019		Watson Day (Surveyors) Ltd	166413181	6.29	76,907.83
17/04/2019	17/04/2019	Acorn Rd	Crayford	GRND	1,984	16.46	Effective	FRI	32,664	Industrial					Direct	8 yrs 5 mos	20/09/2022	21/09/2022	21/09/2027	Rexel UK	Completed	Renewal				165337631		
27/03/2018	27/03/2018	Acorn Rd	Crayford	GRND,1	2,099	13.92	Effective	FRI	29,209	Industrial					Direct	10 yrs		27/03/2023	26/03/2028	Crown Paints	Completed	New	27/03/2018	4	JLL, Altus Group	165299471	15.01	31,505.99
28/03/2018	28/03/2018	Acorn Rd	Crayford	GRND	2,500	13.78	Effective	FRI	34,462	Industrial					Direct	10 yrs	27/03/2023	28/03/2023	27/03/2028	Integrated Water Services	Completed	New	28/03/2018		JLL	165278211		
19/02/2018	19/02/2018	Thames Rd	Crayford	GRND	2,529	13.77	Effective	FRI	34,834	Industrial					Direct	10 yrs	19/02/2023	19/02/2023	18/02/2028	Homeware Imports Ltd	Completed	New	19/02/2018	3		168380191		
02/07/2018	01/08/2018	Acorn Rd	Crayford	GRND	1,496	13.37	Asking	FRI	20,002	Industrial					Direct						Completed	New	01/08/2018		JLL	157028581	13.37	20,001.52
02/07/2018	14/03/2022	Acorn Rd	Crayford	GRND,1	4,120	12.38	Effective	FRI	51,001	Industrial					Direct	1 yr			13/03/2023	Williams Trade Supplies	Completed	Renewal				165277301		
28/08/2018	01/12/2018	Crayford Rd	Crayford	GRND	4,467	11.75	Asking		52,487	Industrial					Direct						Completed	New	01/12/2018		JLL	162149111	11.75	52,487.25
01/11/2018	01/01/2019	Crayford Rd	Crayford	GRND	6,647	11.50	Asking		76,441	Industrial					Direct						Completed	New	01/01/2019		JLL	162149131	11.50	76,440.50
13/06/2018	13/06/2018	Crayford Rd	Crayford	GRND	6,453	11.37	Effective	FRI	73,386	Industrial					Direct	10 yrs	12/06/2023	13/06/2023	12/06/2028	Wilson Carpets	Completed	New	13/06/2018	3		165423811		
03/12/2019	03/12/2019	Thames Rd	Crayford	GRND,MEZZ	6,092	11.00	Achieved	FRI	67,012	Industrial					Direct	10 yrs	03/12/2024		03/12/2029	Screaming Colour	Completed	New	03/12/2019		BNP Paribas Real Estate UK, Altus Group	169965901	11.00	67,012.00
03/05/2019	03/05/2019	Thames Rd	Crayford	GRND	5,207	10.75	Achieved	FRI	55,975	Industrial					Direct	10 yrs			03/05/2029	Marshalls Motor Group	Completed	New	03/05/2019	3		169343331	10.49	54,621.43
14/06/2018	14/06/2018	Thames Rd	Crayford	GRND,1	3,872	10.65	Effective	FRI	41,236	Industrial	3.90	15,087.00	0.52	2,013.44	Direct	5 yrs	13/06/2020	14/06/2020	13/06/2023	EMD Group	Completed	New	14/06/2018		Glenny LLP	160276691	12.02	46,541.44
07/09/2018	07/09/2018	Crayford Rd	Crayford	GRND,1	15,987	10.48	Effective	FRI	167,495	Industrial					Direct	10 yrs	06/09/2023	07/09/2023	06/09/2028	DCG Logistics UK	Completed	New	07/04/2019	6	JLL	165462771		
05/03/2018	05/03/2018	Thomas Rd	Crayford	GRND	7,168	10.10	Effective	FRI	72,375	Industrial					Direct	10 yrs	14/12/2019	15/12/2019	04/03/2028	Blakley Electrics	Completed	New	20/02/2018			168384891		
01/03/2019	01/03/2019	Thames Rd	Crayford	GRND	6,932	10.03	Achieved	FRI	69,528	Industrial	3.49	24,178.96	0.97	6,724.04	Direct						Completed	New	01/03/2019		BNP Paribas Real Estate UK	164281261	9.50	65,854.00
22/12/2018	22/12/2018	Thames Rd	Crayford	GRND	4,613	10.03	Effective	FRI	46,283	Industrial	3.53	16,279.88	0.88	4,059.44	Direct	10 yrs	22/12/2023		21/12/2028	Lifting Gear Hire	Completed	New	22/12/2018	4	BNP Paribas Real Estate UK, Altus Group	162499831	9.50	43,823.50
14/09/2018	14/09/2018	Thames Rd	Crayford	GRND,1	3,077	9.64	Effective	FRI	29,672	Industrial					Direct	10 yrs	13/09/2023	14/09/2023		A1m Steel	Completed	New	14/09/2018	2		168406821		
30/07/2018	29/08/2018	Thames Rd	Crayford	GRND,1	4,873	9.55	Asking		46,537	Industrial	8.13	39,610.00	0.88	4,288.24	Direct						Completed	New	29/08/2018		Altus Group	157763201	9.55	46,537.15
26/08/2018	26/08/2018	Thames Rd	Crayford	GRND	13,273	9.09	Effective		120,601	Industrial	3.44	45,602.00	0.78	10,352.94	Direct	10 yrs			25/08/2028	Artis Accident Care	Completed	New	26/08/2018	4	BNP Paribas Real Estate UK	159304181	9.50	126,093.50
14/05/2019	15/08/2019	Crayford Rd	Crayford	GRND	9,142	7.88	Effective		72,068	Industrial					Direct	10 yrs		15/08/2024	14/08/2029	Crayford Tubes	Completed	Renewal				172321601		
23/10/2018	23/10/2018	21 Kennet Rd	Crayford	GRND	48,178	7.50	Effective	FRI	361,129	Industrial	3.97	191,345.00			Direct	20 yrs	23/10/2033	23/10/2023	22/10/2038	SparShatt	Completed	New	23/10/2018	8	Colliers International	160339591	7.75	373,379.50
06/06/2018	06/06/2018	Acorn Rd	Crayford	GRND,1	6,427	7.45	Effective	FRI	47,857	Industrial					Direct	10 yrs	05/06/2023	06/06/2023	05/06/2028	Telegraph Media Group	Completed	New	06/06/2018	6		165427561		
05/06/2018	05/06/2018	Swaishland Dr	Crayford	GRND	3,234	5.80	Asking	FRI	18,757	Industrial					Direct						Completed	Renewal	05/06/2018		Caxtons Commercial Ltd	156381571	5.80	18,757.20
28/09/2018	31/10/2018	Thames Rd	Crayford	GRND,1	9,000	5.56	Asking		50,040	Industrial			3.33	29,970.00	Direct						Completed	New	31/10/2018		Watson Day (Surveyors) Ltd	159513981	5.56	50,040.00
10/04/2018	10/05/2018	Swaishland Dr	Crayford	GRND,MEZZ	7,122	4.42	Effective	FRI	31,479	Industrial	3.90	27,782.00			Direct	10 yrs			09/05/2028	NBS Distribution	Completed	New	10/05/2018		Caxtons Commercial Ltd	155530481	4.42	31,479.24
15/11/2019	15/11/2019	Kencot Way	Erith	GRND	1,057	15.56	Asking		16,447	Industrial					Direct						Completed	New	15/11/2019		Glenny LLP	171434611	15.56	16,446.92
15/09/2019	15/09/2019	Kencot Way	Erith	GRND	1,054	15.50	Asking		16,337	Industrial					Direct						Completed	New	15/09/2019		Glenny LLP	171434591	15.50	16,337.00
13/08/2019	13/08/2019	Kencot	Erith	GRND,MEZZ	1,250	14.00	Asking	FRI	17,500	Industrial					Direct	5 yrs	13/08/2022		13/08/2024	SA Coffee	Completed	New	13/08/2019		Glenny LLP	167801321	14.00	17,500.00
07/04/2018	07/04/2018	Kencot Way	Erith	GRND	804	13.43	Asking		10,798	Light Industrial					Direct						Completed	New	07/04/2018		Glenny LLP	157536791	13.43	10,797.72
18/06/2018	18/06/2018	Kencot Way	Erith	GRND	1,419	12.00	Asking		17,028	Light Industrial					Direct						Completed	New	18/06/2018		Glenny LLP	157541011	12.00	17,028.00
23/03/2018	23/05/2018	4-8 Veridion Way	Erith	GRND,1	8,287	11.87	Effective	FRI	98,338	Industrial					Direct	10 yrs	22/05/2023	22/05/2023	22/05/2028	D B Horticulture	Completed	New	23/05/2018		Glenny LLP	155214321		
25/07/2019	25/07/2019	Kencot Close	Erith	GRND	1,970	10.22	Asking	FRI	20,133	Light Industrial					Assignment						Completed	New	01/08/2019		Avon Management	167014941	10.22	20,133.40
21/02/2018	21/02/2018	100 Slade Green Rd	Erith	GRND	820	9.76	Effective	FRI	8,003	Industrial	3.45	2,826.10	0.85	697.00	Direct	1 yr			20/02/2019	Mrs Nicola Campbell	Completed	New	21/02/2018	0	Caxtons Commercial Ltd	154666141	9.75	7,995.00
10/10/2018	10/11/2018	100 Slade Green Rd	Erith	GRND	820	9.76	Asking	FRI	8,003	Light Industrial	3.55	2,908.70	1.02	836.40	Direct						Completed	New	10/11/2018		Caxtons Commercial Ltd	159964461	9.76	8,003.20
19/10/2019	19/10/2019	Hailey Rd	Erith	GRND	4,087	9.50	Asking		38,827	Industrial					Direct	5 yrs	19/10/2022		19/10/2024	Fresh Asia Limited	Completed	New	19/10/2019		Glenny LLP	169322301	9.50	38,826.50
02/11/2018	15/11/2018	Manor Rd	Erith	GRND	2,522	8.92	Effective	FRI	22,496	Industrial					Direct	10 yrs	14/11/2021	14/11/2023		All Window Services	Completed	Renewal				168460361		
01/09/2019	01/09/2019	9A Bilton Rd	Erith	GRND,1	40,083	8.37	Achieved	FRI	335,495	Industrial					Direct	10 yrs			01/09/2029	Viridor Waste Management	Completed	New	01/09/2019		Altus Group, BNP Paribas Real Estate UK, IPIF	167957961	8.50	340,705.50
15/01/2019	19/02/2019	Fraser Rd	Erith	GRND	3,600	8.33	Asking		29,988	Industrial					Direct						Completed	New	19/02/2019		London Live Work	163620601	8.33	29,988.00
07/12/2018	07/12/2018	Manor Rd	Erith	GRND	2,713	8.29	Effective	FRI	22,491	Industrial					Direct	15 yrs	07/12/2023	07/12/2023	06/12/2033	Pakt	Completed							

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Lease Status	Deal Type	Move-in Date	Rent Free	Leasing Agent Company	Lease Comp ID	Asking Rent/SF/Yr	Asking Rent PA
02/08/2019	02/08/2019	4-12 Pickford Ln	Bexleyheath	1st	3,174	9.29	Effective	FRI	29,486.34	Office					Direct	3 yrs			01/08/2022		Completed	New	02/08/2019		Caxtons Commercial Ltd	167193631	9.29	29,486.46
01/07/2019	01/07/2019	St Fidelis Rd	Erith	GRND	880	12.95	Effective	FRI	11,395.97	Office					Direct	5 yrs	01/01/2022		30/06/2024	Think Big Tuition	Completed	New	01/07/2019		Caxtons Commercial Ltd	167038841	15.91	14,000.80
01/05/2019	01/05/2019	Thames Rd	Crayford	GRND	1,800	13.89	Asking	FRI	25,002.00	Office					Direct						Completed	New	21/07/2019		Watson Day (Surveyors) Ltd	166314661	13.89	25,002.00
07/12/2018	07/12/2018	122A Broadway	Bexleyheath	1st	1,600	19.80	Effective	FRI	31,684.56	Office	2.89	4,622.10			Direct	8 yrs		06/12/2022	06/12/2026	Mr TD Rees	Completed	New	07/12/2018		Sinclair Jones	161507631	18.84	30,144.00
24/08/2018	29/09/2018	Edgington Way	Sidcup	GRND,1	5,623	11.69	Effective		65,732.54	Office						5 yrs			28/09/2023	Kuehne Nagel	Completed	New	29/09/2018			171290721		
20/04/2018	20/04/2018	Welling High St	Welling	GRND	295	11.74	Asking	FRI	3,463.30	Office					Direct	10 yrs			19/04/2028	Jason Ball	Completed	New	20/04/2018	3	Hummerstone & Hawkins	155680451	11.74	3,463.30

Upper quartik 13.66 146.98

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/ Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Lease Status	Deal Type	Move-in Date	Rent Free	Leasing Agent Company	Lease Comp ID	Asking Rent/SF/Yr	Asking Rent PA
03/09/2019	03/09/2019	75A Nuxley Rd	Belvedere	GRND	668	43.41	Achieved	FRI	29,000.00	Retail					Direct	15 yrs			02/09/2034	Acorn Estate Agent	Completed	New	03/09/2019		Caxtons Commercial Ltd	167577911		
28/11/2018	28/12/2018	18A Albert Rd	Belvedere	GRND	240	32.50	Achieved	FRI	7,900.00	Retail	9.03	2,166.90			Direct	5 yrs			27/12/2023		Completed	New	28/12/2018		Hummerstone & Hawkins	160396381	36.46	8,750.00
02/09/2019	09/10/2019	8B Nuxley Rd	Belvedere	GRND	510	23.53	Effective	FRI	11,999.81	Retail					Direct	5 yrs			08/10/2024		Completed	New	09/10/2019		Hummerstone & Hawkins	171276611	23.53	12,000.00
30/09/2019	30/09/2019	9 Picardy St	Belvedere	GRND	996	10.04	Achieved	FRI	10,000.00	Retail					Direct	10 yrs	24/12/2024	30/09/2024	29/09/2029	Coral	Completed	Renewal				168202321		
18/12/2018	08/02/2019	Steynton Ave	Bexley	GRND	145	34.48	Achieved	FRI	5,000.00	Retail					Direct	1 yr			07/02/2020		Completed	New	08/02/2019		Amey TPT Ltd	163064441	34.48	5,000.00
22/06/2018	22/06/2018	34 Bexley High St	Bexley	GRND	428	29.21	Achieved	FRI	12,500.00	Retail	8.93	3,821.20		7,749.00	Assignment	20 yrs			21/06/2038		Completed	New	22/06/2018	0	Robert Ingram & Co Ltd	157850451	28.04	12,000.00
19/03/2018	19/03/2018	Broadway Centre	Bexleyheath	GRND	700	78.57	Effective	FRI	54,999.44	Retail	47.57	33,299.00	11.07		Direct	10 yrs			18/03/2028	Claire'S Accessories Uk	Completed	New	19/03/2018		Jackson Criss	155361171	100.00	70,000.00
10/05/2019	10/05/2019	61 Mayplace Rd E	Bexleyheath	GRND	300	53.33	Effective	FRI	15,999.93	Retail	10.02	3,007.30			Direct	20 yrs	10/05/2024	10/05/2024	09/05/2039		Completed	New	10/05/2019		Caxtons Commercial Ltd	165842051	66.67	20,000.00
19/02/2018	19/02/2018	Broadway	Bexleyheath	GRND	1,201	41.04	Effective	FRI	49,285.67	Retail					Direct	10 yrs	19/02/2023	19/02/2022	18/02/2028	Smiggle	Completed	New	19/02/2018	10		163402641		
13/04/2018	13/04/2018	Broadway	Bexleyheath	GRND,1	2,103	33.63	Effective	FRI	70,714.37	Retail					Direct	10 yrs	13/04/2023	13/04/2023	12/04/2028	Vision Express	Completed	New	13/04/2018			163402641		
07/02/2019	09/03/2019	131 Broadway	Bexleyheath	GRND	2,611	32.55	Asking	FRI	85,000.00	Retail	12.66	33,051.00			Direct						Completed	New	09/03/2019		Fawcett Mead Ltd	162937011	32.55	85,000.00
25/07/2018	25/07/2018	133 Broadway	Bexleyheath	GRND	2,917	27.43	Asking	FRI	80,000.00	Retail	11.31	33,000.00			Direct						Completed	New	25/07/2018		Langleys Chartered Surveyors	157843961	27.43	80,000.00
15/11/2019	15/11/2019	193 Broadway	Bexleyheath	GRND	1,000	26.00	Asking		26,000.00	Retail					Direct						Completed	New	15/11/2019		Langleys Chartered Surveyors	169382991	26.00	26,000.00
31/10/2018	31/10/2018	195 Broadway	Bexleyheath	GRND	1,083	25.85	Achieved	FRI	28,000.00	Retail					Direct	20 yrs		31/10/2023	30/10/2038		Completed	New	31/10/2018	6	Langleys Chartered Surveyors	160461031		
30/10/2018	05/11/2018	131 Broadway	Bexleyheath	GRND	2,637	22.52	Effective	FRI	59,391.97	Retail					Direct	10 yrs	04/11/2024		04/11/2028	Muffin Break	Completed	New	05/11/2018	8		162941151		
22/03/2018	22/03/2018	178 Broadway	Bexleyheath	GRND,1	1,190	21.85	Asking	FRI	26,000.00	Retail	6.95	8,271.50			Direct						Completed	New	22/03/2018		Hummerstone & Hawkins	155157141	21.85	26,000.00
13/08/2018	13/08/2018	145 Broadway	Bexleyheath	GRND	1,663	20.36	Effective	FRI	33,853.92	Retail					Direct	10 yrs	13/08/2018		12/08/2028		Completed	New	04/11/2018	3	Langleys Chartered Surveyors	159555991	22.55	37,500.00
22/03/2018	03/04/2018	5-6 Chieveley Parade	Bexleyheath	GRND	601	16.64	Effective	FRI	9,999.95	Retail	6.95	4,174.89			Direct	5 yrs			02/04/2023		Completed	New	03/04/2018		Robert Ingram & Co Ltd	155115801	16.64	10,000.00
15/04/2019	15/04/2019	The Mall	Bexleyheath	GRND	9,025	15.51	Effective		139,998.57	Retail					Direct	10 yrs			14/04/2029	One Below	Completed	New	15/04/2019		Lunson Mitchenall	170019211	24.93	225,000.00
14/02/2019	14/02/2019	Albion Rd	Bexleyheath	GRND	3,700	8.65	Effective		31,999.82	Retail					Direct	17 yrs 4 mos	24/06/2026	24/06/2021	24/06/2036	Il Vesuvio Restaurant and Pizzeria	Completed	New	14/02/2019			171165491		
29/11/2019	29/12/2019	128 Crayford Rd	Crayford	GRND	636	31.45	Achieved	FRI	20,000.00	Retail	18.14	11,538.00			Direct	10 yrs					Completed	New	29/12/2019		Robert Ingram & Co Ltd	169662211	36.95	23,500.00
03/10/2019	02/11/2019	179 Crayford Rd	Crayford	GRND	736	20.38	Achieved	FRI	15,000.00	Retail	7.07	5,206.00			Direct	16 yrs					Completed	New	02/11/2019		Linays Commercial	168173401	20.38	15,000.00
03/10/2019	02/11/2019	171-173 Crayford Rd	Crayford	GRND	1,512	17.86	Achieved	FRI	27,000.00	Retail	7.42	11,215.00			Direct	15 yrs					Completed	New	02/11/2019		Linays Commercial	168173381	18.52	28,000.00
05/02/2018	05/02/2018	15 Crayford High St	Crayford	GRND	747	17.40	Asking	FRI	13,000.00	Retail	5.49	4,100.80			Direct						Completed	New	05/02/2018		Robert Ingram & Co Ltd	144924901	17.40	13,000.00
18/12/2018	07/03/2019	Town Sq	Erith	GRND	1,044	28.74	Achieved	FRI	30,000.00	Retail	8.26	8,622.00			Direct	10 yrs			06/03/2029	Sabina Hair & Beauty	Completed	New	07/03/2019	6	Savills	162806571	26.82	28,000.00
19/06/2018	19/07/2018	275 Bexley Rd	Erith	GRND	572	18.36	Asking	FRI	10,500.00	Retail	5.47	3,131.10			Direct						Completed	New	19/07/2018		Baxter Philips Ltd	156680361	18.36	10,500.00
01/11/2019	01/12/2019	265 Bexley Rd	Erith	GRND	600	16.35	Effective	FRI	9,808.34	Retail					Direct	5 yrs			30/11/2024		Completed	New	12/12/2019	1	Hummerstone & Hawkins	171276581	18.33	11,000.00
29/03/2018	29/03/2018	Erith High St	Erith	GRND,1	2,844	5.27	Effective	FRI	14,999.03	Retail	5.81	16,526.00			Direct	1 yr	28/01/2019		20/03/2019	The Works	Completed	New	01/06/2018		Savills	155187231	19.34	55,000.00
16/03/2018	16/03/2018	279 Main Rd	Sidcup	GRND	489	30.67	Effective	FRI	14,999.84	Retail	8.77	4,289.00			Direct	10 yrs			15/03/2028		Completed	New	16/03/2018		Linays Commercial	154660421	30.67	15,000.00
01/03/2019	01/03/2019	47 The Oval	Sidcup	GRND	527	28.46	Achieved	FRI	15,000.00	Retail	7.00	3,688.00			Direct	10 yrs			28/02/2029		Completed	New	01/03/2019		Linays Commercial	164750391	42.69	22,500.00
16/03/2018	16/03/2018	69A Sidcup High St	Sidcup	GRND	552	24.26	Effective	FRI	13,390.22	Retail	3.90	2,155.50			Direct	10 yrs			15/03/2028		Completed	New	16/03/2018	4	Linays Commercial	154660521	25.36	14,000.00
07/09/2018	07/10/2018	1 Sidcup High St	Sidcup	GRND	850	23.53	Asking	FRI	20,000.00	Retail					Direct	15 yrs			06/10/2033		Completed	New	07/10/2018		Manhar Group, Linays Commercial	158781611	23.53	20,000.00
15/08/2018	15/08/2018	Station Rd	Sidcup	2nd	523	22.94	Achieved	FRI	12,000.00	Retail					Direct						Completed	New	15/08/2018		Linays Commercial	159303991	22.94	12,000.00
12/11/2019	12/12/2019	72 Sidcup High St	Sidcup	GRND	1,696	20.64	Asking	FRI	35,000.00	Retail					Direct						Completed	New	12/12/2019		Hindwoods Ltd	169087031	20.64	35,000.00
01/09/2018	01/09/2018	15 Blackfen Rd	Sidcup	GRND	890	19.10	Achieved	FRI	17,000.00	Retail					Direct						Completed	New	01/09/2018		Linays Commercial	167987241	20.22	18,000.00
07/03/2018	07/03/2018	46b Woodside Rd	Sidcup	GRND	643	18.66	Asking		12,000.00	Retail	3.57	2,292.45			Direct						Completed	New	07/03/2018		Linays Commercial	152269271	18.66	12,000.00
23/04/2018	23/04/2018	5 Blackfen Parade	Sidcup	GRND	833	14.00	Asking		11,662.00	Retail	7.19	5,987.50			Direct						Completed	New	23/04/2018		Pall Mall Estates	155448811	14.00	11,662.00
03/09/2018	03/09/2018	114A Bellegrove Rd	Welling	GRND	350	37.14	Achieved	FRI	13,000.00	Retail	7.06	2,469.80	1.57	550.00	Sublease	5 yrs			02/09/2023		Completed	New	03/09/2018		Hummerstone & Hawkins	159870931	37.14	13,000.00
28/09/2018	30/10/2018	9-11 Bellegrove Rd	Welling	Unkwn	400	32.50	Achieved	FRI	13,000.00	Retail	6.84	2,736.00			Direct						Completed	New	30/10/2018		Hummerstone & Hawkins	159943431		
30/06/2018	30/06/2018	60 Bellegrove Rd	Welling	GRND	550	27.73	Asking	FRI	15,250.00	Retail	8.87	4,880.70			Direct						Completed	New	30/06/2018		Linays Commercial	157304671	27.73	15,250.00
10/04/2018	10/04/2018	75 Hadlow Rd	Welling	Unkwn	460	22.61	Achieved		10,400.00	Retail						10 yrs			09/04/2028	Brow Babe	Completed	New	10/04/2018			158359101		
02/03/2018	02/03/2018	53 Welling High St	Welling	GRND	435	20.69	Asking	FRI	9,000.00	Retail	7.82	3,401.80			Direct						Completed	New	02/03/2018		Hummerstone & Hawkins	155157201	20.69	9,000.00
04/07/2018	03/08/2018	10 Bellegrove Rd	Welling	GRND	1,100	20.00	Effective	FRI	21,999.89	Retail	7.59	8,349.00			Direct	5 yrs			02/08/2023		Completed	New	03/08/2018		Hummerstone & Hawkins	157101871	21.82	24,000.00

Appendix 3 - BCIS costs

£/m2 study

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

Last updated: 29-Feb-2020 00:46

› Rebased to London Borough of Bexley (126; sample 17)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (20)	1,336	308	751	1,092	1,618	5,021	112
Up to 500m2 GFA (20)	1,728	1,093	1,250	1,461	2,163	2,988	13
500 to 2000m2 GFA (20)	1,406	308	818	1,256	1,606	5,021	48
Over 2000m2 GFA (20)	1,170	453	661	933	1,313	2,940	51
282.1 Advance factories							
Generally (15)	1,084	554	758	1,081	1,356	1,933	38
Up to 500m2 GFA (15)	1,324	1,093	1,132	1,287	1,461	1,727	9
500 to 2000m2 GFA (15)	1,066	554	723	1,030	1,380	1,933	20
Over 2000m2 GFA (15)	883	622	667	916	995	1,315	9
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,549	595	931	1,499	1,938	2,988	24
Up to 500m2 GFA (20)	2,636	2,163	-	2,758	-	2,988	3
500 to 2000m2 GFA (20)	1,592	595	1,341	1,664	1,895	2,315	8
Over 2000m2 GFA (20)	1,272	624	802	991	1,721	2,940	13
282.2 Purpose built factories							
Generally (25)	1,500	308	780	1,283	2,154	5,021	71
Up to 500m2 GFA (25)	1,818	931	1,305	1,887	2,318	2,631	6
500 to 2000m2 GFA (25)	1,682	308	873	1,283	2,393	5,021	25
Over 2000m2 GFA (25)	1,339	415	728	1,182	1,814	2,749	40
282.22 Purpose built factories/Offices - mixed facilities (15)	1,185	563	946	1,126	1,325	2,307	24
284. Warehouses/stores							
Generally (15)	1,206	435	733	995	1,420	5,442	51
Up to 500m2 GFA (15)	2,155	780	1,199	1,504	2,547	5,442	8
500 to 2000m2 GFA (15)	1,157	562	860	1,097	1,381	2,037	17
Over 2000m2 GFA (15)	946	435	703	808	1,111	1,844	26
284.1 Advance warehouses/stores (15)	968	549	722	1,054	1,171	1,500	11
284.2 Purpose built warehouses/stores							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,279	435	786	979	1,519	5,442	38
Up to 500m ² GFA (15)	2,482	780	1,452	1,936	3,113	5,442	6
500 to 2000m ² GFA (15)	1,132	562	819	979	1,336	2,037	14
Over 2000m ² GFA (15)	992	435	720	876	1,166	1,844	18
284.5 Cold stores/refrigerated stores (25)	1,651	1,124	1,222	1,435	2,234	2,242	5
320. Offices							
Generally (15)	2,397	1,189	1,743	2,200	2,791	7,324	117
Air-conditioned							
Generally (15)	2,629	1,486	1,970	2,426	2,957	7,324	34
1-2 storey (15)	2,299	1,486	1,885	2,121	2,442	4,291	12
3-5 storey (15)	2,736	1,638	1,904	2,384	2,957	7,324	14
6 storey or above (15)	2,861	2,154	2,577	2,735	2,965	4,051	7
Not air-conditioned							
Generally (15)	2,294	1,189	1,669	2,200	2,693	4,177	59
1-2 storey (15)	2,220	1,318	1,579	2,158	2,648	3,902	32
3-5 storey (15)	2,329	1,189	1,744	2,100	2,768	4,177	24
6 storey or above (20)	2,924	2,289	-	3,008	-	3,392	4
342. Shopping centres (25)	1,568	1,373	-	-	-	1,762	2
343. Department stores (40)	1,082	664	-	-	-	1,499	2
344. Hypermarkets, supermarkets							
Generally (30)	1,994	825	1,404	1,793	2,653	3,475	32
Up to 1000m ² (30)	2,089	1,398	-	1,826	-	3,308	4
1000 to 7000m ² GFA (30)	1,982	825	1,306	1,744	2,656	3,475	26
7000 to 15000m ² (30)	1,684	-	-	-	-	-	1
Over 15000m ² GFA (30)	2,240	-	-	-	-	-	1
345. Shops							
Generally (30)	1,821	742	1,063	1,356	2,387	5,144	25
1-2 storey (30)	1,828	742	1,060	1,298	2,432	5,144	24
3-5 storey (30)	1,661	-	-	-	-	-	1
532. Community Centres							
Generally (20)	2,863	1,127	2,244	2,698	3,273	8,347	92
Up to 500m² GFA							
Generally (20)	3,082	1,127	2,075	2,764	3,501	8,347	39
Steel framed (20)	3,512	1,896	2,424	2,861	3,796	8,347	18
Concrete framed (40)	1,653	-	-	-	-	-	1
Brick construction (20)	2,116	1,127	1,649	2,028	2,294	3,416	13
Timber framed (15)	3,711	3,112	3,333	3,511	4,006	4,677	7
500 to 2000m² GFA							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (20)	2,715	1,439	2,336	2,666	3,097	4,287	49
Steel framed (20)	2,756	1,609	2,398	2,679	3,097	4,287	30
Concrete framed (30)	2,632	-	-	-	-	-	1
Brick construction (20)	2,469	1,439	2,182	2,366	2,781	4,245	12
Timber framed (15)	3,018	2,212	2,748	3,029	3,375	3,695	6
Over 2000m² GFA							
Generally (20)	2,529	2,091	-	2,656	-	2,714	4
Steel framed (30)	2,483	1,740	-	2,656	-	2,881	4
Concrete framed (45)	1,757	-	-	-	-	-	1
Brick construction (45)	1,378	-	-	-	-	-	1
Timber framed (10)	2,714	-	-	-	-	-	1
562.2 Gymnasias, fitness centres, etc (25)	2,515	1,082	1,555	2,246	3,187	4,297	9
810.1 Estate housing							
Generally (15)	1,623	776	1,386	1,566	1,776	5,633	1651
Single storey (15)	1,817	1,028	1,540	1,751	2,047	5,633	272
2-storey (15)	1,572	776	1,372	1,535	1,720	3,347	1266
3-storey (15)	1,647	1,013	1,346	1,601	1,858	3,281	108
4-storey or above (15)	3,403	1,685	2,755	2,992	4,485	5,096	5
810.11 Estate housing detached (15)	2,044	1,217	1,502	1,786	2,135	5,633	21
810.12 Estate housing semi detached							
Generally (15)	1,617	930	1,392	1,578	1,775	2,998	392
Single storey (15)	1,796	1,133	1,520	1,775	2,006	2,998	77
2-storey (15)	1,576	930	1,388	1,540	1,735	2,706	300
3-storey (15)	1,523	1,164	1,212	1,467	1,635	2,349	15
810.13 Estate housing terraced							
Generally (15)	1,671	1,010	1,390	1,579	1,843	5,096	325
Single storey (15)	1,886	1,247	1,567	1,813	2,220	2,690	35
2-storey (15)	1,614	1,010	1,377	1,552	1,797	3,347	239
3-storey (15)	1,665	1,013	1,338	1,584	1,855	3,281	49
4-storey or above (10)	4,791	4,485	-	-	-	5,096	2
816. Flats (apartments)							
Generally (15)	1,904	964	1,592	1,822	2,142	6,451	930
1-2 storey (15)	1,818	1,138	1,541	1,741	2,007	3,363	220
3-5 storey (15)	1,874	964	1,586	1,799	2,121	4,048	614
6 storey or above (15)	2,312	1,408	1,866	2,157	2,496	6,451	93
852. Hotels (15)	2,606	1,521	2,177	2,486	3,097	3,905	20

Appendix 4 - Sites details

1	2	3	4	5	6	7	8	13	14	15	16	17
LONDON BOROUGH OF BEXLEY						Years 1 - 5						
Site ref	SITE NAME	Gross Site area	Net site area	Site coverage	Heights	No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats	
1	Residential development in town centre	0.23	0.23	60%	3	-	47	1,566	1,799	-	4,078	
2	Residential development in suburban area	0.12	0.12	35%	2	-	10	1,566	1,741	-	860	
3	Residential development in suburban area, retail at ground fl	0.16	0.16	48%	3	-	24	1,566	1,799	-	2,020	
4	Residential development in suburban area	0.06	0.06	40%	4	-	13	1,566	1,741	-	1,013	
5	Residential development in suburban area, retail at ground fl	0.16	0.16	51%	3	-	22	1,566	1,799	-	1,855	
6	Residential development in suburban area	0.14	0.14	38%	3	-	19	1,566	1,799	-	1,593	
7	Residential development in town centre	0.14	0.14	50%	3	-	24	1,566	1,799	-	2,020	
8	Residential development in suburban area	0.19	0.19	52%	1	-	25	1,566	1,741	-	1,978	
9	Suburban medium family typology	2.21	2.21	48%	2	200	35	1,566	1,741	18,500	2,763	
10	Suburban medium family typology	5.77	5.77	28%	2	300	69	1,566	1,741	27,125	5,063	
11	Urban medium transitional typology	5.32	5.32	29%	2	277	66	1,566	1,741	25,335	5,025	
12	Urban medium riverside typology	2.22	2.22	23%	4	-	235	1,566	1,741	-	20,263	
13	Urban medium buffer typology with green and blue spaces	6.20	6.20	28%	4	-	798	1,566	1,741	-	69,575	
14	Urban medium typology, providing additional open space	7.07	7.07	30%	3	102	611	1,566	1,799	10,710	52,463	
15	Urban medium town centre mixed-use	0.24	0.24	31%	4	-	31	1,566	1,741	-	2,663	
16	Urban high density	1.10	1.10	42%	4	-	186	1,566	1,741	-	16,025	
17	Urban high density mixed-use riverside with underground ca	1.30	1.30	35%	4	5	239	1,566	1,741	525	20,393	
18	Urban high mixed-use town centre typology	0.46	0.46	54%	5	-	121	1,566	1,741	-	10,383	
19	Urban high mixed-use town centre typology	0.53	0.53	46%	5	-	106	1,566	1,741	-	9,050	
20	Urban high typology in previously low density area	1.09	1.09	42%	6	-	308	1,566	2,157	-	25,850	
21	Small scale retail	0.10	0.10	60%	1	-	-	1,566	1,741	-	-	
22	Medium scale retail	0.50	0.50	60%	1	-	-	1,566	1,741	-	-	
23	Supermarket - local format	0.04	0.04	75%	1	-	-	1,566	1,741	-	-	
24	Supermarket - large format	0.60	0.60	50%	1	-	-	1,566	1,741	-	-	
25	Office	0.20	0.20	83%	3	-	-	1,566	1,799	-	-	
26	Office	0.30	0.30	67%	4	-	-	1,566	1,741	-	-	
27	Office	0.30	0.30	67%	6	-	-	1,566	2,157	-	-	
28	Hotel	0.25	0.25	70%	4	-	-	1,566	1,741	-	-	
29	Hotel	0.25	0.25	70%	5	-	-	1,566	1,741	-	-	
30	Hotel	0.25	0.25	70%	6	-	-	1,566	2,157	-	-	
31	Ind & WH - multi-storey workshop	0.42	0.42	37%	3	-	-	1,566	1,741	-	-	
32	Ind & WH - Workshop & WH adj to existing	1.00	1.00	73%	1	-	-	1,566	1,741	-	-	
33	Ind & WH - stacked warehouse	1.87	1.87	46%	2	-	-	1,566	1,741	-	-	
34	Ind & WH - Workshop & WH adj to existing	2.52	2.52	88%	1	-	-	1,566	1,741	-	-	
35	Ind & WH - stacked workshop & residential	0.18	0.18	43%	3	-	22	1,566	1,741	-	1,650	
36	Ind & WH - stacked warehouse & residential	0.93	0.93	36%	3	-	75	1,566	1,741	-	5,813	
37	Ind & WH - Workshop & WH adj to existing (LBB rev)	1.00	1.00	73%	2	-	-	1,566	1,741	-	-	

1	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
LONDON IFloor areas - proposed (sqm)											CIL (rate per sqm) - INCL MAYORAL CIL										
Site ref	Retail A1-A4	Retail S/Mark	Note: B1 office includes B1(b)			C1 Hotel	C2 resi ins	D1	D2	Total resi units	Total resi FS	Retail A1-A4	Retail S/Mark	B1 office	B1(c) and B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	
1	-	-	-	-	-	-	-	-	-	47	4,078	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
2	-	-	-	-	-	-	-	-	-	10	860	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
3	300	-	-	-	-	-	-	-	-	24	2,020	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
4	-	-	-	-	-	-	-	-	-	13	1,013	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
5	600	-	-	-	-	-	-	-	-	22	1,855	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
6	-	-	-	-	-	-	-	-	-	19	1,593	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
7	500	-	-	-	-	-	-	-	-	24	2,020	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
8	-	-	-	-	-	-	-	-	-	25	1,978	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
9	-	-	-	-	-	-	-	-	-	235	21,263	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
10	-	-	-	-	-	-	-	-	-	369	32,188	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
11	-	-	-	-	-	-	-	-	-	343	30,360	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
12	-	-	-	-	-	-	-	-	-	235	20,263	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
13	-	-	-	-	-	-	-	-	-	798	69,575	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
14	-	-	-	-	-	-	-	-	-	713	63,173	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
15	300	-	-	-	-	-	-	-	-	31	2,663	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
16	300	-	-	-	-	-	-	1,998	-	186	16,025	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
17	-	-	1,000	-	-	-	-	1,000	-	244	20,918	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
18	2,000	-	-	-	-	-	-	-	-	121	10,383	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
19	1,955	-	-	-	-	-	-	1,000	-	106	9,050	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
20	100	-	1,600	-	-	-	-	-	-	308	25,850	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
21	600	-	-	-	-	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
22	3,000	-	-	-	-	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
23	300	-	-	-	-	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
24	-	3,000	-	-	-	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
25	-	-	5,000	-	-	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
26	-	-	8,000	-	-	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
27	-	-	12,000	-	-	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
28	-	-	-	-	-	7,000	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
29	-	-	-	-	-	8,750	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
30	-	-	-	-	-	10,500	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
31	-	-	-	3,243	1,417	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
32	-	-	627	2,863	3,765	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
33	-	-	1,504	-	15,662	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
34	-	-	2,948	2,714	16,518	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
35	-	-	-	717	-	-	-	-	-	22	1,650	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
36	-	-	555	568	3,954	-	-	-	-	75	5,813	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81
37	-	-	1,235	-	9,699	-	-	-	-	-	-	36.80	143.02	36.80	36.80	36.80	36.80	95.81	36.80	36.80	95.81

1	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	
LONDON I	S106 (per sqm for commercial; per unit for resi)											Rents						Cap val					Yields		
Site ref	E&T cost	Retail A1-A	Retail S'Ma	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	
1	92,808	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
2	18,943	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
3	70,205	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
4	22,302	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
5	90,677	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
6	36,247	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
7	86,357	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
8	43,559	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
9	468,352	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
10	708,998	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
11	668,744	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
12	446,325	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
13	1,532,538	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
14	1,437,866	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
15	82,875	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
16	377,213	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
17	586,467	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
18	390,215	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
19	357,230	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
20	914,674	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
21	48,456	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
22	242,278	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
23	24,228	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
24	259,196	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
25	628,571	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
26	1,005,713	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
27	1,508,570	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
28	-	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
29	-	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
30	-	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
31	203,481	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
32	336,182	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
33	673,262	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
34	1,014,885	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
35	71,648	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
36	348,008	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%
37	-	15	15	15	15	15	15	15	15	15	15	1,500	275	250	150	175	175	0	450	250	250	5,200	6.00%	4.50%	7.00%

1	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137
LONDON I			Build start (QUARTERS)										Build period (QUARTERS)					
Site ref	Total new floorspace	Highways/S278	Retail A1-A	Retail S/Ma	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S/Ma	B1 office	B1(c) and	B8 storage	C1 Hotel
1	4,078	47,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
2	860	10,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
3	2,320	27,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
4	1,013	13,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
5	2,455	28,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
6	1,593	19,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
7	2,520	29,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
8	1,978	15,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
9	21,263	235,000	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
10	32,188	369,000	2	2	2	2	2	2	2	2	2	2	10	10	10	10	10	10
11	30,360	343,000	2	2	2	2	2	2	2	2	2	2	10	10	10	10	10	10
12	20,263	235,000	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
13	69,575	798,000	2	2	2	2	2	2	2	2	2	2	12	12	12	12	12	12
14	63,173	713,000	2	2	2	2	2	2	2	2	2	2	12	12	12	12	12	12
15	2,963	34,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
16	18,323	208,980	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
17	22,918	220,000	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
18	12,383	141,000	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
19	12,005	135,550	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
20	27,550	325,000	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
21	600	6,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
22	3,000	30,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
23	300	3,000	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6
24	3,000	30,000	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
25	5,000	50,000	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
26	8,000	80,000	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
27	12,000	120,000	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
28	7,000	350,000	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
29	8,750	437,500	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
30	10,500	455,000	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8
31	4,660	46,600	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4
32	7,255	72,550	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4
33	17,166	171,660	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4
34	22,180	221,800	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4
35	2,367	29,170	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4
36	10,890	113,770	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4
37	10,934	109,340	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4

1	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157
LONDON I																				
Investment sale (QUARTERS)												Resi sales period (qtrs)		Sales period start	Area	On-site AH	% AH rented			
Site ref	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi	% of PRS units			
1	6	6	6	6	8	8	8	8	8	8	8	8	8	8	3.00	8	0.00%	35%	70%	
2	6	6	6	6	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	35%	70%	
3	6	6	6	6	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	35%	70%	
4	6	6	6	6	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	35%	70%	
5	6	6	6	6	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	35%	70%	
6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	35%	70%	
7	6	6	6	6	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	35%	70%	
8	6	6	6	6	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	35%	70%	
9	8	8	8	8	10	10	10	10	10	10	10	10	10	10	10.00	8	0.00%	35%	70%	
10	10	10	10	10	12	12	12	12	12	12	12	12	12	12	15.00	8	0.00%	35%	70%	
11	10	10	10	10	12	12	12	12	12	12	12	12	12	12	15.00	8	0.00%	35%	70%	
12	8	8	8	8	10	10	10	10	10	10	10	10	10	10	10.00	8	0.00%	35%	70%	
13	12	12	12	12	14	14	14	14	14	14	14	14	14	14	15.00	8	0.00%	35%	70%	
14	12	12	12	12	14	14	14	14	14	14	14	14	14	14	15.00	8	0.00%	35%	70%	
15	6	6	6	6	8	8	8	8	8	8	8	8	8	8	1.00	8	0.00%	35%	70%	
16	8	8	8	8	10	10	10	10	10	10	10	10	10	10	10.00	8	0.00%	35%	70%	
17	8	8	8	8	10	10	10	10	10	10	10	10	10	10	10.00	8	0.00%	35%	70%	
18	8	8	8	8	10	10	10	10	10	10	10	10	10	10	6.00	8	0.00%	35%	70%	
19	8	8	8	8	10	10	10	10	10	10	10	10	10	10	6.00	8	0.00%	35%	70%	
20	8	8	8	8	10	10	10	10	10	10	10	10	10	10	12.00	8	0.00%	35%	70%	
21	6	6	6	6	8	8	8	8	8	8	8	8	8	8	0.00	8	0.00%	0%	70%	
22	6	6	6	6	8	8	8	8	8	8	8	8	8	8	0.00	8	0.00%	0%	70%	
23	6	6	6	6	8	8	8	8	8	8	8	8	8	8	0.00	8	0.00%	0%	70%	
24	8	8	8	8	10	10	10	10	10	10	10	10	10	10	0.00	10	0.00%	0%	70%	
25	8	8	8	8	10	10	10	10	10	10	10	10	10	10	0.00	10	0.00%	0%	70%	
26	8	8	8	8	10	10	10	10	10	10	10	10	10	10	0.00	10	0.00%	0%	70%	
27	8	8	8	8	10	10	10	10	10	10	10	10	10	10	0.00	10	0.00%	0%	70%	
28	8	8	8	8	10	10	10	10	10	10	10	10	10	10	0.00	10	0.00%	0%	70%	
29	8	8	8	8	10	10	10	10	10	10	10	10	10	10	0.00	10	0.00%	0%	70%	
30	8	8	8	8	10	10	10	10	10	10	10	10	10	10	0.00	10	0.00%	0%	70%	
31	4	4	4	4	6	6	6	6	6	6	6	6	6	6	0.00	6	0.00%	0%	70%	
32	4	4	4	4	6	6	6	6	6	6	6	6	6	6	0.00	6	0.00%	0%	70%	
33	4	4	4	4	6	6	6	6	6	6	6	6	6	6	0.00	6	0.00%	0%	70%	
34	4	4	4	4	6	6	6	6	6	6	6	6	6	6	0.00	6	0.00%	0%	70%	
35	4	4	4	4	6	6	6	6	6	6	6	6	6	6	1.00	6	0.00%	35%	70%	
36	4	4	4	4	6	6	6	6	6	6	6	6	6	6	4.00	6	0.00%	35%	70%	
37	4	4	4	4	6	6	6	6	6	6	6	6	6	6	0.00	6	0.00%	0%	70%	

Appendix 5 - Appraisal results (present day)

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	£1.72	£1.27	£0.82	£0.37	£0.15	-£0.08	-£0.53	
2	Residential development in suburban area	10	£1.25	£0.43	£0.34	£0.24	£0.14	£0.09	£0.04	-£0.06	
3	Residential development in suburban area, retail at ground floor	24	£1.64	£1.53	£1.30	£1.07	£0.84	£0.73	£0.61	£0.38	
4	Residential development in suburban area	13	£0.65	£0.54	£0.42	£0.31	£0.19	£0.14	£0.08	-£0.04	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£2.08	£1.87	£1.65	£1.44	£1.34	£1.23	£1.02	
6	Residential development in suburban area	19	£1.42	£0.72	£0.54	£0.36	£0.18	£0.09	-£0.00	-£0.19	
7	Residential development in town centre	24	£1.46	£1.96	£1.73	£1.50	£1.27	£1.16	£1.04	£0.81	
8	Residential development in suburban area	25	£1.92	£1.00	£0.78	£0.55	£0.32	£0.21	£0.10	-£0.13	
9	Suburban medium family typology	235	£22.36	£20.44	£18.02	£15.59	£13.17	£11.96	£10.75	£8.33	
10	Suburban medium family typology	369	£58.32	£27.78	£24.42	£21.06	£17.69	£16.01	£14.33	£10.97	
11	Urban medium transitional typology	343	£53.82	£26.06	£22.90	£19.73	£16.56	£14.98	£13.39	£10.23	
12	Urban medium riverside typology	235	£22.43	£8.36	£6.40	£4.42	£2.43	£1.44	£0.45	-£1.57	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£27.03	£20.63	£14.22	£7.79	£4.56	£1.32	-£5.27	
14	Urban medium typology, providing additional open space	713	£71.52	£27.36	£21.34	£15.32	£9.31	£6.28	£3.24	-£2.90	
15	Urban medium town centre mixed-use	31	£2.43	£2.05	£1.75	£1.45	£1.14	£0.99	£0.84	£0.54	
16	Urban high density	186	£11.13	£5.61	£4.04	£2.47	£0.91	£0.12	-£0.68	-£2.29	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£6.85	£4.79	£2.73	£0.68	-£0.36	-£1.42	-£3.53	
18	Urban high mixed-use town centre typology	121	£4.65	£8.92	£7.83	£6.74	£5.64	£5.10	£4.55	£3.46	
19	Urban high mixed-use town centre typology	106	£5.32	£7.39	£6.44	£5.49	£4.53	£4.06	£3.58	£2.63	
20	Urban high typology in previously low density area	308	£11.05	-£5.01	-£7.52	-£10.08	-£12.63	-£13.91	-£15.19	-£17.74	
35	Ind & WH - stacked workshop & residential	22	£1.84	£1.28	£1.08	£0.88	£0.69	£0.59	£0.49	£0.29	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£4.78	£4.12	£3.46	£2.80	£2.47	£2.14	£1.48	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	£1.72	£1.27	£0.82	£0.37	£0.15	-£0.08	-£0.53	
2	Residential development in suburban area	10	£0.53	£0.43	£0.34	£0.24	£0.14	£0.09	£0.04	-£0.06	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£1.53	£1.30	£1.07	£0.84	£0.73	£0.61	£0.38	
4	Residential development in suburban area	13	£0.27	£0.54	£0.42	£0.31	£0.19	£0.14	£0.08	-£0.04	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£2.08	£1.87	£1.65	£1.44	£1.34	£1.23	£1.02	
6	Residential development in suburban area	19	£0.60	£0.72	£0.54	£0.36	£0.18	£0.09	-£0.00	-£0.19	
7	Residential development in town centre	24	£0.62	£1.96	£1.73	£1.50	£1.27	£1.16	£1.04	£0.81	
8	Residential development in suburban area	25	£0.81	£1.00	£0.78	£0.55	£0.32	£0.21	£0.10	-£0.13	
9	Suburban medium family typology	235	£9.45	£20.44	£18.02	£15.59	£13.17	£11.96	£10.75	£8.33	
10	Suburban medium family typology	369	£24.64	£27.78	£24.42	£21.06	£17.69	£16.01	£14.33	£10.97	
11	Urban medium transitional typology	343	£22.74	£26.06	£22.90	£19.73	£16.56	£14.98	£13.39	£10.23	
12	Urban medium riverside typology	235	£9.48	£8.36	£6.40	£4.42	£2.43	£1.44	£0.45	-£1.57	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£27.03	£20.63	£14.22	£7.79	£4.56	£1.32	-£5.27	
14	Urban medium typology, providing additional open space	713	£30.22	£27.36	£21.34	£15.32	£9.31	£6.28	£3.24	-£2.90	
15	Urban medium town centre mixed-use	31	£1.03	£2.05	£1.75	£1.45	£1.14	£0.99	£0.84	£0.54	
16	Urban high density	186	£4.70	£5.61	£4.04	£2.47	£0.91	£0.12	-£0.68	-£2.29	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£6.85	£4.79	£2.73	£0.68	-£0.36	-£1.42	-£3.53	
18	Urban high mixed-use town centre typology	121	£1.97	£8.92	£7.83	£6.74	£5.64	£5.10	£4.55	£3.46	
19	Urban high mixed-use town centre typology	106	£2.25	£7.39	£6.44	£5.49	£4.53	£4.06	£3.58	£2.63	
20	Urban high typology in previously low density area	308	£4.67	-£5.01	-£7.52	-£10.08	-£12.63	-£13.91	-£15.19	-£17.74	
35	Ind & WH - stacked workshop & residential	22	£0.78	£1.28	£1.08	£0.88	£0.69	£0.59	£0.49	£0.29	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£4.78	£4.12	£3.46	£2.80	£2.47	£2.14	£1.48	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	£1.72	£1.27	£0.82	£0.37	£0.15	-£0.08	-£0.53	
2	Residential development in suburban area	10	£0.05	£0.43	£0.34	£0.24	£0.14	£0.09	£0.04	-£0.06	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£1.53	£1.30	£1.07	£0.84	£0.73	£0.61	£0.38	
4	Residential development in suburban area	13	£0.02	£0.54	£0.42	£0.31	£0.19	£0.14	£0.08	-£0.04	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£2.08	£1.87	£1.65	£1.44	£1.34	£1.23	£1.02	
6	Residential development in suburban area	19	£0.05	£0.72	£0.54	£0.36	£0.18	£0.09	-£0.00	-£0.19	
7	Residential development in town centre	24	£0.05	£1.96	£1.73	£1.50	£1.27	£1.16	£1.04	£0.81	
8	Residential development in suburban area	25	£0.07	£1.00	£0.78	£0.55	£0.32	£0.21	£0.10	-£0.13	
9	Suburban medium family typology	235	£0.82	£20.44	£18.02	£15.59	£13.17	£11.96	£10.75	£8.33	
10	Suburban medium family typology	369	£2.13	£27.78	£24.42	£21.06	£17.69	£16.01	£14.33	£10.97	
11	Urban medium transitional typology	343	£1.97	£26.06	£22.90	£19.73	£16.56	£14.98	£13.39	£10.23	
12	Urban medium riverside typology	235	£0.82	£8.36	£6.40	£4.42	£2.43	£1.44	£0.45	-£1.57	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£27.03	£20.63	£14.22	£7.79	£4.56	£1.32	-£5.27	
14	Urban medium typology, providing additional open space	713	£2.62	£27.36	£21.34	£15.32	£9.31	£6.28	£3.24	-£2.90	
15	Urban medium town centre mixed-use	31	£0.09	£2.05	£1.75	£1.45	£1.14	£0.99	£0.84	£0.54	
16	Urban high density	186	£0.41	£5.61	£4.04	£2.47	£0.91	£0.12	-£0.68	-£2.29	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£6.85	£4.79	£2.73	£0.68	-£0.36	-£1.42	-£3.53	
18	Urban high mixed-use town centre typology	121	£0.17	£8.92	£7.83	£6.74	£5.64	£5.10	£4.55	£3.46	
19	Urban high mixed-use town centre typology	106	£0.19	£7.39	£6.44	£5.49	£4.53	£4.06	£3.58	£2.63	
20	Urban high typology in previously low density area	308	£0.40	-£5.01	-£7.52	-£10.08	-£12.63	-£13.91	-£15.19	-£17.74	
35	Ind & WH - stacked workshop & residential	22	£0.07	£1.28	£1.08	£0.88	£0.69	£0.59	£0.49	£0.29	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£4.78	£4.12	£3.46	£2.80	£2.47	£2.14	£1.48	

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	£1.28	£0.87	£0.47	£0.06	-£0.14	-£0.35	-£0.76	
2	Residential development in suburban area	10	£1.25	£0.34	£0.25	£0.16	£0.07	£0.03	-£0.01	-£0.10	
3	Residential development in suburban area, retail at ground floor	24	£1.64	£1.31	£1.10	£0.89	£0.69	£0.58	£0.48	£0.27	
4	Residential development in suburban area	13	£0.65	£0.43	£0.32	£0.22	£0.12	£0.06	£0.01	-£0.09	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.87	£1.68	£1.49	£1.30	£1.20	£1.11	£0.92	
6	Residential development in suburban area	19	£1.42	£0.55	£0.38	£0.22	£0.05	-£0.03	-£0.11	-£0.28	
7	Residential development in town centre	24	£1.46	£1.74	£1.53	£1.32	£1.11	£1.01	£0.91	£0.70	
8	Residential development in suburban area	25	£1.92	£0.78	£0.58	£0.38	£0.17	£0.07	-£0.03	-£0.24	
9	Suburban medium family typology	235	£22.36	£18.01	£15.83	£13.65	£11.47	£10.38	£9.29	£7.11	
10	Suburban medium family typology	369	£58.32	£24.33	£21.31	£18.29	£15.27	£13.76	£12.25	£9.23	
11	Urban medium transitional typology	343	£53.82	£22.81	£19.96	£17.12	£14.28	£12.86	£11.44	£8.59	
12	Urban medium riverside typology	235	£22.43	£6.33	£4.55	£2.77	£0.99	£0.10	-£0.80	-£2.63	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£20.38	£14.64	£8.87	£3.07	£0.18	-£2.79	-£8.74	
14	Urban medium typology, providing additional open space	713	£71.52	£21.14	£15.74	£10.35	£4.90	£2.18	-£0.55	-£6.14	
15	Urban medium town centre mixed-use	31	£2.43	£1.76	£1.48	£1.21	£0.94	£0.80	£0.66	£0.39	
16	Urban high density	186	£11.13	£3.99	£2.58	£1.17	-£0.24	-£0.96	-£1.68	-£3.13	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£4.72	£2.87	£1.03	-£0.84	-£1.79	-£2.73	-£4.64	
18	Urban high mixed-use town centre typology	121	£4.65	£7.84	£6.86	£5.87	£4.88	£4.39	£3.90	£2.91	
19	Urban high mixed-use town centre typology	106	£5.32	£6.45	£5.59	£4.73	£3.87	£3.44	£3.01	£2.15	
20	Urban high typology in previously low density area	308	£11.05	-£7.67	-£9.96	-£12.24	-£14.53	-£15.67	-£16.81	-£19.10	
35	Ind & WH - stacked workshop & residential	22	£1.84	£1.09	£0.91	£0.73	£0.55	£0.47	£0.38	£0.20	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£4.14	£3.54	£2.95	£2.35	£2.05	£1.75	£1.16	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	£1.28	£0.87	£0.47	£0.06	-£0.14	-£0.35	-£0.76	
2	Residential development in suburban area	10	£0.53	£0.34	£0.25	£0.16	£0.07	£0.03	-£0.01	-£0.10	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£1.31	£1.10	£0.89	£0.69	£0.58	£0.48	£0.27	
4	Residential development in suburban area	13	£0.27	£0.43	£0.32	£0.22	£0.12	£0.06	£0.01	-£0.09	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.87	£1.68	£1.49	£1.30	£1.20	£1.11	£0.92	
6	Residential development in suburban area	19	£0.60	£0.55	£0.38	£0.22	£0.05	-£0.03	-£0.11	-£0.28	
7	Residential development in town centre	24	£0.62	£1.74	£1.53	£1.32	£1.11	£1.01	£0.91	£0.70	
8	Residential development in suburban area	25	£0.81	£0.78	£0.58	£0.38	£0.17	£0.07	-£0.03	-£0.24	
9	Suburban medium family typology	235	£9.45	£18.01	£15.83	£13.65	£11.47	£10.38	£9.29	£7.11	
10	Suburban medium family typology	369	£24.64	£24.33	£21.31	£18.29	£15.27	£13.76	£12.25	£9.23	
11	Urban medium transitional typology	343	£22.74	£22.81	£19.96	£17.12	£14.28	£12.86	£11.44	£8.59	
12	Urban medium riverside typology	235	£9.48	£6.33	£4.55	£2.77	£0.99	£0.10	-£0.80	-£2.63	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£20.38	£14.64	£8.87	£3.07	£0.18	-£2.79	-£8.74	
14	Urban medium typology, providing additional open space	713	£30.22	£21.14	£15.74	£10.35	£4.90	£2.18	-£0.55	-£6.14	
15	Urban medium town centre mixed-use	31	£1.03	£1.76	£1.48	£1.21	£0.94	£0.80	£0.66	£0.39	
16	Urban high density	186	£4.70	£3.99	£2.58	£1.17	-£0.24	-£0.96	-£1.68	-£3.13	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£4.72	£2.87	£1.03	-£0.84	-£1.79	-£2.73	-£4.64	
18	Urban high mixed-use town centre typology	121	£1.97	£7.84	£6.86	£5.87	£4.88	£4.39	£3.90	£2.91	
19	Urban high mixed-use town centre typology	106	£2.25	£6.45	£5.59	£4.73	£3.87	£3.44	£3.01	£2.15	
20	Urban high typology in previously low density area	308	£4.67	-£7.67	-£9.96	-£12.24	-£14.53	-£15.67	-£16.81	-£19.10	
35	Ind & WH - stacked workshop & residential	22	£0.78	£1.09	£0.91	£0.73	£0.55	£0.47	£0.38	£0.20	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£4.14	£3.54	£2.95	£2.35	£2.05	£1.75	£1.16	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	£1.28	£0.87	£0.47	£0.06	-£0.14	-£0.35	-£0.76	
2	Residential development in suburban area	10	£0.05	£0.34	£0.25	£0.16	£0.07	£0.03	-£0.01	-£0.10	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£1.31	£1.10	£0.89	£0.69	£0.58	£0.48	£0.27	
4	Residential development in suburban area	13	£0.02	£0.43	£0.32	£0.22	£0.12	£0.06	£0.01	-£0.09	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.87	£1.68	£1.49	£1.30	£1.20	£1.11	£0.92	
6	Residential development in suburban area	19	£0.05	£0.55	£0.38	£0.22	£0.05	-£0.03	-£0.11	-£0.28	
7	Residential development in town centre	24	£0.05	£1.74	£1.53	£1.32	£1.11	£1.01	£0.91	£0.70	
8	Residential development in suburban area	25	£0.07	£0.78	£0.58	£0.38	£0.17	£0.07	-£0.03	-£0.24	
9	Suburban medium family typology	235	£0.82	£18.01	£15.83	£13.65	£11.47	£10.38	£9.29	£7.11	
10	Suburban medium family typology	369	£2.13	£24.33	£21.31	£18.29	£15.27	£13.76	£12.25	£9.23	
11	Urban medium transitional typology	343	£1.97	£22.81	£19.96	£17.12	£14.28	£12.86	£11.44	£8.59	
12	Urban medium riverside typology	235	£0.82	£6.33	£4.55	£2.77	£0.99	£0.10	-£0.80	-£2.63	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£20.38	£14.64	£8.87	£3.07	£0.18	-£2.79	-£8.74	
14	Urban medium typology, providing additional open space	713	£2.62	£21.14	£15.74	£10.35	£4.90	£2.18	-£0.55	-£6.14	
15	Urban medium town centre mixed-use	31	£0.09	£1.76	£1.48	£1.21	£0.94	£0.80	£0.66	£0.39	
16	Urban high density	186	£0.41	£3.99	£2.58	£1.17	-£0.24	-£0.96	-£1.68	-£3.13	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£4.72	£2.87	£1.03	-£0.84	-£1.79	-£2.73	-£4.64	
18	Urban high mixed-use town centre typology	121	£0.17	£7.84	£6.86	£5.87	£4.88	£4.39	£3.90	£2.91	
19	Urban high mixed-use town centre typology	106	£0.19	£6.45	£5.59	£4.73	£3.87	£3.44	£3.01	£2.15	
20	Urban high typology in previously low density area	308	£0.40	-£7.67	-£9.96	-£12.24	-£14.53	-£15.67	-£16.81	-£19.10	
35	Ind & WH - stacked workshop & residential	22	£0.07	£1.09	£0.91	£0.73	£0.55	£0.47	£0.38	£0.20	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£4.14	£3.54	£2.95	£2.35	£2.05	£1.75	£1.16	

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	£0.83	£0.47	£0.11	-£0.25	-£0.44	-£0.62	-£0.98	
2	Residential development in suburban area	10	£1.25	£0.24	£0.17	£0.09	£0.01	-£0.03	-£0.07	-£0.15	
3	Residential development in suburban area, retail at ground floor	24	£1.64	£1.09	£0.90	£0.72	£0.53	£0.44	£0.35	£0.16	
4	Residential development in suburban area	13	£0.65	£0.32	£0.22	£0.13	£0.04	-£0.01	-£0.06	-£0.15	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.67	£1.50	£1.33	£1.16	£1.07	£0.99	£0.82	
6	Residential development in suburban area	19	£1.42	£0.37	£0.22	£0.08	-£0.07	-£0.14	-£0.22	-£0.37	
7	Residential development in town centre	24	£1.46	£1.51	£1.33	£1.14	£0.96	£0.87	£0.77	£0.59	
8	Residential development in suburban area	25	£1.92	£0.56	£0.38	£0.20	£0.02	-£0.07	-£0.16	-£0.35	
9	Suburban medium family typology	235	£22.36	£15.58	£13.64	£11.70	£9.77	£8.80	£7.83	£5.89	
10	Suburban medium family typology	369	£58.32	£20.87	£18.19	£15.52	£12.84	£11.50	£10.16	£7.49	
11	Urban medium transitional typology	343	£53.82	£19.55	£17.03	£14.51	£11.99	£10.73	£9.47	£6.95	
12	Urban medium riverside typology	235	£22.43	£4.27	£2.70	£1.13	-£0.46	-£1.26	-£2.07	-£3.69	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£13.72	£8.60	£3.48	-£1.69	-£4.32	-£6.94	-£12.26	
14	Urban medium typology, providing additional open space	713	£71.52	£14.92	£10.12	£5.31	£0.49	-£1.96	-£4.43	-£9.40	
15	Urban medium town centre mixed-use	31	£2.43	£1.46	£1.22	£0.97	£0.73	£0.61	£0.49	£0.24	
16	Urban high density	186	£11.13	£2.36	£1.12	-£0.13	-£1.41	-£2.05	-£2.68	-£3.98	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£2.59	£0.96	-£0.70	-£2.37	-£3.21	-£4.05	-£5.75	
18	Urban high mixed-use town centre typology	121	£4.65	£6.76	£5.88	£5.00	£4.13	£3.69	£3.25	£2.37	
19	Urban high mixed-use town centre typology	106	£5.32	£5.50	£4.74	£3.98	£3.21	£2.83	£2.45	£1.68	
20	Urban high typology in previously low density area	308	£11.05	-£10.37	-£12.39	-£14.40	-£16.42	-£17.43	-£18.43	-£20.45	
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.91	£0.74	£0.58	£0.42	£0.34	£0.26	£0.10	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£3.50	£2.96	£2.43	£1.90	£1.64	£1.37	£0.84	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	£0.83	£0.47	£0.11	-£0.25	-£0.44	-£0.62	-£0.98	
2	Residential development in suburban area	10	£0.53	£0.24	£0.17	£0.09	£0.01	-£0.03	-£0.07	-£0.15	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£1.09	£0.90	£0.72	£0.53	£0.44	£0.35	£0.16	
4	Residential development in suburban area	13	£0.27	£0.32	£0.22	£0.13	£0.04	-£0.01	-£0.06	-£0.15	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.67	£1.50	£1.33	£1.16	£1.07	£0.99	£0.82	
6	Residential development in suburban area	19	£0.60	£0.37	£0.22	£0.08	-£0.07	-£0.14	-£0.22	-£0.37	
7	Residential development in town centre	24	£0.62	£1.51	£1.33	£1.14	£0.96	£0.87	£0.77	£0.59	
8	Residential development in suburban area	25	£0.81	£0.56	£0.38	£0.20	£0.02	-£0.07	-£0.16	-£0.35	
9	Suburban medium family typology	235	£9.45	£15.58	£13.64	£11.70	£9.77	£8.80	£7.83	£5.89	
10	Suburban medium family typology	369	£24.64	£20.87	£18.19	£15.52	£12.84	£11.50	£10.16	£7.49	
11	Urban medium transitional typology	343	£22.74	£19.55	£17.03	£14.51	£11.99	£10.73	£9.47	£6.95	
12	Urban medium riverside typology	235	£9.48	£4.27	£2.70	£1.13	-£0.46	-£1.26	-£2.07	-£3.69	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£13.72	£8.60	£3.48	-£1.69	-£4.32	-£6.94	-£12.26	
14	Urban medium typology, providing additional open space	713	£30.22	£14.92	£10.12	£5.31	£0.49	-£1.96	-£4.43	-£9.40	
15	Urban medium town centre mixed-use	31	£1.03	£1.46	£1.22	£0.97	£0.73	£0.61	£0.49	£0.24	
16	Urban high density	186	£4.70	£2.36	£1.12	-£0.13	-£1.41	-£2.05	-£2.68	-£3.98	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£2.59	£0.96	-£0.70	-£2.37	-£3.21	-£4.05	-£5.75	
18	Urban high mixed-use town centre typology	121	£1.97	£6.76	£5.88	£5.00	£4.13	£3.69	£3.25	£2.37	
19	Urban high mixed-use town centre typology	106	£2.25	£5.50	£4.74	£3.98	£3.21	£2.83	£2.45	£1.68	
20	Urban high typology in previously low density area	308	£4.67	-£10.37	-£12.39	-£14.40	-£16.42	-£17.43	-£18.43	-£20.45	
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.91	£0.74	£0.58	£0.42	£0.34	£0.26	£0.10	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£3.50	£2.96	£2.43	£1.90	£1.64	£1.37	£0.84	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	£0.83	£0.47	£0.11	-£0.25	-£0.44	-£0.62	-£0.98	
2	Residential development in suburban area	10	£0.05	£0.24	£0.17	£0.09	£0.01	-£0.03	-£0.07	-£0.15	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£1.09	£0.90	£0.72	£0.53	£0.44	£0.35	£0.16	
4	Residential development in suburban area	13	£0.02	£0.32	£0.22	£0.13	£0.04	-£0.01	-£0.06	-£0.15	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.67	£1.50	£1.33	£1.16	£1.07	£0.99	£0.82	
6	Residential development in suburban area	19	£0.05	£0.37	£0.22	£0.08	-£0.07	-£0.14	-£0.22	-£0.37	
7	Residential development in town centre	24	£0.05	£1.51	£1.33	£1.14	£0.96	£0.87	£0.77	£0.59	
8	Residential development in suburban area	25	£0.07	£0.56	£0.38	£0.20	£0.02	-£0.07	-£0.16	-£0.35	
9	Suburban medium family typology	235	£0.82	£15.58	£13.64	£11.70	£9.77	£8.80	£7.83	£5.89	
10	Suburban medium family typology	369	£2.13	£20.87	£18.19	£15.52	£12.84	£11.50	£10.16	£7.49	
11	Urban medium transitional typology	343	£1.97	£19.55	£17.03	£14.51	£11.99	£10.73	£9.47	£6.95	
12	Urban medium riverside typology	235	£0.82	£4.27	£2.70	£1.13	-£0.46	-£1.26	-£2.07	-£3.69	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£13.72	£8.60	£3.48	-£1.69	-£4.32	-£6.94	-£12.26	
14	Urban medium typology, providing additional open space	713	£2.62	£14.92	£10.12	£5.31	£0.49	-£1.96	-£4.43	-£9.40	
15	Urban medium town centre mixed-use	31	£0.09	£1.46	£1.22	£0.97	£0.73	£0.61	£0.49	£0.24	
16	Urban high density	186	£0.41	£2.36	£1.12	-£0.13	-£1.41	-£2.05	-£2.68	-£3.98	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£2.59	£0.96	-£0.70	-£2.37	-£3.21	-£4.05	-£5.75	
18	Urban high mixed-use town centre typology	121	£0.17	£6.76	£5.88	£5.00	£4.13	£3.69	£3.25	£2.37	
19	Urban high mixed-use town centre typology	106	£0.19	£5.50	£4.74	£3.98	£3.21	£2.83	£2.45	£1.68	
20	Urban high typology in previously low density area	308	£0.40	-£10.37	-£12.39	-£14.40	-£16.42	-£17.43	-£18.43	-£20.45	
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.91	£0.74	£0.58	£0.42	£0.34	£0.26	£0.10	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£3.50	£2.96	£2.43	£1.90	£1.64	£1.37	£0.84	

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	£0.39	£0.07	-£0.25	-£0.57	-£0.73	-£0.89	-£1.21	
2	Residential development in suburban area	10	£1.25	£0.15	£0.08	£0.01	-£0.06	-£0.10	-£0.13	-£0.20	
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.86	£0.70	£0.54	£0.37	£0.29	£0.21	£0.05	
4	Residential development in suburban area	13	£0.65	£0.20	£0.12	£0.04	-£0.04	-£0.08	-£0.12	-£0.21	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.46	£1.31	£1.16	£1.01	£0.94	£0.86	£0.71	
6	Residential development in suburban area	19	£1.42	£0.19	£0.06	-£0.06	-£0.19	-£0.26	-£0.33	-£0.46	
7	Residential development in town centre	24	£1.46	£1.29	£1.13	£0.97	£0.80	£0.72	£0.64	£0.48	
8	Residential development in suburban area	25	£1.92	£0.35	£0.19	£0.03	-£0.14	-£0.22	-£0.30	-£0.46	
9	Suburban medium family typology	235	£22.36	£13.13	£11.43	£9.74	£8.05	£7.20	£6.35	£4.66	
10	Suburban medium family typology	369	£58.32	£17.37	£15.05	£12.72	£10.39	£9.23	£8.07	£5.74	
11	Urban medium transitional typology	343	£53.82	£16.26	£14.07	£11.87	£9.68	£8.59	£7.49	£5.30	
12	Urban medium riverside typology	235	£22.43	£2.22	£0.85	-£0.53	-£1.94	-£2.64	-£3.34	-£4.76	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£6.98	£2.53	-£1.98	-£6.54	-£8.83	-£11.14	-£15.81	
14	Urban medium typology, providing additional open space	713	£71.52	£8.63	£4.45	£0.26	-£4.03	-£6.18	-£8.33	-£12.69	
15	Urban medium town centre mixed-use	31	£2.43	£1.17	£0.95	£0.74	£0.52	£0.42	£0.31	£0.10	
16	Urban high density	186	£11.13	£0.74	-£0.36	-£1.47	-£2.58	-£3.13	-£3.70	-£4.83	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£0.45	-£1.00	-£2.45	-£3.91	-£4.64	-£5.39	-£6.87	
18	Urban high mixed-use town centre typology	121	£4.65	£5.68	£4.91	£4.14	£3.37	£2.98	£2.60	£1.83	
19	Urban high mixed-use town centre typology	106	£5.32	£4.56	£3.89	£3.22	£2.55	£2.21	£1.88	£1.21	
20	Urban high typology in previously low density area	308	£11.05	-£13.08	-£14.82	-£16.57	-£18.31	-£19.18	-£20.06	-£21.80	
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.72	£0.58	£0.43	£0.29	£0.22	£0.15	£0.01	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£2.86	£2.39	£1.92	£1.45	£1.22	£0.98	£0.52	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	£0.39	£0.07	-£0.25	-£0.57	-£0.73	-£0.89	-£1.21	
2	Residential development in suburban area	10	£0.53	£0.15	£0.08	£0.01	-£0.06	-£0.10	-£0.13	-£0.20	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.86	£0.70	£0.54	£0.37	£0.29	£0.21	£0.05	
4	Residential development in suburban area	13	£0.27	£0.20	£0.12	£0.04	-£0.04	-£0.08	-£0.12	-£0.21	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.46	£1.31	£1.16	£1.01	£0.94	£0.86	£0.71	
6	Residential development in suburban area	19	£0.60	£0.19	£0.06	-£0.06	-£0.19	-£0.26	-£0.33	-£0.46	
7	Residential development in town centre	24	£0.62	£1.29	£1.13	£0.97	£0.80	£0.72	£0.64	£0.48	
8	Residential development in suburban area	25	£0.81	£0.35	£0.19	£0.03	-£0.14	-£0.22	-£0.30	-£0.46	
9	Suburban medium family typology	235	£9.45	£13.13	£11.43	£9.74	£8.05	£7.20	£6.35	£4.66	
10	Suburban medium family typology	369	£24.64	£17.37	£15.05	£12.72	£10.39	£9.23	£8.07	£5.74	
11	Urban medium transitional typology	343	£22.74	£16.26	£14.07	£11.87	£9.68	£8.59	£7.49	£5.30	
12	Urban medium riverside typology	235	£9.48	£2.22	£0.85	-£0.53	-£1.94	-£2.64	-£3.34	-£4.76	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£6.98	£2.53	-£1.98	-£6.54	-£8.83	-£11.14	-£15.81	
14	Urban medium typology, providing additional open space	713	£30.22	£8.63	£4.45	£0.26	-£4.03	-£6.18	-£8.33	-£12.69	
15	Urban medium town centre mixed-use	31	£1.03	£1.17	£0.95	£0.74	£0.52	£0.42	£0.31	£0.10	
16	Urban high density	186	£4.70	£0.74	-£0.36	-£1.47	-£2.58	-£3.13	-£3.70	-£4.83	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£0.45	-£1.00	-£2.45	-£3.91	-£4.64	-£5.39	-£6.87	
18	Urban high mixed-use town centre typology	121	£1.97	£5.68	£4.91	£4.14	£3.37	£2.98	£2.60	£1.83	
19	Urban high mixed-use town centre typology	106	£2.25	£4.56	£3.89	£3.22	£2.55	£2.21	£1.88	£1.21	
20	Urban high typology in previously low density area	308	£4.67	-£13.08	-£14.82	-£16.57	-£18.31	-£19.18	-£20.06	-£21.80	
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.72	£0.58	£0.43	£0.29	£0.22	£0.15	£0.01	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£2.86	£2.39	£1.92	£1.45	£1.22	£0.98	£0.52	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	£0.39	£0.07	-£0.25	-£0.57	-£0.73	-£0.89	-£1.21	
2	Residential development in suburban area	10	£0.05	£0.15	£0.08	£0.01	-£0.06	-£0.10	-£0.13	-£0.20	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.86	£0.70	£0.54	£0.37	£0.29	£0.21	£0.05	
4	Residential development in suburban area	13	£0.02	£0.20	£0.12	£0.04	-£0.04	-£0.08	-£0.12	-£0.21	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.46	£1.31	£1.16	£1.01	£0.94	£0.86	£0.71	
6	Residential development in suburban area	19	£0.05	£0.19	£0.06	-£0.06	-£0.19	-£0.26	-£0.33	-£0.46	
7	Residential development in town centre	24	£0.05	£1.29	£1.13	£0.97	£0.80	£0.72	£0.64	£0.48	
8	Residential development in suburban area	25	£0.07	£0.35	£0.19	£0.03	-£0.14	-£0.22	-£0.30	-£0.46	
9	Suburban medium family typology	235	£0.82	£13.13	£11.43	£9.74	£8.05	£7.20	£6.35	£4.66	
10	Suburban medium family typology	369	£2.13	£17.37	£15.05	£12.72	£10.39	£9.23	£8.07	£5.74	
11	Urban medium transitional typology	343	£1.97	£16.26	£14.07	£11.87	£9.68	£8.59	£7.49	£5.30	
12	Urban medium riverside typology	235	£0.82	£2.22	£0.85	-£0.53	-£1.94	-£2.64	-£3.34	-£4.76	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£6.98	£2.53	-£1.98	-£6.54	-£8.83	-£11.14	-£15.81	
14	Urban medium typology, providing additional open space	713	£2.62	£8.63	£4.45	£0.26	-£4.03	-£6.18	-£8.33	-£12.69	
15	Urban medium town centre mixed-use	31	£0.09	£1.17	£0.95	£0.74	£0.52	£0.42	£0.31	£0.10	
16	Urban high density	186	£0.41	£0.74	-£0.36	-£1.47	-£2.58	-£3.13	-£3.70	-£4.83	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£0.45	-£1.00	-£2.45	-£3.91	-£4.64	-£5.39	-£6.87	
18	Urban high mixed-use town centre typology	121	£0.17	£5.68	£4.91	£4.14	£3.37	£2.98	£2.60	£1.83	
19	Urban high mixed-use town centre typology	106	£0.19	£4.56	£3.89	£3.22	£2.55	£2.21	£1.88	£1.21	
20	Urban high typology in previously low density area	308	£0.40	-£13.08	-£14.82	-£16.57	-£18.31	-£19.18	-£20.06	-£21.80	
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.72	£0.58	£0.43	£0.29	£0.22	£0.15	£0.01	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£2.86	£2.39	£1.92	£1.45	£1.22	£0.98	£0.52	

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	-£0.06	-£0.33	-£0.61	-£0.88	-£1.02	-£1.16	-£1.44	
2	Residential development in suburban area	10	£1.25	£0.05	-£0.01	-£0.07	-£0.13	-£0.16	-£0.19	-£0.25	
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.64	£0.50	£0.36	£0.22	£0.15	£0.08	-£0.06	
4	Residential development in suburban area	13	£0.65	£0.09	£0.02	-£0.05	-£0.12	-£0.16	-£0.19	-£0.26	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.26	£1.13	£1.00	£0.87	£0.80	£0.74	£0.61	
6	Residential development in suburban area	19	£1.42	£0.02	-£0.09	-£0.21	-£0.32	-£0.38	-£0.43	-£0.54	
7	Residential development in town centre	24	£1.46	£1.07	£0.93	£0.79	£0.65	£0.58	£0.51	£0.36	
8	Residential development in suburban area	25	£1.92	£0.13	-£0.01	-£0.15	-£0.29	-£0.36	-£0.43	-£0.57	
9	Suburban medium family typology	235	£22.36	£10.67	£9.22	£7.78	£6.33	£5.60	£4.88	£3.43	
10	Suburban medium family typology	369	£58.32	£13.88	£11.90	£9.93	£7.94	£6.95	£5.96	£3.98	
11	Urban medium transitional typology	343	£53.82	£12.96	£11.10	£9.24	£7.37	£6.44	£5.51	£3.64	
12	Urban medium riverside typology	235	£22.43	£0.16	-£1.03	-£2.22	-£3.42	-£4.02	-£4.62	-£5.83	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£0.21	-£3.65	-£7.52	-£11.44	-£13.40	-£15.37	-£19.38	
14	Urban medium typology, providing additional open space	713	£71.52	£2.33	-£1.28	-£4.92	-£8.58	-£10.43	-£12.28	-£16.03	
15	Urban medium town centre mixed-use	31	£2.43	£0.88	£0.69	£0.50	£0.32	£0.23	£0.13	-£0.05	
16	Urban high density	186	£11.13	-£0.92	-£1.86	-£2.81	-£3.76	-£4.72	-£4.72	-£5.68	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	-£1.73	-£2.97	-£4.20	-£5.46	-£6.09	-£6.72	-£7.98	
18	Urban high mixed-use town centre typology	121	£4.65	£4.59	£3.93	£3.27	£2.61	£2.28	£1.95	£1.28	
19	Urban high mixed-use town centre typology	106	£5.32	£3.62	£3.04	£2.46	£1.88	£1.59	£1.31	£0.73	
20	Urban high typology in previously low density area	308	£11.05	-£15.78	-£17.26	-£18.73	-£20.20	-£20.94	-£21.68	-£23.15	
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.53	£0.41	£0.28	£0.16	£0.10	£0.04	-£0.09	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£2.21	£1.81	£1.41	£1.00	£0.80	£0.60	£0.20	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	-£0.06	-£0.33	-£0.61	-£0.88	-£1.02	-£1.16	-£1.44	
2	Residential development in suburban area	10	£0.53	£0.05	-£0.01	-£0.07	-£0.13	-£0.16	-£0.19	-£0.25	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.64	£0.50	£0.36	£0.22	£0.15	£0.08	-£0.06	
4	Residential development in suburban area	13	£0.27	£0.09	£0.02	-£0.05	-£0.12	-£0.16	-£0.19	-£0.26	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.26	£1.13	£1.00	£0.87	£0.80	£0.74	£0.61	
6	Residential development in suburban area	19	£0.60	£0.02	-£0.09	-£0.21	-£0.32	-£0.38	-£0.43	-£0.54	
7	Residential development in town centre	24	£0.62	£1.07	£0.93	£0.79	£0.65	£0.58	£0.51	£0.36	
8	Residential development in suburban area	25	£0.81	£0.13	-£0.01	-£0.15	-£0.29	-£0.36	-£0.43	-£0.57	
9	Suburban medium family typology	235	£9.45	£10.67	£9.22	£7.78	£6.33	£5.60	£4.88	£3.43	
10	Suburban medium family typology	369	£24.64	£13.88	£11.90	£9.93	£7.94	£6.95	£5.96	£3.98	
11	Urban medium transitional typology	343	£22.74	£12.96	£11.10	£9.24	£7.37	£6.44	£5.51	£3.64	
12	Urban medium riverside typology	235	£9.48	£0.16	-£1.03	-£2.22	-£3.42	-£4.02	-£4.62	-£5.83	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£0.21	-£3.65	-£7.52	-£11.44	-£13.40	-£15.37	-£19.38	
14	Urban medium typology, providing additional open space	713	£30.22	£2.33	-£1.28	-£4.92	-£8.58	-£10.43	-£12.28	-£16.03	
15	Urban medium town centre mixed-use	31	£1.03	£0.88	£0.69	£0.50	£0.32	£0.23	£0.13	-£0.05	
16	Urban high density	186	£4.70	-£0.92	-£1.86	-£2.81	-£3.76	-£4.72	-£4.72	-£5.68	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	-£1.73	-£2.97	-£4.20	-£5.46	-£6.09	-£6.72	-£7.98	
18	Urban high mixed-use town centre typology	121	£1.97	£4.59	£3.93	£3.27	£2.61	£2.28	£1.95	£1.28	
19	Urban high mixed-use town centre typology	106	£2.25	£3.62	£3.04	£2.46	£1.88	£1.59	£1.31	£0.73	
20	Urban high typology in previously low density area	308	£4.67	-£15.78	-£17.26	-£18.73	-£20.20	-£20.94	-£21.68	-£23.15	
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.53	£0.41	£0.28	£0.16	£0.10	£0.04	-£0.09	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£2.21	£1.81	£1.41	£1.00	£0.80	£0.60	£0.20	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	-£0.06	-£0.33	-£0.61	-£0.88	-£1.02	-£1.16	-£1.44	
2	Residential development in suburban area	10	£0.05	£0.05	-£0.01	-£0.07	-£0.13	-£0.16	-£0.19	-£0.25	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.64	£0.50	£0.36	£0.22	£0.15	£0.08	-£0.06	
4	Residential development in suburban area	13	£0.02	£0.09	£0.02	-£0.05	-£0.12	-£0.16	-£0.19	-£0.26	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.26	£1.13	£1.00	£0.87	£0.80	£0.74	£0.61	
6	Residential development in suburban area	19	£0.05	£0.02	-£0.09	-£0.21	-£0.32	-£0.38	-£0.43	-£0.54	
7	Residential development in town centre	24	£0.05	£1.07	£0.93	£0.79	£0.65	£0.58	£0.51	£0.36	
8	Residential development in suburban area	25	£0.07	£0.13	-£0.01	-£0.15	-£0.29	-£0.36	-£0.43	-£0.57	
9	Suburban medium family typology	235	£0.82	£10.67	£9.22	£7.78	£6.33	£5.60	£4.88	£3.43	
10	Suburban medium family typology	369	£2.13	£13.88	£11.90	£9.93	£7.94	£6.95	£5.96	£3.98	
11	Urban medium transitional typology	343	£1.97	£12.96	£11.10	£9.24	£7.37	£6.44	£5.51	£3.64	
12	Urban medium riverside typology	235	£0.82	£0.16	-£1.03	-£2.22	-£3.42	-£4.02	-£4.62	-£5.83	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£0.21	-£3.65	-£7.52	-£11.44	-£13.40	-£15.37	-£19.38	
14	Urban medium typology, providing additional open space	713	£2.62	£2.33	-£1.28	-£4.92	-£8.58	-£10.43	-£12.28	-£16.03	
15	Urban medium town centre mixed-use	31	£0.09	£0.88	£0.69	£0.50	£0.32	£0.23	£0.13	-£0.05	
16	Urban high density	186	£0.41	-£0.92	-£1.86	-£2.81	-£3.76	-£4.72	-£4.72	-£5.68	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	-£1.73	-£2.97	-£4.20	-£5.46	-£6.09	-£6.72	-£7.98	
18	Urban high mixed-use town centre typology	121	£0.17	£4.59	£3.93	£3.27	£2.61	£2.28	£1.95	£1.28	
19	Urban high mixed-use town centre typology	106	£0.19	£3.62	£3.04	£2.46	£1.88	£1.59	£1.31	£0.73	
20	Urban high typology in previously low density area	308	£0.40	-£15.78	-£17.26	-£18.73	-£20.20	-£20.94	-£21.68	-£23.15	
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.53	£0.41	£0.28	£0.16	£0.10	£0.04	-£0.09	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£2.21	£1.81	£1.41	£1.00	£0.80	£0.60	£0.20	

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	-£0.42	-£0.66	-£0.90	-£1.14	-£1.26	-£1.38	-£1.62
2	Residential development in suburban area	10	£1.25	-£0.02	-£0.08	-£0.13	-£0.18	-£0.21	-£0.23	-£0.29
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.46	£0.34	£0.22	£0.09	£0.03	-£0.03	-£0.16
4	Residential development in suburban area	13	£0.65	£0.00	-£0.06	-£0.12	-£0.18	-£0.22	-£0.25	-£0.31
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.09	£0.98	£0.87	£0.75	£0.70	£0.64	£0.53
6	Residential development in suburban area	19	£1.42	-£0.13	-£0.22	-£0.32	-£0.42	-£0.47	-£0.52	-£0.62
7	Residential development in town centre	24	£1.46	£0.89	£0.77	£0.64	£0.52	£0.46	£0.40	£0.27
8	Residential development in suburban area	25	£1.92	-£0.05	-£0.17	-£0.29	-£0.42	-£0.48	-£0.54	-£0.66
9	Suburban medium family typology	235	£22.36	£8.64	£7.40	£6.15	£4.91	£4.29	£3.66	£2.42
10	Suburban medium family typology	369	£58.32	£11.00	£9.30	£7.61	£5.92	£5.07	£4.22	£2.53
11	Urban medium transitional typology	343	£53.82	£10.25	£8.65	£7.06	£5.46	£4.67	£3.87	£2.28
12	Urban medium riverside typology	235	£22.43	-£1.53	-£2.55	-£3.57	-£4.61	-£5.13	-£5.65	-£6.69
13	Urban medium buffer typology with green and blue spaces	798	£62.72	-£5.27	-£8.59	-£11.96	-£15.33	-£17.05	-£18.77	-£22.21
14	Urban medium typology, providing additional open space	713	£71.52	-£2.80	-£5.93	-£9.08	-£12.25	-£13.84	-£15.46	-£18.70
15	Urban medium town centre mixed-use	31	£2.43	£0.64	£0.48	£0.31	£0.15	£0.07	-£0.01	-£0.17
16	Urban high density	186	£11.13	-£2.25	-£3.06	-£3.88	-£4.71	-£5.12	-£5.53	-£6.35
17	Urban high density mixed-use riverside with underground car park	244	£13.15	-£3.48	-£4.55	-£5.63	-£6.71	-£7.25	-£7.79	-£8.87
18	Urban high mixed-use town centre typology	121	£4.65	£3.72	£3.14	£2.57	£2.00	£1.71	£1.42	£0.85
19	Urban high mixed-use town centre typology	106	£5.32	£2.85	£2.35	£1.85	£1.35	£1.10	£0.85	£0.34
20	Urban high typology in previously low density area	308	£11.05	-£17.93	-£19.19	-£20.45	-£21.71	-£22.34	-£22.97	-£24.23
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.38	£0.27	£0.16	£0.05	-£0.00	-£0.05	-£0.16
36	Ind & WH - stacked warehouse & residential	75	£9.39	£1.70	£1.34	£0.99	£0.64	£0.47	£0.29	-£0.07

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	-£0.42	-£0.66	-£0.90	-£1.14	-£1.26	-£1.38	-£1.62
2	Residential development in suburban area	10	£0.53	-£0.02	-£0.08	-£0.13	-£0.18	-£0.21	-£0.23	-£0.29
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.46	£0.34	£0.22	£0.09	£0.03	-£0.03	-£0.16
4	Residential development in suburban area	13	£0.27	£0.00	-£0.06	-£0.12	-£0.18	-£0.22	-£0.25	-£0.31
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.09	£0.98	£0.87	£0.75	£0.70	£0.64	£0.53
6	Residential development in suburban area	19	£0.60	-£0.13	-£0.22	-£0.32	-£0.42	-£0.47	-£0.52	-£0.62
7	Residential development in town centre	24	£0.62	£0.89	£0.77	£0.64	£0.52	£0.46	£0.40	£0.27
8	Residential development in suburban area	25	£0.81	-£0.05	-£0.17	-£0.29	-£0.42	-£0.48	-£0.54	-£0.66
9	Suburban medium family typology	235	£9.45	£8.64	£7.40	£6.15	£4.91	£4.29	£3.66	£2.42
10	Suburban medium family typology	369	£24.64	£11.00	£9.30	£7.61	£5.92	£5.07	£4.22	£2.53
11	Urban medium transitional typology	343	£22.74	£10.25	£8.65	£7.06	£5.46	£4.67	£3.87	£2.28
12	Urban medium riverside typology	235	£9.48	-£1.53	-£2.55	-£3.57	-£4.61	-£5.13	-£5.65	-£6.69
13	Urban medium buffer typology with green and blue spaces	798	£26.50	-£5.27	-£8.59	-£11.96	-£15.33	-£17.05	-£18.77	-£22.21
14	Urban medium typology, providing additional open space	713	£30.22	-£2.80	-£5.93	-£9.08	-£12.25	-£13.84	-£15.46	-£18.70
15	Urban medium town centre mixed-use	31	£1.03	£0.64	£0.48	£0.31	£0.15	£0.07	-£0.01	-£0.17
16	Urban high density	186	£4.70	-£2.25	-£3.06	-£3.88	-£4.71	-£5.12	-£5.53	-£6.35
17	Urban high density mixed-use riverside with underground car park	244	£5.56	-£3.48	-£4.55	-£5.63	-£6.71	-£7.25	-£7.79	-£8.87
18	Urban high mixed-use town centre typology	121	£1.97	£3.72	£3.14	£2.57	£2.00	£1.71	£1.42	£0.85
19	Urban high mixed-use town centre typology	106	£2.25	£2.85	£2.35	£1.85	£1.35	£1.10	£0.85	£0.34
20	Urban high typology in previously low density area	308	£4.67	-£17.93	-£19.19	-£20.45	-£21.71	-£22.34	-£22.97	-£24.23
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.38	£0.27	£0.16	£0.05	-£0.00	-£0.05	-£0.16
36	Ind & WH - stacked warehouse & residential	75	£3.97	£1.70	£1.34	£0.99	£0.64	£0.47	£0.29	-£0.07

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	-£0.42	-£0.66	-£0.90	-£1.14	-£1.26	-£1.38	-£1.62
2	Residential development in suburban area	10	£0.05	-£0.02	-£0.08	-£0.13	-£0.18	-£0.21	-£0.23	-£0.29
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.46	£0.34	£0.22	£0.09	£0.03	-£0.03	-£0.16
4	Residential development in suburban area	13	£0.02	£0.00	-£0.06	-£0.12	-£0.18	-£0.22	-£0.25	-£0.31
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.09	£0.98	£0.87	£0.75	£0.70	£0.64	£0.53
6	Residential development in suburban area	19	£0.05	-£0.13	-£0.22	-£0.32	-£0.42	-£0.47	-£0.52	-£0.62
7	Residential development in town centre	24	£0.05	£0.89	£0.77	£0.64	£0.52	£0.46	£0.40	£0.27
8	Residential development in suburban area	25	£0.07	-£0.05	-£0.17	-£0.29	-£0.42	-£0.48	-£0.54	-£0.66
9	Suburban medium family typology	235	£0.82	£8.64	£7.40	£6.15	£4.91	£4.29	£3.66	£2.42
10	Suburban medium family typology	369	£2.13	£11.00	£9.30	£7.61	£5.92	£5.07	£4.22	£2.53
11	Urban medium transitional typology	343	£1.97	£10.25	£8.65	£7.06	£5.46	£4.67	£3.87	£2.28
12	Urban medium riverside typology	235	£0.82	-£1.53	-£2.55	-£3.57	-£4.61	-£5.13	-£5.65	-£6.69
13	Urban medium buffer typology with green and blue spaces	798	£2.29	-£5.27	-£8.59	-£11.96	-£15.33	-£17.05	-£18.77	-£22.21
14	Urban medium typology, providing additional open space	713	£2.62	-£2.80	-£5.93	-£9.08	-£12.25	-£13.84	-£15.46	-£18.70
15	Urban medium town centre mixed-use	31	£0.09	£0.64	£0.48	£0.31	£0.15	£0.07	-£0.01	-£0.17
16	Urban high density	186	£0.41	-£2.25	-£3.06	-£3.88	-£4.71	-£5.12	-£5.53	-£6.35
17	Urban high density mixed-use riverside with underground car park	244	£0.48	-£3.48	-£4.55	-£5.63	-£6.71	-£7.25	-£7.79	-£8.87
18	Urban high mixed-use town centre typology	121	£0.17	£3.72	£3.14	£2.57	£2.00	£1.71	£1.42	£0.85
19	Urban high mixed-use town centre typology	106	£0.19	£2.85	£2.35	£1.85	£1.35	£1.10	£0.85	£0.34
20	Urban high typology in previously low density area	308	£0.40	-£17.93	-£19.19	-£20.45	-£21.71	-£22.34	-£22.97	-£24.23
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.38	£0.27	£0.16	£0.05	-£0.00	-£0.05	-£0.16
36	Ind & WH - stacked warehouse & residential	75	£0.34	£1.70	£1.34	£0.99	£0.64	£0.47	£0.29	-£0.07

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	£0.87	£1.07	£1.26	£1.45	£1.55	£1.65	£1.84	
2	Residential development in suburban area	10	£1.25	£0.12	£0.16	£0.21	£0.25	£0.27	£0.29	£0.34	
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.24	£0.14	£0.04	£0.06	£0.12	£0.17	£0.27	
4	Residential development in suburban area	13	£0.65	£0.11	£0.16	£0.21	£0.26	£0.29	£0.32	£0.37	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£0.89	£0.79	£0.70	£0.61	£0.56	£0.52	£0.43	
6	Residential development in suburban area	19	£1.42	£0.30	£0.38	£0.47	£0.55	£0.59	£0.63	£0.71	
7	Residential development in town centre	24	£1.46	£0.67	£0.56	£0.46	£0.36	£0.31	£0.26	£0.16	
8	Residential development in suburban area	25	£1.92	£0.27	£0.37	£0.47	£0.57	£0.62	£0.67	£0.77	
9	Suburban medium family typology	235	£22.36	£6.18	£5.18	£4.18	£3.18	£2.68	£2.18	£1.18	
10	Suburban medium family typology	369	£58.32	£7.46	£6.12	£4.78	£3.44	£2.77	£2.09	£0.75	
11	Urban medium transitional typology	343	£53.82	£6.92	£5.65	£4.39	£3.13	£2.50	£1.86	£0.60	
12	Urban medium riverside typology	235	£22.43	£3.64	£4.46	£5.28	£6.11	£6.52	£6.94	£7.76	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£12.25	£14.92	£17.61	£20.33	£21.70	£23.06	£25.78	
14	Urban medium typology, providing additional open space	713	£71.52	£9.30	£11.82	£14.34	£16.90	£18.18	£19.47	£22.04	
15	Urban medium town centre mixed-use	31	£2.43	£0.34	£0.21	£0.08	£0.05	£0.12	£0.19	£0.32	
16	Urban high density	186	£11.13	£3.93	£4.59	£5.24	£5.89	£6.22	£6.55	£7.20	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£5.69	£6.55	£7.41	£8.26	£8.69	£9.12	£9.98	
18	Urban high mixed-use town centre typology	121	£4.65	£2.62	£2.16	£1.69	£1.23	£1.00	£0.76	£0.30	
19	Urban high mixed-use town centre typology	106	£5.32	£1.90	£1.49	£1.08	£0.68	£0.48	£0.27	£0.13	
20	Urban high typology in previously low density area	308	£11.05	£20.64	£21.63	£22.61	£23.60	£24.10	£24.59	£25.58	
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.19	£0.10	£0.01	£0.08	£0.12	£0.17	£0.26	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£1.06	£0.77	£0.48	£0.19	£0.04	£0.10	£0.40	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	£0.87	£1.07	£1.26	£1.45	£1.55	£1.65	£1.84	
2	Residential development in suburban area	10	£0.53	£0.12	£0.16	£0.21	£0.25	£0.27	£0.29	£0.34	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.24	£0.14	£0.04	£0.06	£0.12	£0.17	£0.27	
4	Residential development in suburban area	13	£0.27	£0.11	£0.16	£0.21	£0.26	£0.29	£0.32	£0.37	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£0.89	£0.79	£0.70	£0.61	£0.56	£0.52	£0.43	
6	Residential development in suburban area	19	£0.60	£0.30	£0.38	£0.47	£0.55	£0.59	£0.63	£0.71	
7	Residential development in town centre	24	£0.62	£0.67	£0.56	£0.46	£0.36	£0.31	£0.26	£0.16	
8	Residential development in suburban area	25	£0.81	£0.27	£0.37	£0.47	£0.57	£0.62	£0.67	£0.77	
9	Suburban medium family typology	235	£9.45	£6.18	£5.18	£4.18	£3.18	£2.68	£2.18	£1.18	
10	Suburban medium family typology	369	£24.64	£7.46	£6.12	£4.78	£3.44	£2.77	£2.09	£0.75	
11	Urban medium transitional typology	343	£22.74	£6.92	£5.65	£4.39	£3.13	£2.50	£1.86	£0.60	
12	Urban medium riverside typology	235	£9.48	£3.64	£4.46	£5.28	£6.11	£6.52	£6.94	£7.76	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£12.25	£14.92	£17.61	£20.33	£21.70	£23.06	£25.78	
14	Urban medium typology, providing additional open space	713	£30.22	£9.30	£11.82	£14.34	£16.90	£18.18	£19.47	£22.04	
15	Urban medium town centre mixed-use	31	£1.03	£0.34	£0.21	£0.08	£0.05	£0.12	£0.19	£0.32	
16	Urban high density	186	£4.70	£3.93	£4.59	£5.24	£5.89	£6.22	£6.55	£7.20	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£5.69	£6.55	£7.41	£8.26	£8.69	£9.12	£9.98	
18	Urban high mixed-use town centre typology	121	£1.97	£2.62	£2.16	£1.69	£1.23	£1.00	£0.76	£0.30	
19	Urban high mixed-use town centre typology	106	£2.25	£1.90	£1.49	£1.08	£0.68	£0.48	£0.27	£0.13	
20	Urban high typology in previously low density area	308	£4.67	£20.64	£21.63	£22.61	£23.60	£24.10	£24.59	£25.58	
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.19	£0.10	£0.01	£0.08	£0.12	£0.17	£0.26	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£1.06	£0.77	£0.48	£0.19	£0.04	£0.10	£0.40	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	£0.87	£1.07	£1.26	£1.45	£1.55	£1.65	£1.84	
2	Residential development in suburban area	10	£0.05	£0.12	£0.16	£0.21	£0.25	£0.27	£0.29	£0.34	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.24	£0.14	£0.04	£0.06	£0.12	£0.17	£0.27	
4	Residential development in suburban area	13	£0.02	£0.11	£0.16	£0.21	£0.26	£0.29	£0.32	£0.37	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£0.89	£0.79	£0.70	£0.61	£0.56	£0.52	£0.43	
6	Residential development in suburban area	19	£0.05	£0.30	£0.38	£0.47	£0.55	£0.59	£0.63	£0.71	
7	Residential development in town centre	24	£0.05	£0.67	£0.56	£0.46	£0.36	£0.31	£0.26	£0.16	
8	Residential development in suburban area	25	£0.07	£0.27	£0.37	£0.47	£0.57	£0.62	£0.67	£0.77	
9	Suburban medium family typology	235	£0.82	£6.18	£5.18	£4.18	£3.18	£2.68	£2.18	£1.18	
10	Suburban medium family typology	369	£2.13	£7.46	£6.12	£4.78	£3.44	£2.77	£2.09	£0.75	
11	Urban medium transitional typology	343	£1.97	£6.92	£5.65	£4.39	£3.13	£2.50	£1.86	£0.60	
12	Urban medium riverside typology	235	£0.82	£3.64	£4.46	£5.28	£6.11	£6.52	£6.94	£7.76	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£12.25	£14.92	£17.61	£20.33	£21.70	£23.06	£25.78	
14	Urban medium typology, providing additional open space	713	£2.62	£9.30	£11.82	£14.34	£16.90	£18.18	£19.47	£22.04	
15	Urban medium town centre mixed-use	31	£0.09	£0.34	£0.21	£0.08	£0.05	£0.12	£0.19	£0.32	
16	Urban high density	186	£0.41	£3.93	£4.59	£5.24	£5.89	£6.22	£6.55	£7.20	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£5.69	£6.55	£7.41	£8.26	£8.69	£9.12	£9.98	
18	Urban high mixed-use town centre typology	121	£0.17	£2.62	£2.16	£1.69	£1.23	£1.00	£0.76	£0.30	
19	Urban high mixed-use town centre typology	106	£0.19	£1.90	£1.49	£1.08	£0.68	£0.48	£0.27	£0.13	
20	Urban high typology in previously low density area	308	£0.40	£20.64	£21.63	£22.61	£23.60	£24.10	£24.59	£25.58	
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.19	£0.10	£0.01	£0.08	£0.12	£0.17	£0.26	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£1.06	£0.77	£0.48	£0.19	£0.04	£0.10	£0.40	

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	£1.43	£1.57	£1.71	£1.85	£1.92	£1.99	£2.12
2	Residential development in suburban area	10	£1.25	£0.24	£0.27	£0.30	£0.33	£0.35	£0.36	£0.40
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.04	£0.12	£0.19	£0.26	£0.30	£0.34	£0.41
4	Residential development in suburban area	13	£0.65	£0.25	£0.29	£0.33	£0.36	£0.38	£0.40	£0.44
5	Residential development in suburban area, retail at ground floor	22	£1.62	£0.63	£0.56	£0.50	£0.43	£0.40	£0.36	£0.30
6	Residential development in suburban area	19	£1.42	£0.53	£0.59	£0.64	£0.70	£0.73	£0.76	£0.82
7	Residential development in town centre	24	£1.46	£0.39	£0.31	£0.24	£0.17	£0.13	£0.10	£0.02
8	Residential development in suburban area	25	£1.92	£0.55	£0.62	£0.69	£0.76	£0.80	£0.84	£0.91
9	Suburban medium family typology	235	£22.36	£3.07	£2.38	£1.69	£1.00	£0.66	£0.31	£0.38
10	Suburban medium family typology	369	£58.32	£3.00	£2.10	£1.20	£0.31	£0.14	£0.60	£1.52
11	Urban medium transitional typology	343	£53.82	£2.71	£1.87	£1.02	£0.18	£0.25	£0.68	£1.54
12	Urban medium riverside typology	235	£22.43	£6.31	£6.87	£7.43	£7.99	£8.27	£8.55	£9.10
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£21.09	£22.92	£24.75	£26.59	£27.50	£28.42	£30.25
14	Urban medium typology, providing additional open space	713	£71.52	£17.54	£19.27	£21.01	£22.74	£23.61	£24.48	£26.21
15	Urban medium town centre mixed-use	31	£2.43	£0.02	£0.12	£0.22	£0.31	£0.36	£0.41	£0.51
16	Urban high density	186	£11.13	£6.06	£6.50	£6.94	£7.38	£7.60	£7.82	£8.26
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£8.47	£9.05	£9.63	£10.21	£10.50	£10.79	£11.37
18	Urban high mixed-use town centre typology	121	£4.65	£1.25	£0.93	£0.60	£0.27	£0.11	£0.06	£0.39
19	Urban high mixed-use town centre typology	106	£5.32	£0.70	£0.42	£0.13	£0.16	£0.30	£0.45	£0.74
20	Urban high typology in previously low density area	308	£11.05	£24.02	£24.67	£25.32	£25.97	£26.29	£26.62	£27.27
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.05	£0.11	£0.18	£0.25	£0.28	£0.31	£0.38
36	Ind & WH - stacked warehouse & residential	75	£9.39	£0.25	£0.04	£0.17	£0.39	£0.49	£0.60	£0.81

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	£1.43	£1.57	£1.71	£1.85	£1.92	£1.99	£2.12
2	Residential development in suburban area	10	£0.53	£0.24	£0.27	£0.30	£0.33	£0.35	£0.36	£0.40
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.04	£0.12	£0.19	£0.26	£0.30	£0.34	£0.41
4	Residential development in suburban area	13	£0.27	£0.25	£0.29	£0.33	£0.36	£0.38	£0.40	£0.44
5	Residential development in suburban area, retail at ground floor	22	£0.68	£0.63	£0.56	£0.50	£0.43	£0.40	£0.36	£0.30
6	Residential development in suburban area	19	£0.60	£0.53	£0.59	£0.64	£0.70	£0.73	£0.76	£0.82
7	Residential development in town centre	24	£0.62	£0.39	£0.31	£0.24	£0.17	£0.13	£0.10	£0.02
8	Residential development in suburban area	25	£0.81	£0.55	£0.62	£0.69	£0.76	£0.80	£0.84	£0.91
9	Suburban medium family typology	235	£9.45	£3.07	£2.38	£1.69	£1.00	£0.66	£0.31	£0.38
10	Suburban medium family typology	369	£24.64	£3.00	£2.10	£1.20	£0.31	£0.14	£0.60	£1.52
11	Urban medium transitional typology	343	£22.74	£2.71	£1.87	£1.02	£0.18	£0.25	£0.68	£1.54
12	Urban medium riverside typology	235	£9.48	£6.31	£6.87	£7.43	£7.99	£8.27	£8.55	£9.10
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£21.09	£22.92	£24.75	£26.59	£27.50	£28.42	£30.25
14	Urban medium typology, providing additional open space	713	£30.22	£17.54	£19.27	£21.01	£22.74	£23.61	£24.48	£26.21
15	Urban medium town centre mixed-use	31	£1.03	£0.02	£0.12	£0.22	£0.31	£0.36	£0.41	£0.51
16	Urban high density	186	£4.70	£6.06	£6.50	£6.94	£7.38	£7.60	£7.82	£8.26
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£8.47	£9.05	£9.63	£10.21	£10.50	£10.79	£11.37
18	Urban high mixed-use town centre typology	121	£1.97	£1.25	£0.93	£0.60	£0.27	£0.11	£0.06	£0.39
19	Urban high mixed-use town centre typology	106	£2.25	£0.70	£0.42	£0.13	£0.16	£0.30	£0.45	£0.74
20	Urban high typology in previously low density area	308	£4.67	£24.02	£24.67	£25.32	£25.97	£26.29	£26.62	£27.27
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.05	£0.11	£0.18	£0.25	£0.28	£0.31	£0.38
36	Ind & WH - stacked warehouse & residential	75	£3.97	£0.25	£0.04	£0.17	£0.39	£0.49	£0.60	£0.81

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	£1.43	£1.57	£1.71	£1.85	£1.92	£1.99	£2.12
2	Residential development in suburban area	10	£0.05	£0.24	£0.27	£0.30	£0.33	£0.35	£0.36	£0.40
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.04	£0.12	£0.19	£0.26	£0.30	£0.34	£0.41
4	Residential development in suburban area	13	£0.02	£0.25	£0.29	£0.33	£0.36	£0.38	£0.40	£0.44
5	Residential development in suburban area, retail at ground floor	22	£0.06	£0.63	£0.56	£0.50	£0.43	£0.40	£0.36	£0.30
6	Residential development in suburban area	19	£0.05	£0.53	£0.59	£0.64	£0.70	£0.73	£0.76	£0.82
7	Residential development in town centre	24	£0.05	£0.39	£0.31	£0.24	£0.17	£0.13	£0.10	£0.02
8	Residential development in suburban area	25	£0.07	£0.55	£0.62	£0.69	£0.76	£0.80	£0.84	£0.91
9	Suburban medium family typology	235	£0.82	£3.07	£2.38	£1.69	£1.00	£0.66	£0.31	£0.38
10	Suburban medium family typology	369	£2.13	£3.00	£2.10	£1.20	£0.31	£0.14	£0.60	£1.52
11	Urban medium transitional typology	343	£1.97	£2.71	£1.87	£1.02	£0.18	£0.25	£0.68	£1.54
12	Urban medium riverside typology	235	£0.82	£6.31	£6.87	£7.43	£7.99	£8.27	£8.55	£9.10
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£21.09	£22.92	£24.75	£26.59	£27.50	£28.42	£30.25
14	Urban medium typology, providing additional open space	713	£2.62	£17.54	£19.27	£21.01	£22.74	£23.61	£24.48	£26.21
15	Urban medium town centre mixed-use	31	£0.09	£0.02	£0.12	£0.22	£0.31	£0.36	£0.41	£0.51
16	Urban high density	186	£0.41	£6.06	£6.50	£6.94	£7.38	£7.60	£7.82	£8.26
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£8.47	£9.05	£9.63	£10.21	£10.50	£10.79	£11.37
18	Urban high mixed-use town centre typology	121	£0.17	£1.25	£0.93	£0.60	£0.27	£0.11	£0.06	£0.39
19	Urban high mixed-use town centre typology	106	£0.19	£0.70	£0.42	£0.13	£0.16	£0.30	£0.45	£0.74
20	Urban high typology in previously low density area	308	£0.40	£24.02	£24.67	£25.32	£25.97	£26.29	£26.62	£27.27
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.05	£0.11	£0.18	£0.25	£0.28	£0.31	£0.38
36	Ind & WH - stacked warehouse & residential	75	£0.34	£0.25	£0.04	£0.17	£0.39	£0.49	£0.60	£0.81

Private resi values:

£5,200 per sqm

AH rent:

70% AH SO:

30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	£2.00	£1.94	£1.88	£1.82	£1.76	£1.70	£1.64	£1.58
2	Residential development in suburban area	10	£1.25	£0.36	£0.38	£0.40	£0.42	£0.43	£0.44	£0.45	£0.46
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.32	£0.37	£0.42	£0.46	£0.48	£0.51	£0.55	
4	Residential development in suburban area	13	£0.65	£0.39	£0.42	£0.44	£0.46	£0.47	£0.49	£0.51	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£0.37	£0.33	£0.29	£0.25	£0.23	£0.21	£0.17	
6	Residential development in suburban area	19	£1.42	£0.75	£0.79	£0.82	£0.86	£0.88	£0.89	£0.93	
7	Residential development in town centre	24	£1.46	£0.11	£0.06	£0.02	£0.03	£0.05	£0.07	£0.12	
8	Residential development in suburban area	25	£1.92	£0.82	£0.87	£0.91	£0.96	£0.98	£1.00	£1.05	
9	Suburban medium family typology	235	£22.36	£0.05	£0.43	£0.82	£1.21	£1.40	£1.59	£1.98	
10	Suburban medium family typology	369	£58.32	£1.53	£1.99	£2.45	£2.90	£3.13	£3.36	£3.82	
11	Urban medium transitional typology	343	£53.82	£1.56	£1.99	£2.42	£2.85	£3.06	£3.28	£3.71	
12	Urban medium riverside typology	235	£22.43	£9.00	£9.29	£9.58	£9.87	£10.01	£10.15	£10.44	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£30.02	£30.96	£31.90	£32.84	£33.31	£33.77	£34.71	
14	Urban medium typology, providing additional open space	713	£71.52	£25.89	£26.79	£27.69	£28.59	£29.04	£29.49	£30.39	
15	Urban medium town centre mixed-use	31	£2.43	£0.40	£0.46	£0.52	£0.58	£0.61	£0.64	£0.69	
16	Urban high density	186	£11.13	£8.18	£8.41	£8.63	£8.86	£8.98	£9.09	£9.32	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£11.25	£11.55	£11.86	£12.16	£12.31	£12.46	£12.76	
18	Urban high mixed-use town centre typology	121	£4.65	£0.12	£0.31	£0.50	£0.70	£0.80	£0.90	£1.09	
19	Urban high mixed-use town centre typology	106	£5.32	£0.50	£0.67	£0.84	£1.01	£1.10	£1.18	£1.35	
20	Urban high typology in previously low density area	308	£11.05	£27.40	£27.71	£28.02	£28.33	£28.49	£28.65	£28.96	
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.28	£0.33	£0.37	£0.41	£0.43	£0.45	£0.50	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£0.57	£0.70	£0.83	£0.96	£1.03	£1.09	£1.22	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	£2.00	£2.08	£2.16	£2.24	£2.28	£2.32	£2.41	
2	Residential development in suburban area	10	£0.53	£0.36	£0.38	£0.40	£0.42	£0.43	£0.44	£0.46	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.32	£0.37	£0.42	£0.46	£0.48	£0.51	£0.55	
4	Residential development in suburban area	13	£0.27	£0.39	£0.42	£0.44	£0.46	£0.47	£0.49	£0.51	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£0.37	£0.33	£0.29	£0.25	£0.23	£0.21	£0.17	
6	Residential development in suburban area	19	£0.60	£0.75	£0.79	£0.82	£0.86	£0.88	£0.89	£0.93	
7	Residential development in town centre	24	£0.62	£0.11	£0.06	£0.02	£0.03	£0.05	£0.07	£0.12	
8	Residential development in suburban area	25	£0.81	£0.82	£0.87	£0.91	£0.96	£0.98	£1.00	£1.05	
9	Suburban medium family typology	235	£9.45	£0.05	£0.43	£0.82	£1.21	£1.40	£1.59	£1.98	
10	Suburban medium family typology	369	£24.64	£1.53	£1.99	£2.45	£2.90	£3.13	£3.36	£3.82	
11	Urban medium transitional typology	343	£22.74	£1.56	£1.99	£2.42	£2.85	£3.06	£3.28	£3.71	
12	Urban medium riverside typology	235	£9.48	£9.00	£9.29	£9.58	£9.87	£10.01	£10.15	£10.44	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£30.02	£30.96	£31.90	£32.84	£33.31	£33.77	£34.71	
14	Urban medium typology, providing additional open space	713	£30.22	£25.89	£26.79	£27.69	£28.59	£29.04	£29.49	£30.39	
15	Urban medium town centre mixed-use	31	£1.03	£0.40	£0.46	£0.52	£0.58	£0.61	£0.64	£0.69	
16	Urban high density	186	£4.70	£8.18	£8.41	£8.63	£8.86	£8.98	£9.09	£9.32	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£11.25	£11.55	£11.86	£12.16	£12.31	£12.46	£12.76	
18	Urban high mixed-use town centre typology	121	£1.97	£0.12	£0.31	£0.50	£0.70	£0.80	£0.90	£1.09	
19	Urban high mixed-use town centre typology	106	£2.25	£0.50	£0.67	£0.84	£1.01	£1.10	£1.18	£1.35	
20	Urban high typology in previously low density area	308	£4.67	£27.40	£27.71	£28.02	£28.33	£28.49	£28.65	£28.96	
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.28	£0.33	£0.37	£0.41	£0.43	£0.45	£0.50	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£0.57	£0.70	£0.83	£0.96	£1.03	£1.09	£1.22	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	£2.00	£2.08	£2.16	£2.24	£2.28	£2.32	£2.41	
2	Residential development in suburban area	10	£0.05	£0.36	£0.38	£0.40	£0.42	£0.43	£0.44	£0.46	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.32	£0.37	£0.42	£0.46	£0.48	£0.51	£0.55	
4	Residential development in suburban area	13	£0.02	£0.39	£0.42	£0.44	£0.46	£0.47	£0.49	£0.51	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£0.37	£0.33	£0.29	£0.25	£0.23	£0.21	£0.17	
6	Residential development in suburban area	19	£0.05	£0.75	£0.79	£0.82	£0.86	£0.88	£0.89	£0.93	
7	Residential development in town centre	24	£0.05	£0.11	£0.06	£0.02	£0.03	£0.05	£0.07	£0.12	
8	Residential development in suburban area	25	£0.07	£0.82	£0.87	£0.91	£0.96	£0.98	£1.00	£1.05	
9	Suburban medium family typology	235	£0.82	£0.05	£0.43	£0.82	£1.21	£1.40	£1.59	£1.98	
10	Suburban medium family typology	369	£2.13	£1.53	£1.99	£2.45	£2.90	£3.13	£3.36	£3.82	
11	Urban medium transitional typology	343	£1.97	£1.56	£1.99	£2.42	£2.85	£3.06	£3.28	£3.71	
12	Urban medium riverside typology	235	£0.82	£9.00	£9.29	£9.58	£9.87	£10.01	£10.15	£10.44	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£30.02	£30.96	£31.90	£32.84	£33.31	£33.77	£34.71	
14	Urban medium typology, providing additional open space	713	£2.62	£25.89	£26.79	£27.69	£28.59	£29.04	£29.49	£30.39	
15	Urban medium town centre mixed-use	31	£0.09	£0.40	£0.46	£0.52	£0.58	£0.61	£0.64	£0.69	
16	Urban high density	186	£0.41	£8.18	£8.41	£8.63	£8.86	£8.98	£9.09	£9.32	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£11.25	£11.55	£11.86	£12.16	£12.31	£12.46	£12.76	
18	Urban high mixed-use town centre typology	121	£0.17	£0.12	£0.31	£0.50	£0.70	£0.80	£0.90	£1.09	
19	Urban high mixed-use town centre typology	106	£0.19	£0.50	£0.67	£0.84	£1.01	£1.10	£1.18	£1.35	
20	Urban high typology in previously low density area	308	£0.40	£27.40	£27.71	£28.02	£28.33	£28.49	£28.65	£28.96	
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.28	£0.33	£0.37	£0.41	£0.43	£0.45	£0.50	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£0.57	£0.70	£0.83	£0.96	£1.03	£1.09	£1.22	

Appendix 6 - Appraisal results (with growth)

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	£2.52	£1.88	£1.24	£0.60	£0.28	-£0.04	-£0.69	
2	Residential development in suburban area	10	£1.25	£0.61	£0.48	£0.34	£0.20	£0.13	£0.06	-£0.08	
3	Residential development in suburban area, retail at ground floor	24	£1.64	£1.58	£1.26	£0.93	£0.61	£0.45	£0.28	-£0.04	
4	Residential development in suburban area	13	£0.65	£0.75	£0.59	£0.43	£0.26	£0.18	£0.10	-£0.06	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.74	£1.44	£1.14	£0.84	£0.69	£0.54	£0.24	
6	Residential development in suburban area	19	£1.42	£1.04	£0.79	£0.53	£0.27	£0.14	£0.02	-£0.24	
7	Residential development in town centre	24	£1.46	£1.77	£1.45	£1.12	£0.80	£0.64	£0.47	£0.15	
8	Residential development in suburban area	25	£1.92	£1.42	£1.10	£0.78	£0.46	£0.30	£0.14	-£0.18	
9	Suburban medium family typology	235	£22.36	£26.14	£22.68	£19.21	£15.74	£14.01	£12.28	£8.81	
10	Suburban medium family typology	369	£58.32	£35.74	£30.91	£26.06	£21.22	£18.79	£16.37	£11.52	
11	Urban medium transitional typology	343	£53.82	£33.55	£29.00	£24.43	£19.87	£17.58	£15.30	£10.73	
12	Urban medium riverside typology	235	£22.43	£12.07	£9.23	£6.39	£3.53	£2.10	£0.67	-£2.25	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£39.08	£29.89	£20.64	£11.39	£6.71	£2.04	-£7.50	
14	Urban medium typology, providing additional open space	713	£71.52	£38.88	£30.27	£21.62	£12.94	£8.58	£4.20	-£4.69	
15	Urban medium town centre mixed-use	31	£2.43	£2.26	£1.83	£1.40	£0.97	£0.75	£0.54	£0.11	
16	Urban high density	186	£11.13	£8.23	£5.99	£3.72	£1.46	£0.33	-£0.82	-£3.15	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£10.64	£7.69	£4.73	£1.76	£0.27	-£1.24	-£4.30	
18	Urban high mixed-use town centre typology	121	£4.65	£8.72	£7.16	£5.61	£4.05	£3.27	£2.48	£0.91	
19	Urban high mixed-use town centre typology	106	£5.32	£6.99	£5.63	£4.27	£2.91	£2.23	£1.54	£0.17	
20	Urban high typology in previously low density area	308	£11.05	-£2.10	-£5.75	-£9.42	-£13.13	-£14.99	-£16.84	-£20.56	
35	Ind & WH - stacked workshop & residential	22	£1.84	£1.77	£1.49	£1.22	£0.94	£0.80	£0.66	£0.38	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£6.79	£5.85	£4.92	£3.98	£3.52	£3.05	£2.12	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	£2.52	£1.88	£1.24	£0.60	£0.28	-£0.04	-£0.69	
2	Residential development in suburban area	10	£0.53	£0.61	£0.48	£0.34	£0.20	£0.13	£0.06	-£0.08	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£1.58	£1.26	£0.93	£0.61	£0.45	£0.28	-£0.04	
4	Residential development in suburban area	13	£0.27	£0.75	£0.59	£0.43	£0.26	£0.18	£0.10	-£0.06	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.74	£1.44	£1.14	£0.84	£0.69	£0.54	£0.24	
6	Residential development in suburban area	19	£0.60	£1.04	£0.79	£0.53	£0.27	£0.14	£0.02	-£0.24	
7	Residential development in town centre	24	£0.62	£1.77	£1.45	£1.12	£0.80	£0.64	£0.47	£0.15	
8	Residential development in suburban area	25	£0.81	£1.42	£1.10	£0.78	£0.46	£0.30	£0.14	-£0.18	
9	Suburban medium family typology	235	£9.45	£26.14	£22.68	£19.21	£15.74	£14.01	£12.28	£8.81	
10	Suburban medium family typology	369	£24.64	£35.74	£30.91	£26.06	£21.22	£18.79	£16.37	£11.52	
11	Urban medium transitional typology	343	£22.74	£33.55	£29.00	£24.43	£19.87	£17.58	£15.30	£10.73	
12	Urban medium riverside typology	235	£9.48	£12.07	£9.23	£6.39	£3.53	£2.10	£0.67	-£2.25	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£39.08	£29.89	£20.64	£11.39	£6.71	£2.04	-£7.50	
14	Urban medium typology, providing additional open space	713	£30.22	£38.88	£30.27	£21.62	£12.94	£8.58	£4.20	-£4.69	
15	Urban medium town centre mixed-use	31	£1.03	£2.26	£1.83	£1.40	£0.97	£0.75	£0.54	£0.11	
16	Urban high density	186	£4.70	£8.23	£5.99	£3.72	£1.46	£0.33	-£0.82	-£3.15	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£10.64	£7.69	£4.73	£1.76	£0.27	-£1.24	-£4.30	
18	Urban high mixed-use town centre typology	121	£1.97	£8.72	£7.16	£5.61	£4.05	£3.27	£2.48	£0.91	
19	Urban high mixed-use town centre typology	106	£2.25	£6.99	£5.63	£4.27	£2.91	£2.23	£1.54	£0.17	
20	Urban high typology in previously low density area	308	£4.67	-£2.10	-£5.75	-£9.42	-£13.13	-£14.99	-£16.84	-£20.56	
35	Ind & WH - stacked workshop & residential	22	£0.78	£1.77	£1.49	£1.22	£0.94	£0.80	£0.66	£0.38	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£6.79	£5.85	£4.92	£3.98	£3.52	£3.05	£2.12	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	£2.52	£1.88	£1.24	£0.60	£0.28	-£0.04	-£0.69	
2	Residential development in suburban area	10	£0.05	£0.61	£0.48	£0.34	£0.20	£0.13	£0.06	-£0.08	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£1.58	£1.26	£0.93	£0.61	£0.45	£0.28	-£0.04	
4	Residential development in suburban area	13	£0.02	£0.75	£0.59	£0.43	£0.26	£0.18	£0.10	-£0.06	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.74	£1.44	£1.14	£0.84	£0.69	£0.54	£0.24	
6	Residential development in suburban area	19	£0.05	£1.04	£0.79	£0.53	£0.27	£0.14	£0.02	-£0.24	
7	Residential development in town centre	24	£0.05	£1.77	£1.45	£1.12	£0.80	£0.64	£0.47	£0.15	
8	Residential development in suburban area	25	£0.07	£1.42	£1.10	£0.78	£0.46	£0.30	£0.14	-£0.18	
9	Suburban medium family typology	235	£0.82	£26.14	£22.68	£19.21	£15.74	£14.01	£12.28	£8.81	
10	Suburban medium family typology	369	£2.13	£35.74	£30.91	£26.06	£21.22	£18.79	£16.37	£11.52	
11	Urban medium transitional typology	343	£1.97	£33.55	£29.00	£24.43	£19.87	£17.58	£15.30	£10.73	
12	Urban medium riverside typology	235	£0.82	£12.07	£9.23	£6.39	£3.53	£2.10	£0.67	-£2.25	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£39.08	£29.89	£20.64	£11.39	£6.71	£2.04	-£7.50	
14	Urban medium typology, providing additional open space	713	£2.62	£38.88	£30.27	£21.62	£12.94	£8.58	£4.20	-£4.69	
15	Urban medium town centre mixed-use	31	£0.09	£2.26	£1.83	£1.40	£0.97	£0.75	£0.54	£0.11	
16	Urban high density	186	£0.41	£8.23	£5.99	£3.72	£1.46	£0.33	-£0.82	-£3.15	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£10.64	£7.69	£4.73	£1.76	£0.27	-£1.24	-£4.30	
18	Urban high mixed-use town centre typology	121	£0.17	£8.72	£7.16	£5.61	£4.05	£3.27	£2.48	£0.91	
19	Urban high mixed-use town centre typology	106	£0.19	£6.99	£5.63	£4.27	£2.91	£2.23	£1.54	£0.17	
20	Urban high typology in previously low density area	308	£0.40	-£2.10	-£5.75	-£9.42	-£13.13	-£14.99	-£16.84	-£20.56	
35	Ind & WH - stacked workshop & residential	22	£0.07	£1.77	£1.49	£1.22	£0.94	£0.80	£0.66	£0.38	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£6.79	£5.85	£4.92	£3.98	£3.52	£3.05	£2.12	

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	£2.01	£1.42	£0.83	£0.24	-£0.05	-£0.35	-£0.95	
2	Residential development in suburban area	10	£1.25	£0.50	£0.38	£0.25	£0.12	£0.06	-£0.01	-£0.13	
3	Residential development in suburban area, retail at ground floor	24	£1.64	£1.32	£1.03	£0.73	£0.43	£0.28	£0.13	-£0.17	
4	Residential development in suburban area	13	£0.65	£0.62	£0.47	£0.32	£0.17	£0.10	£0.02	-£0.13	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.50	£1.23	£0.95	£0.68	£0.54	£0.40	£0.13	
6	Residential development in suburban area	19	£1.42	£0.84	£0.60	£0.37	£0.13	£0.01	-£0.11	-£0.35	
7	Residential development in town centre	24	£1.46	£1.51	£1.22	£0.92	£0.62	£0.47	£0.32	£0.02	
8	Residential development in suburban area	25	£1.92	£1.16	£0.87	£0.58	£0.28	£0.14	-£0.01	-£0.31	
9	Suburban medium family typology	235	£22.36	£23.31	£20.13	£16.95	£13.76	£12.17	£10.58	£7.39	
10	Suburban medium family typology	369	£58.32	£31.73	£27.29	£22.84	£18.40	£16.18	£13.95	£9.49	
11	Urban medium transitional typology	343	£53.82	£29.77	£25.58	£21.40	£17.21	£15.12	£13.02	£8.82	
12	Urban medium riverside typology	235	£22.43	£9.70	£7.10	£4.48	£1.86	£0.55	-£0.78	-£3.48	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£31.40	£22.93	£14.45	£5.90	£1.62	-£2.74	-£11.57	
14	Urban medium typology, providing additional open space	713	£71.52	£31.72	£23.78	£15.82	£7.84	£3.82	-£0.21	-£8.46	
15	Urban medium town centre mixed-use	31	£2.43	£1.91	£1.52	£1.12	£0.73	£0.53	£0.33	-£0.06	
16	Urban high density	186	£11.13	£6.36	£4.29	£2.21	£0.14	-£0.93	-£1.99	-£4.14	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£8.19	£5.46	£2.74	£0.02	-£1.38	-£2.78	-£5.59	
18	Urban high mixed-use town centre typology	121	£4.65	£7.46	£6.03	£4.60	£3.16	£2.44	£1.72	£0.28	
19	Urban high mixed-use town centre typology	106	£5.32	£5.89	£4.64	£3.39	£2.13	£1.50	£0.87	-£0.39	
20	Urban high typology in previously low density area	308	£11.05	-£5.20	-£8.54	-£11.94	-£15.33	-£17.03	-£18.73	-£22.13	
35	Ind & WH - stacked workshop & residential	22	£1.84	£1.55	£1.30	£1.04	£0.78	£0.66	£0.53	£0.27	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£6.04	£5.18	£4.32	£3.46	£3.03	£2.60	£1.74	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	£2.01	£1.42	£0.83	£0.24	-£0.05	-£0.35	-£0.95	
2	Residential development in suburban area	10	£0.53	£0.50	£0.38	£0.25	£0.12	£0.06	-£0.01	-£0.13	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£1.32	£1.03	£0.73	£0.43	£0.28	£0.13	-£0.17	
4	Residential development in suburban area	13	£0.27	£0.62	£0.47	£0.32	£0.17	£0.10	£0.02	-£0.13	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.50	£1.23	£0.95	£0.68	£0.54	£0.40	£0.13	
6	Residential development in suburban area	19	£0.60	£0.84	£0.60	£0.37	£0.13	£0.01	-£0.11	-£0.35	
7	Residential development in town centre	24	£0.62	£1.51	£1.22	£0.92	£0.62	£0.47	£0.32	£0.02	
8	Residential development in suburban area	25	£0.81	£1.16	£0.87	£0.58	£0.28	£0.14	-£0.01	-£0.31	
9	Suburban medium family typology	235	£9.45	£23.31	£20.13	£16.95	£13.76	£12.17	£10.58	£7.39	
10	Suburban medium family typology	369	£24.64	£31.73	£27.29	£22.84	£18.40	£16.18	£13.95	£9.49	
11	Urban medium transitional typology	343	£22.74	£29.77	£25.58	£21.40	£17.21	£15.12	£13.02	£8.82	
12	Urban medium riverside typology	235	£9.48	£9.70	£7.10	£4.48	£1.86	£0.55	-£0.78	-£3.48	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£31.40	£22.93	£14.45	£5.90	£1.62	-£2.74	-£11.57	
14	Urban medium typology, providing additional open space	713	£30.22	£31.72	£23.78	£15.82	£7.84	£3.82	-£0.21	-£8.46	
15	Urban medium town centre mixed-use	31	£1.03	£1.91	£1.52	£1.12	£0.73	£0.53	£0.33	-£0.06	
16	Urban high density	186	£4.70	£6.36	£4.29	£2.21	£0.14	-£0.93	-£1.99	-£4.14	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£8.19	£5.46	£2.74	£0.02	-£1.38	-£2.78	-£5.59	
18	Urban high mixed-use town centre typology	121	£1.97	£7.46	£6.03	£4.60	£3.16	£2.44	£1.72	£0.28	
19	Urban high mixed-use town centre typology	106	£2.25	£5.89	£4.64	£3.39	£2.13	£1.50	£0.87	-£0.39	
20	Urban high typology in previously low density area	308	£4.67	-£5.20	-£8.54	-£11.94	-£15.33	-£17.03	-£18.73	-£22.13	
35	Ind & WH - stacked workshop & residential	22	£0.78	£1.55	£1.30	£1.04	£0.78	£0.66	£0.53	£0.27	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£6.04	£5.18	£4.32	£3.46	£3.03	£2.60	£1.74	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	£2.01	£1.42	£0.83	£0.24	-£0.05	-£0.35	-£0.95	
2	Residential development in suburban area	10	£0.05	£0.50	£0.38	£0.25	£0.12	£0.06	-£0.01	-£0.13	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£1.32	£1.03	£0.73	£0.43	£0.28	£0.13	-£0.17	
4	Residential development in suburban area	13	£0.02	£0.62	£0.47	£0.32	£0.17	£0.10	£0.02	-£0.13	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.50	£1.23	£0.95	£0.68	£0.54	£0.40	£0.13	
6	Residential development in suburban area	19	£0.05	£0.84	£0.60	£0.37	£0.13	£0.01	-£0.11	-£0.35	
7	Residential development in town centre	24	£0.05	£1.51	£1.22	£0.92	£0.62	£0.47	£0.32	£0.02	
8	Residential development in suburban area	25	£0.07	£1.16	£0.87	£0.58	£0.28	£0.14	-£0.01	-£0.31	
9	Suburban medium family typology	235	£0.82	£23.31	£20.13	£16.95	£13.76	£12.17	£10.58	£7.39	
10	Suburban medium family typology	369	£2.13	£31.73	£27.29	£22.84	£18.40	£16.18	£13.95	£9.49	
11	Urban medium transitional typology	343	£1.97	£29.77	£25.58	£21.40	£17.21	£15.12	£13.02	£8.82	
12	Urban medium riverside typology	235	£0.82	£9.70	£7.10	£4.48	£1.86	£0.55	-£0.78	-£3.48	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£31.40	£22.93	£14.45	£5.90	£1.62	-£2.74	-£11.57	
14	Urban medium typology, providing additional open space	713	£2.62	£31.72	£23.78	£15.82	£7.84	£3.82	-£0.21	-£8.46	
15	Urban medium town centre mixed-use	31	£0.09	£1.91	£1.52	£1.12	£0.73	£0.53	£0.33	-£0.06	
16	Urban high density	186	£0.41	£6.36	£4.29	£2.21	£0.14	-£0.93	-£1.99	-£4.14	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£8.19	£5.46	£2.74	£0.02	-£1.38	-£2.78	-£5.59	
18	Urban high mixed-use town centre typology	121	£0.17	£7.46	£6.03	£4.60	£3.16	£2.44	£1.72	£0.28	
19	Urban high mixed-use town centre typology	106	£0.19	£5.89	£4.64	£3.39	£2.13	£1.50	£0.87	-£0.39	
20	Urban high typology in previously low density area	308	£0.40	-£5.20	-£8.54	-£11.94	-£15.33	-£17.03	-£18.73	-£22.13	
35	Ind & WH - stacked workshop & residential	22	£0.07	£1.55	£1.30	£1.04	£0.78	£0.66	£0.53	£0.27	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£6.04	£5.18	£4.32	£3.46	£3.03	£2.60	£1.74	

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	£1.49	£0.95	£0.41	-\$0.12	-\$0.40	-\$0.67	-\$1.21	
2	Residential development in suburban area	10	£1.25	£0.39	£0.28	£0.16	£0.04	-\$0.01	-\$0.07	-\$0.19	
3	Residential development in suburban area, retail at ground floor	24	£1.64	£1.06	£0.79	£0.52	£0.24	£0.11	-\$0.03	-\$0.31	
4	Residential development in suburban area	13	£0.65	£0.49	£0.36	£0.22	£0.08	£0.01	-\$0.06	-\$0.20	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.26	£1.01	£0.76	£0.51	£0.38	£0.26	£0.01	
6	Residential development in suburban area	19	£1.42	£0.63	£0.42	£0.20	-\$0.01	-\$0.12	-\$0.23	-\$0.45	
7	Residential development in town centre	24	£1.46	£1.26	£0.98	£0.71	£0.43	£0.30	£0.16	-\$0.11	
8	Residential development in suburban area	25	£1.92	£0.91	£0.64	£0.37	£0.10	-\$0.03	-\$0.17	-\$0.44	
9	Suburban medium family typology	235	£22.36	£20.48	£17.58	£14.68	£11.78	£10.33	£8.87	£5.96	
10	Suburban medium family typology	369	£58.32	£27.71	£23.66	£19.62	£15.57	£13.54	£11.51	£7.45	
11	Urban medium transitional typology	343	£53.82	£25.98	£22.17	£18.36	£14.55	£12.64	£10.73	£6.90	
12	Urban medium riverside typology	235	£22.43	£7.34	£4.95	£2.57	£0.18	-\$1.04	-\$2.26	-\$4.72	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£23.66	£15.96	£8.19	£0.41	-\$3.58	-\$7.58	-\$15.67	
14	Urban medium typology, providing additional open space	713	£71.52	£24.49	£17.26	£10.00	£2.70	-\$0.98	-\$4.73	-\$12.29	
15	Urban medium town centre mixed-use	31	£2.43	£1.57	£1.21	£0.85	£0.49	£0.31	£0.13	-\$0.23	
16	Urban high density	186	£11.13	£4.47	£2.58	£0.70	-\$1.22	-\$2.19	-\$3.16	-\$5.12	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£5.71	£3.23	£0.76	-\$1.77	-\$3.04	-\$4.31	-\$6.89	
18	Urban high mixed-use town centre typology	121	£4.65	£6.20	£4.89	£3.58	£2.27	£1.61	£0.95	-\$0.37	
19	Urban high mixed-use town centre typology	106	£5.32	£4.79	£3.64	£2.50	£1.35	£0.78	£0.21	-\$0.95	
20	Urban high typology in previously low density area	308	£11.05	-\$8.29	-\$11.37	-\$14.45	-\$17.54	-\$19.08	-\$20.62	-\$23.70	
35	Ind & WH - stacked workshop & residential	22	£1.84	£1.34	£1.10	£0.87	£0.63	£0.51	£0.40	£0.16	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£5.29	£4.51	£3.72	£2.94	£2.55	£2.16	£1.37	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	£1.49	£0.95	£0.41	-\$0.12	-\$0.40	-\$0.67	-\$1.21	
2	Residential development in suburban area	10	£0.53	£0.39	£0.28	£0.16	£0.04	-\$0.01	-\$0.07	-\$0.19	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£1.06	£0.79	£0.52	£0.24	£0.11	-\$0.03	-\$0.31	
4	Residential development in suburban area	13	£0.27	£0.49	£0.36	£0.22	£0.08	£0.01	-\$0.06	-\$0.20	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.26	£1.01	£0.76	£0.51	£0.38	£0.26	£0.01	
6	Residential development in suburban area	19	£0.60	£0.63	£0.42	£0.20	-\$0.01	-\$0.12	-\$0.23	-\$0.45	
7	Residential development in town centre	24	£0.62	£1.26	£0.98	£0.71	£0.43	£0.30	£0.16	-\$0.11	
8	Residential development in suburban area	25	£0.81	£0.91	£0.64	£0.37	£0.10	-\$0.03	-\$0.17	-\$0.44	
9	Suburban medium family typology	235	£9.45	£20.48	£17.58	£14.68	£11.78	£10.33	£8.87	£5.96	
10	Suburban medium family typology	369	£24.64	£27.71	£23.66	£19.62	£15.57	£13.54	£11.51	£7.45	
11	Urban medium transitional typology	343	£22.74	£25.98	£22.17	£18.36	£14.55	£12.64	£10.73	£6.90	
12	Urban medium riverside typology	235	£9.48	£7.34	£4.95	£2.57	£0.18	-\$1.04	-\$2.26	-\$4.72	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£23.66	£15.96	£8.19	£0.41	-\$3.58	-\$7.58	-\$15.67	
14	Urban medium typology, providing additional open space	713	£30.22	£24.49	£17.26	£10.00	£2.70	-\$0.98	-\$4.73	-\$12.29	
15	Urban medium town centre mixed-use	31	£1.03	£1.57	£1.21	£0.85	£0.49	£0.31	£0.13	-\$0.23	
16	Urban high density	186	£4.70	£4.47	£2.58	£0.70	-\$1.22	-\$2.19	-\$3.16	-\$5.12	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£5.71	£3.23	£0.76	-\$1.77	-\$3.04	-\$4.31	-\$6.89	
18	Urban high mixed-use town centre typology	121	£1.97	£6.20	£4.89	£3.58	£2.27	£1.61	£0.95	-\$0.37	
19	Urban high mixed-use town centre typology	106	£2.25	£4.79	£3.64	£2.50	£1.35	£0.78	£0.21	-\$0.95	
20	Urban high typology in previously low density area	308	£4.67	-\$8.29	-\$11.37	-\$14.45	-\$17.54	-\$19.08	-\$20.62	-\$23.70	
35	Ind & WH - stacked workshop & residential	22	£0.78	£1.34	£1.10	£0.87	£0.63	£0.51	£0.40	£0.16	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£5.29	£4.51	£3.72	£2.94	£2.55	£2.16	£1.37	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	£1.49	£0.95	£0.41	-\$0.12	-\$0.40	-\$0.67	-\$1.21	
2	Residential development in suburban area	10	£0.05	£0.39	£0.28	£0.16	£0.04	-\$0.01	-\$0.07	-\$0.19	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£1.06	£0.79	£0.52	£0.24	£0.11	-\$0.03	-\$0.31	
4	Residential development in suburban area	13	£0.02	£0.49	£0.36	£0.22	£0.08	£0.01	-\$0.06	-\$0.20	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.26	£1.01	£0.76	£0.51	£0.38	£0.26	£0.01	
6	Residential development in suburban area	19	£0.05	£0.63	£0.42	£0.20	-\$0.01	-\$0.12	-\$0.23	-\$0.45	
7	Residential development in town centre	24	£0.05	£1.26	£0.98	£0.71	£0.43	£0.30	£0.16	-\$0.11	
8	Residential development in suburban area	25	£0.07	£0.91	£0.64	£0.37	£0.10	-\$0.03	-\$0.17	-\$0.44	
9	Suburban medium family typology	235	£0.82	£20.48	£17.58	£14.68	£11.78	£10.33	£8.87	£5.96	
10	Suburban medium family typology	369	£2.13	£27.71	£23.66	£19.62	£15.57	£13.54	£11.51	£7.45	
11	Urban medium transitional typology	343	£1.97	£25.98	£22.17	£18.36	£14.55	£12.64	£10.73	£6.90	
12	Urban medium riverside typology	235	£0.82	£7.34	£4.95	£2.57	£0.18	-\$1.04	-\$2.26	-\$4.72	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£23.66	£15.96	£8.19	£0.41	-\$3.58	-\$7.58	-\$15.67	
14	Urban medium typology, providing additional open space	713	£2.62	£24.49	£17.26	£10.00	£2.70	-\$0.98	-\$4.73	-\$12.29	
15	Urban medium town centre mixed-use	31	£0.09	£1.57	£1.21	£0.85	£0.49	£0.31	£0.13	-\$0.23	
16	Urban high density	186	£0.41	£4.47	£2.58	£0.70	-\$1.22	-\$2.19	-\$3.16	-\$5.12	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£5.71	£3.23	£0.76	-\$1.77	-\$3.04	-\$4.31	-\$6.89	
18	Urban high mixed-use town centre typology	121	£0.17	£6.20	£4.89	£3.58	£2.27	£1.61	£0.95	-\$0.37	
19	Urban high mixed-use town centre typology	106	£0.19	£4.79	£3.64	£2.50	£1.35	£0.78	£0.21	-\$0.95	
20	Urban high typology in previously low density area	308	£0.40	-\$8.29	-\$11.37	-\$14.45	-\$17.54	-\$19.08	-\$20.62	-\$23.70	
35	Ind & WH - stacked workshop & residential	22	£0.07	£1.34	£1.10	£0.87	£0.63	£0.51	£0.40	£0.16	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£5.29	£4.51	£3.72	£2.94	£2.55	£2.16	£1.37	

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	£0.97	£0.49	£0.00	-£0.49	-£0.74	-£0.98	-£1.47	
2	Residential development in suburban area	10	£1.25	£0.28	£0.18	£0.07	-£0.03	-£0.09	-£0.14	-£0.25	
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.81	£0.56	£0.31	£0.06	-£0.06	-£0.19	-£0.44	
4	Residential development in suburban area	13	£0.65	£0.36	£0.24	£0.11	-£0.01	-£0.07	-£0.14	-£0.26	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£1.02	£0.80	£0.57	£0.34	£0.23	£0.11	-£0.11	
6	Residential development in suburban area	19	£1.42	£0.43	£0.23	£0.04	-£0.16	-£0.26	-£0.36	-£0.56	
7	Residential development in town centre	24	£1.46	£1.00	£0.75	£0.50	£0.25	£0.13	£0.01	-£0.25	
8	Residential development in suburban area	25	£1.92	£0.65	£0.41	£0.17	-£0.07	-£0.20	-£0.32	-£0.57	
9	Suburban medium family typology	235	£22.36	£17.65	£15.03	£12.41	£9.78	£8.47	£7.16	£4.53	
10	Suburban medium family typology	369	£58.32	£23.68	£20.03	£16.38	£12.73	£10.90	£9.07	£5.40	
11	Urban medium transitional typology	343	£53.82	£22.19	£18.75	£15.31	£11.87	£10.15	£8.43	£4.97	
12	Urban medium riverside typology	235	£22.43	£4.94	£2.80	£0.65	-£1.53	-£2.64	-£3.74	-£5.97	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£15.91	£8.91	£1.91	-£5.23	-£8.82	-£12.46	-£19.82	
14	Urban medium typology, providing additional open space	713	£71.52	£17.25	£10.71	£4.14	-£2.51	-£5.88	-£9.26	-£16.14	
15	Urban medium town centre mixed-use	31	£2.43	£1.23	£0.90	£0.58	£0.25	£0.09	-£0.08	-£0.41	
16	Urban high density	186	£11.13	£2.58	£0.88	-£0.84	-£2.58	-£3.46	-£4.34	-£6.11	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£3.23	£1.00	-£1.27	-£3.55	-£4.70	-£5.86	-£8.18	
18	Urban high mixed-use town centre typology	121	£4.65	£4.93	£3.75	£2.56	£1.37	£0.78	£0.19	-£1.02	
19	Urban high mixed-use town centre typology	106	£5.32	£3.68	£2.64	£1.61	£0.58	£0.06	-£0.47	-£1.53	
20	Urban high typology in previously low density area	308	£11.05	-£11.44	-£14.20	-£16.97	-£19.74	-£21.13	-£22.51	-£25.28	
35	Ind & WH - stacked workshop & residential	22	£1.84	£1.12	£0.90	£0.69	£0.48	£0.37	£0.27	£0.05	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£4.55	£3.84	£3.13	£2.42	£2.06	£1.71	£1.00	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	£0.97	£0.49	£0.00	-£0.49	-£0.74	-£0.98	-£1.47	
2	Residential development in suburban area	10	£0.53	£0.28	£0.18	£0.07	-£0.03	-£0.09	-£0.14	-£0.25	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.81	£0.56	£0.31	£0.06	-£0.06	-£0.19	-£0.44	
4	Residential development in suburban area	13	£0.27	£0.36	£0.24	£0.11	-£0.01	-£0.07	-£0.14	-£0.26	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£1.02	£0.80	£0.57	£0.34	£0.23	£0.11	-£0.11	
6	Residential development in suburban area	19	£0.60	£0.43	£0.23	£0.04	-£0.16	-£0.26	-£0.36	-£0.56	
7	Residential development in town centre	24	£0.62	£1.00	£0.75	£0.50	£0.25	£0.13	£0.01	-£0.25	
8	Residential development in suburban area	25	£0.81	£0.65	£0.41	£0.17	-£0.07	-£0.20	-£0.32	-£0.57	
9	Suburban medium family typology	235	£9.45	£17.65	£15.03	£12.41	£9.78	£8.47	£7.16	£4.53	
10	Suburban medium family typology	369	£24.64	£23.68	£20.03	£16.38	£12.73	£10.90	£9.07	£5.40	
11	Urban medium transitional typology	343	£22.74	£22.19	£18.75	£15.31	£11.87	£10.15	£8.43	£4.97	
12	Urban medium riverside typology	235	£9.48	£4.94	£2.80	£0.65	-£1.53	-£2.64	-£3.74	-£5.97	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£15.91	£8.91	£1.91	-£5.23	-£8.82	-£12.46	-£19.82	
14	Urban medium typology, providing additional open space	713	£30.22	£17.25	£10.71	£4.14	-£2.51	-£5.88	-£9.26	-£16.14	
15	Urban medium town centre mixed-use	31	£1.03	£1.23	£0.90	£0.58	£0.25	£0.09	-£0.08	-£0.41	
16	Urban high density	186	£4.70	£2.58	£0.88	-£0.84	-£2.58	-£3.46	-£4.34	-£6.11	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£3.23	£1.00	-£1.27	-£3.55	-£4.70	-£5.86	-£8.18	
18	Urban high mixed-use town centre typology	121	£1.97	£4.93	£3.75	£2.56	£1.37	£0.78	£0.19	-£1.02	
19	Urban high mixed-use town centre typology	106	£2.25	£3.68	£2.64	£1.61	£0.58	£0.06	-£0.47	-£1.53	
20	Urban high typology in previously low density area	308	£4.67	-£11.44	-£14.20	-£16.97	-£19.74	-£21.13	-£22.51	-£25.28	
35	Ind & WH - stacked workshop & residential	22	£0.78	£1.12	£0.90	£0.69	£0.48	£0.37	£0.27	£0.05	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£4.55	£3.84	£3.13	£2.42	£2.06	£1.71	£1.00	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	£0.97	£0.49	£0.00	-£0.49	-£0.74	-£0.98	-£1.47	
2	Residential development in suburban area	10	£0.05	£0.28	£0.18	£0.07	-£0.03	-£0.09	-£0.14	-£0.25	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.81	£0.56	£0.31	£0.06	-£0.06	-£0.19	-£0.44	
4	Residential development in suburban area	13	£0.02	£0.36	£0.24	£0.11	-£0.01	-£0.07	-£0.14	-£0.26	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£1.02	£0.80	£0.57	£0.34	£0.23	£0.11	-£0.11	
6	Residential development in suburban area	19	£0.05	£0.43	£0.23	£0.04	-£0.16	-£0.26	-£0.36	-£0.56	
7	Residential development in town centre	24	£0.05	£1.00	£0.75	£0.50	£0.25	£0.13	£0.01	-£0.25	
8	Residential development in suburban area	25	£0.07	£0.65	£0.41	£0.17	-£0.07	-£0.20	-£0.32	-£0.57	
9	Suburban medium family typology	235	£0.82	£17.65	£15.03	£12.41	£9.78	£8.47	£7.16	£4.53	
10	Suburban medium family typology	369	£2.13	£23.68	£20.03	£16.38	£12.73	£10.90	£9.07	£5.40	
11	Urban medium transitional typology	343	£1.97	£22.19	£18.75	£15.31	£11.87	£10.15	£8.43	£4.97	
12	Urban medium riverside typology	235	£0.82	£4.94	£2.80	£0.65	-£1.53	-£2.64	-£3.74	-£5.97	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£15.91	£8.91	£1.91	-£5.23	-£8.82	-£12.46	-£19.82	
14	Urban medium typology, providing additional open space	713	£2.62	£17.25	£10.71	£4.14	-£2.51	-£5.88	-£9.26	-£16.14	
15	Urban medium town centre mixed-use	31	£0.09	£1.23	£0.90	£0.58	£0.25	£0.09	-£0.08	-£0.41	
16	Urban high density	186	£0.41	£2.58	£0.88	-£0.84	-£2.58	-£3.46	-£4.34	-£6.11	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£3.23	£1.00	-£1.27	-£3.55	-£4.70	-£5.86	-£8.18	
18	Urban high mixed-use town centre typology	121	£0.17	£4.93	£3.75	£2.56	£1.37	£0.78	£0.19	-£1.02	
19	Urban high mixed-use town centre typology	106	£0.19	£3.68	£2.64	£1.61	£0.58	£0.06	-£0.47	-£1.53	
20	Urban high typology in previously low density area	308	£0.40	-£11.44	-£14.20	-£16.97	-£19.74	-£21.13	-£22.51	-£25.28	
35	Ind & WH - stacked workshop & residential	22	£0.07	£1.12	£0.90	£0.69	£0.48	£0.37	£0.27	£0.05	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£4.55	£3.84	£3.13	£2.42	£2.06	£1.71	£1.00	

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£2.28	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	-£1.74	
2	Residential development in suburban area	10	£1.25	£0.17	£0.08	-£0.02	-£0.11	-£0.16	-£0.21	-£0.30	
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.55	£0.32	£0.10	-£0.12	-£0.23	-£0.35	-£0.57	
4	Residential development in suburban area	13	£0.65	£0.23	£0.12	£0.01	-£0.10	-£0.16	-£0.22	-£0.33	
5	Residential development in suburban area, retail at ground floor	22	£1.62	£0.78	£0.58	£0.38	£0.17	£0.07	-£0.03	-£0.24	
6	Residential development in suburban area	19	£1.42	£0.22	£0.05	-£0.13	-£0.30	-£0.39	-£0.48	-£0.66	
7	Residential development in town centre	24	£1.46	£0.74	£0.51	£0.29	£0.07	-£0.04	-£0.15	-£0.38	
8	Residential development in suburban area	25	£1.92	£0.40	£0.18	-£0.03	-£0.25	-£0.36	-£0.47	-£0.70	
9	Suburban medium family typology	235	£22.36	£14.80	£12.46	£10.12	£7.78	£6.61	£5.44	£3.10	
10	Suburban medium family typology	369	£58.32	£19.62	£16.37	£13.13	£9.88	£8.25	£6.61	£3.35	
11	Urban medium transitional typology	343	£53.82	£18.36	£15.30	£12.24	£9.18	£7.65	£6.11	£3.03	
12	Urban medium riverside typology	235	£22.43	£2.55	£0.65	-£1.30	-£3.26	-£4.24	-£5.23	-£7.22	
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£8.07	£1.85	-£4.50	-£10.90	-£14.14	-£17.39	-£23.98	
14	Urban medium typology, providing additional open space	713	£71.52	£9.94	£4.11	-£1.79	-£7.79	-£10.82	-£13.86	-£20.03	
15	Urban medium town centre mixed-use	31	£2.43	£0.89	£0.59	£0.30	£0.01	-£0.14	-£0.29	-£0.58	
16	Urban high density	186	£11.13	£0.69	-£0.85	-£2.40	-£3.95	-£4.74	-£5.53	-£7.10	
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£0.74	-£1.28	-£3.31	-£5.35	-£6.38	-£7.41	-£9.48	
18	Urban high mixed-use town centre typology	121	£4.65	£3.66	£2.60	£1.54	£0.48	-£0.05	-£0.59	-£1.67	
19	Urban high mixed-use town centre typology	106	£5.32	£2.57	£1.64	£0.72	-£0.21	-£0.67	-£1.15	-£2.10	
20	Urban high typology in previously low density area	308	£11.05	-£14.58	-£17.04	-£19.49	-£21.94	-£23.17	-£24.40	-£26.85	
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.90	£0.71	£0.52	£0.33	£0.23	£0.13	-£0.06	
36	Ind & WH - stacked warehouse & residential	75	£9.39	£3.80	£3.17	£2.53	£1.90	£1.58	£1.26	£0.62	

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.96	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	-£1.74	
2	Residential development in suburban area	10	£0.53	£0.17	£0.08	-£0.02	-£0.11	-£0.16	-£0.21	-£0.30	
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.55	£0.32	£0.10	-£0.12	-£0.23	-£0.35	-£0.57	
4	Residential development in suburban area	13	£0.27	£0.23	£0.12	£0.01	-£0.10	-£0.16	-£0.22	-£0.33	
5	Residential development in suburban area, retail at ground floor	22	£0.68	£0.78	£0.58	£0.38	£0.17	£0.07	-£0.03	-£0.24	
6	Residential development in suburban area	19	£0.60	£0.22	£0.05	-£0.13	-£0.30	-£0.39	-£0.48	-£0.66	
7	Residential development in town centre	24	£0.62	£0.74	£0.51	£0.29	£0.07	-£0.04	-£0.15	-£0.38	
8	Residential development in suburban area	25	£0.81	£0.40	£0.18	-£0.03	-£0.25	-£0.36	-£0.47	-£0.70	
9	Suburban medium family typology	235	£9.45	£14.80	£12.46	£10.12	£7.78	£6.61	£5.44	£3.10	
10	Suburban medium family typology	369	£24.64	£19.62	£16.37	£13.13	£9.88	£8.25	£6.61	£3.35	
11	Urban medium transitional typology	343	£22.74	£18.36	£15.30	£12.24	£9.18	£7.65	£6.11	£3.03	
12	Urban medium riverside typology	235	£9.48	£2.55	£0.65	-£1.30	-£3.26	-£4.24	-£5.23	-£7.22	
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£8.07	£1.85	-£4.50	-£10.90	-£14.14	-£17.39	-£23.98	
14	Urban medium typology, providing additional open space	713	£30.22	£9.94	£4.11	-£1.79	-£7.79	-£10.82	-£13.86	-£20.03	
15	Urban medium town centre mixed-use	31	£1.03	£0.89	£0.59	£0.30	£0.01	-£0.14	-£0.29	-£0.58	
16	Urban high density	186	£4.70	£0.69	-£0.85	-£2.40	-£3.95	-£4.74	-£5.53	-£7.10	
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£0.74	-£1.28	-£3.31	-£5.35	-£6.38	-£7.41	-£9.48	
18	Urban high mixed-use town centre typology	121	£1.97	£3.66	£2.60	£1.54	£0.48	-£0.05	-£0.59	-£1.67	
19	Urban high mixed-use town centre typology	106	£2.25	£2.57	£1.64	£0.72	-£0.21	-£0.67	-£1.15	-£2.10	
20	Urban high typology in previously low density area	308	£4.67	-£14.58	-£17.04	-£19.49	-£21.94	-£23.17	-£24.40	-£26.85	
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.90	£0.71	£0.52	£0.33	£0.23	£0.13	-£0.06	
36	Ind & WH - stacked warehouse & residential	75	£3.97	£3.80	£3.17	£2.53	£1.90	£1.58	£1.26	£0.62	

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)							
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1	Residential development in town centre	47	£0.08	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	-£1.74	
2	Residential development in suburban area	10	£0.05	£0.17	£0.08	-£0.02	-£0.11	-£0.16	-£0.21	-£0.30	
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.55	£0.32	£0.10	-£0.12	-£0.23	-£0.35	-£0.57	
4	Residential development in suburban area	13	£0.02	£0.23	£0.12	£0.01	-£0.10	-£0.16	-£0.22	-£0.33	
5	Residential development in suburban area, retail at ground floor	22	£0.06	£0.78	£0.58	£0.38	£0.17	£0.07	-£0.03	-£0.24	
6	Residential development in suburban area	19	£0.05	£0.22	£0.05	-£0.13	-£0.30	-£0.39	-£0.48	-£0.66	
7	Residential development in town centre	24	£0.05	£0.74	£0.51	£0.29	£0.07	-£0.04	-£0.15	-£0.38	
8	Residential development in suburban area	25	£0.07	£0.40	£0.18	-£0.03	-£0.25	-£0.36	-£0.47	-£0.70	
9	Suburban medium family typology	235	£0.82	£14.80	£12.46	£10.12	£7.78	£6.61	£5.44	£3.10	
10	Suburban medium family typology	369	£2.13	£19.62	£16.37	£13.13	£9.88	£8.25	£6.61	£3.35	
11	Urban medium transitional typology	343	£1.97	£18.36	£15.30	£12.24	£9.18	£7.65	£6.11	£3.03	
12	Urban medium riverside typology	235	£0.82	£2.55	£0.65	-£1.30	-£3.26	-£4.24	-£5.23	-£7.22	
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£8.07	£1.85	-£4.50	-£10.90	-£14.14	-£17.39	-£23.98	
14	Urban medium typology, providing additional open space	713	£2.62	£9.94	£4.11	-£1.79	-£7.79	-£10.82	-£13.86	-£20.03	
15	Urban medium town centre mixed-use	31	£0.09	£0.89	£0.59	£0.30	£0.01	-£0.14	-£0.29	-£0.58	
16	Urban high density	186	£0.41	£0.69	-£0.85	-£2.40	-£3.95	-£4.74	-£5.53	-£7.10	
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£0.74	-£1.28	-£3.31	-£5.35	-£6.38	-£7.41	-£9.48	
18	Urban high mixed-use town centre typology	121	£0.17	£3.66	£2.60	£1.54	£0.48	-£0.05	-£0.59	-£1.67	
19	Urban high mixed-use town centre typology	106	£0.19	£2.57	£1.64	£0.72	-£0.21	-£0.67	-£1.15	-£2.10	
20	Urban high typology in previously low density area	308	£0.40	-£14.58	-£17.04	-£19.49	-£21.94	-£23.17	-£24.40	-£26.85	
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.90	£0.71	£0.52	£0.33	£0.23	£0.13	-£0.06	
36	Ind & WH - stacked warehouse & residential	75	£0.34	£3.80	£3.17	£2.53	£1.90	£1.58	£1.26	£0.62	

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	£0.02	-£0.37	-£0.77	-£1.16	-£1.36	-£1.56	-£1.95
2	Residential development in suburban area	10	£1.25	£0.08	-£0.00	-£0.09	-£0.18	-£0.22	-£0.26	-£0.35
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.33	£0.13	-£0.07	-£0.27	-£0.38	-£0.48	-£0.68
4	Residential development in suburban area	13	£0.65	£0.12	£0.02	-£0.08	-£0.18	-£0.23	-£0.28	-£0.38
5	Residential development in suburban area, retail at ground floor	22	£1.62	£0.59	£0.40	£0.22	£0.04	-£0.06	-£0.15	-£0.34
6	Residential development in suburban area	19	£1.42	£0.05	-£0.11	-£0.27	-£0.43	-£0.51	-£0.59	-£0.75
7	Residential development in town centre	24	£1.46	£0.52	£0.32	£0.12	-£0.08	-£0.18	-£0.28	-£0.49
8	Residential development in suburban area	25	£1.92	£0.19	-£0.01	-£0.21	-£0.41	-£0.50	-£0.60	-£0.80
9	Suburban medium family typology	235	£22.36	£12.37	£10.27	£8.18	£6.08	£5.03	£3.98	£1.87
10	Suburban medium family typology	369	£58.32	£16.18	£13.28	£10.37	£7.45	£5.99	£4.53	£1.59
11	Urban medium transitional typology	343	£53.82	£15.12	£12.39	£9.64	£6.89	£5.52	£4.14	£1.38
12	Urban medium riverside typology	235	£22.43	£0.57	-£1.17	-£2.93	-£4.69	-£5.58	-£6.47	-£8.25
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£1.61	-£4.08	-£9.81	-£15.61	-£18.53	-£21.49	-£27.40
14	Urban medium typology, providing additional open space	713	£71.52	£3.88	-£1.41	-£6.78	-£12.20	-£14.93	-£17.69	-£23.24
15	Urban medium town centre mixed-use	31	£2.43	£0.60	£0.34	£0.07	-£0.19	-£0.33	-£0.46	-£0.73
16	Urban high density	186	£11.13	-£0.91	-£2.30	-£3.69	-£5.10	-£5.80	-£6.51	-£7.92
17	Urban high density mixed-use riverside with underground car park	244	£13.15	-£1.36	-£3.17	-£5.00	-£6.85	-£7.77	-£8.70	-£10.55
18	Urban high mixed-use town centre typology	121	£4.65	£2.60	£1.65	£0.69	-£0.26	-£0.75	-£1.24	-£2.22
19	Urban high mixed-use town centre typology	106	£5.32	£1.64	£0.81	-£0.02	-£0.86	-£1.29	-£1.72	-£2.57
20	Urban high typology in previously low density area	308	£11.05	-£17.18	-£19.37	-£21.57	-£23.76	-£24.86	-£25.96	-£28.15
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.72	£0.54	£0.37	£0.20	£0.11	£0.02	-£0.15
36	Ind & WH - stacked warehouse & residential	75	£9.39	£3.18	£2.61	£2.03	£1.46	£1.17	£0.89	£0.31

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	£0.02	-£0.37	-£0.77	-£1.16	-£1.36	-£1.56	-£1.95
2	Residential development in suburban area	10	£0.53	£0.08	-£0.00	-£0.09	-£0.18	-£0.22	-£0.26	-£0.35
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.33	£0.13	-£0.07	-£0.27	-£0.38	-£0.48	-£0.68
4	Residential development in suburban area	13	£0.27	£0.12	£0.02	-£0.08	-£0.18	-£0.23	-£0.28	-£0.38
5	Residential development in suburban area, retail at ground floor	22	£0.68	£0.59	£0.40	£0.22	£0.04	-£0.06	-£0.15	-£0.34
6	Residential development in suburban area	19	£0.60	£0.05	-£0.11	-£0.27	-£0.43	-£0.51	-£0.59	-£0.75
7	Residential development in town centre	24	£0.62	£0.52	£0.32	£0.12	-£0.08	-£0.18	-£0.28	-£0.49
8	Residential development in suburban area	25	£0.81	£0.19	-£0.01	-£0.21	-£0.41	-£0.50	-£0.60	-£0.80
9	Suburban medium family typology	235	£9.45	£12.37	£10.27	£8.18	£6.08	£5.03	£3.98	£1.87
10	Suburban medium family typology	369	£24.64	£16.18	£13.28	£10.37	£7.45	£5.99	£4.53	£1.59
11	Urban medium transitional typology	343	£22.74	£15.12	£12.39	£9.64	£6.89	£5.52	£4.14	£1.38
12	Urban medium riverside typology	235	£9.48	£0.57	-£1.17	-£2.93	-£4.69	-£5.58	-£6.47	-£8.25
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£1.61	-£4.08	-£9.81	-£15.61	-£18.53	-£21.49	-£27.40
14	Urban medium typology, providing additional open space	713	£30.22	£3.88	-£1.41	-£6.78	-£12.20	-£14.93	-£17.69	-£23.24
15	Urban medium town centre mixed-use	31	£1.03	£0.60	£0.34	£0.07	-£0.19	-£0.33	-£0.46	-£0.73
16	Urban high density	186	£4.70	-£0.91	-£2.30	-£3.69	-£5.10	-£5.80	-£6.51	-£7.92
17	Urban high density mixed-use riverside with underground car park	244	£5.56	-£1.36	-£3.17	-£5.00	-£6.85	-£7.77	-£8.70	-£10.55
18	Urban high mixed-use town centre typology	121	£1.97	£2.60	£1.65	£0.69	-£0.26	-£0.75	-£1.24	-£2.22
19	Urban high mixed-use town centre typology	106	£2.25	£1.64	£0.81	-£0.02	-£0.86	-£1.29	-£1.72	-£2.57
20	Urban high typology in previously low density area	308	£4.67	-£17.18	-£19.37	-£21.57	-£23.76	-£24.86	-£25.96	-£28.15
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.72	£0.54	£0.37	£0.20	£0.11	£0.02	-£0.15
36	Ind & WH - stacked warehouse & residential	75	£3.97	£3.18	£2.61	£2.03	£1.46	£1.17	£0.89	£0.31

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	£0.02	-£0.37	-£0.77	-£1.16	-£1.36	-£1.56	-£1.95
2	Residential development in suburban area	10	£0.05	£0.08	-£0.00	-£0.09	-£0.18	-£0.22	-£0.26	-£0.35
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.33	£0.13	-£0.07	-£0.27	-£0.38	-£0.48	-£0.68
4	Residential development in suburban area	13	£0.02	£0.12	£0.02	-£0.08	-£0.18	-£0.23	-£0.28	-£0.38
5	Residential development in suburban area, retail at ground floor	22	£0.06	£0.59	£0.40	£0.22	£0.04	-£0.06	-£0.15	-£0.34
6	Residential development in suburban area	19	£0.05	£0.05	-£0.11	-£0.27	-£0.43	-£0.51	-£0.59	-£0.75
7	Residential development in town centre	24	£0.05	£0.52	£0.32	£0.12	-£0.08	-£0.18	-£0.28	-£0.49
8	Residential development in suburban area	25	£0.07	£0.19	-£0.01	-£0.21	-£0.41	-£0.50	-£0.60	-£0.80
9	Suburban medium family typology	235	£0.82	£12.37	£10.27	£8.18	£6.08	£5.03	£3.98	£1.87
10	Suburban medium family typology	369	£2.13	£16.18	£13.28	£10.37	£7.45	£5.99	£4.53	£1.59
11	Urban medium transitional typology	343	£1.97	£15.12	£12.39	£9.64	£6.89	£5.52	£4.14	£1.38
12	Urban medium riverside typology	235	£0.82	£0.57	-£1.17	-£2.93	-£4.69	-£5.58	-£6.47	-£8.25
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£1.61	-£4.08	-£9.81	-£15.61	-£18.53	-£21.49	-£27.40
14	Urban medium typology, providing additional open space	713	£2.62	£3.88	-£1.41	-£6.78	-£12.20	-£14.93	-£17.69	-£23.24
15	Urban medium town centre mixed-use	31	£0.09	£0.60	£0.34	£0.07	-£0.19	-£0.33	-£0.46	-£0.73
16	Urban high density	186	£0.41	-£0.91	-£2.30	-£3.69	-£5.10	-£5.80	-£6.51	-£7.92
17	Urban high density mixed-use riverside with underground car park	244	£0.48	-£1.36	-£3.17	-£5.00	-£6.85	-£7.77	-£8.70	-£10.55
18	Urban high mixed-use town centre typology	121	£0.17	£2.60	£1.65	£0.69	-£0.26	-£0.75	-£1.24	-£2.22
19	Urban high mixed-use town centre typology	106	£0.19	£1.64	£0.81	-£0.02	-£0.86	-£1.29	-£1.72	-£2.57
20	Urban high typology in previously low density area	308	£0.40	-£17.18	-£19.37	-£21.57	-£23.76	-£24.86	-£25.96	-£28.15
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.72	£0.54	£0.37	£0.20	£0.11	£0.02	-£0.15
36	Ind & WH - stacked warehouse & residential	75	£0.34	£3.18	£2.61	£2.03	£1.46	£1.17	£0.89	£0.31

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	-£0.50	-£0.85	-£1.19	-£1.53	-£1.70	-£1.87	-£2.22
2	Residential development in suburban area	10	£1.25	-£0.03	-£0.11	-£0.18	-£0.26	-£0.29	-£0.33	-£0.41
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.07	-£0.11	-£0.28	-£0.46	-£0.55	-£0.64	-£0.81
4	Residential development in suburban area	13	£0.65	-£0.01	-£0.10	-£0.18	-£0.27	-£0.32	-£0.36	-£0.45
5	Residential development in suburban area, retail at ground floor	22	£1.62	£0.35	£0.19	£0.03	-£0.13	-£0.21	-£0.30	-£0.46
6	Residential development in suburban area	19	£1.42	-£0.15	-£0.29	-£0.43	-£0.57	-£0.64	-£0.71	-£0.85
7	Residential development in town centre	24	£1.46	£0.26	£0.09	-£0.09	-£0.27	-£0.35	-£0.44	-£0.62
8	Residential development in suburban area	25	£1.92	-£0.07	-£0.24	-£0.41	-£0.59	-£0.67	-£0.76	-£0.93
9	Suburban medium family typology	235	£22.36	£9.51	£7.70	£5.89	£4.07	£3.16	£2.24	£0.42
10	Suburban medium family typology	369	£58.32	£12.09	£9.58	£7.07	£4.57	£3.30	£2.04	-£0.50
11	Urban medium transitional typology	343	£53.82	£11.26	£8.90	£6.54	£4.18	£2.99	£1.80	-£0.59
12	Urban medium riverside typology	235	£22.43	-£1.88	-£3.39	-£4.90	-£6.43	-£7.20	-£7.97	-£9.50
13	Urban medium buffer typology with green and blue spaces	798	£62.72	-£6.43	-£11.37	-£16.36	-£21.40	-£23.94	-£26.48	-£31.56
14	Urban medium typology, providing additional open space	713	£71.52	-£3.58	-£8.20	-£12.88	-£17.59	-£19.97	-£22.36	-£27.13
15	Urban medium town centre mixed-use	31	£2.43	£0.26	£0.03	-£0.20	-£0.44	-£0.55	-£0.67	-£0.90
16	Urban high density	186	£11.13	-£2.86	-£4.06	-£5.27	-£6.48	-£7.09	-£7.69	-£8.90
17	Urban high density mixed-use riverside with underground car park	244	£13.15	-£3.91	-£5.48	-£7.07	-£8.66	-£9.46	-£10.25	-£11.84
18	Urban high mixed-use town centre typology	121	£4.65	£1.33	£0.50	-£0.33	-£1.17	-£1.60	-£2.02	-£2.87
19	Urban high mixed-use town centre typology	106	£5.32	£0.53	-£0.19	-£0.92	-£1.66	-£2.03	-£2.40	-£3.14
20	Urban high typology in previously low density area	308	£11.05	-£20.33	-£22.21	-£24.09	-£25.96	-£26.90	-£27.84	-£29.72
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.50	£0.35	£0.20	£0.04	-£0.03	-£0.11	-£0.26
36	Ind & WH - stacked warehouse & residential	75	£9.39	£2.43	£1.93	£1.44	£0.94	£0.69	£0.44	-£0.07

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	-£0.50	-£0.85	-£1.19	-£1.53	-£1.70	-£1.87	-£2.22
2	Residential development in suburban area	10	£0.53	-£0.03	-£0.11	-£0.18	-£0.26	-£0.29	-£0.33	-£0.41
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.07	-£0.11	-£0.28	-£0.46	-£0.55	-£0.64	-£0.81
4	Residential development in suburban area	13	£0.27	-£0.01	-£0.10	-£0.18	-£0.27	-£0.32	-£0.36	-£0.45
5	Residential development in suburban area, retail at ground floor	22	£0.68	£0.35	£0.19	£0.03	-£0.13	-£0.21	-£0.30	-£0.46
6	Residential development in suburban area	19	£0.60	-£0.15	-£0.29	-£0.43	-£0.57	-£0.64	-£0.71	-£0.85
7	Residential development in town centre	24	£0.62	£0.26	£0.09	-£0.09	-£0.27	-£0.35	-£0.44	-£0.62
8	Residential development in suburban area	25	£0.81	-£0.07	-£0.24	-£0.41	-£0.59	-£0.67	-£0.76	-£0.93
9	Suburban medium family typology	235	£9.45	£9.51	£7.70	£5.89	£4.07	£3.16	£2.24	£0.42
10	Suburban medium family typology	369	£24.64	£12.09	£9.58	£7.07	£4.57	£3.30	£2.04	-£0.50
11	Urban medium transitional typology	343	£22.74	£11.26	£8.90	£6.54	£4.18	£2.99	£1.80	-£0.59
12	Urban medium riverside typology	235	£9.48	-£1.88	-£3.39	-£4.90	-£6.43	-£7.20	-£7.97	-£9.50
13	Urban medium buffer typology with green and blue spaces	798	£26.50	-£6.43	-£11.37	-£16.36	-£21.40	-£23.94	-£26.48	-£31.56
14	Urban medium typology, providing additional open space	713	£30.22	-£3.58	-£8.20	-£12.88	-£17.59	-£19.97	-£22.36	-£27.13
15	Urban medium town centre mixed-use	31	£1.03	£0.26	£0.03	-£0.20	-£0.44	-£0.55	-£0.67	-£0.90
16	Urban high density	186	£4.70	-£2.86	-£4.06	-£5.27	-£6.48	-£7.09	-£7.69	-£8.90
17	Urban high density mixed-use riverside with underground car park	244	£5.56	-£3.91	-£5.48	-£7.07	-£8.66	-£9.46	-£10.25	-£11.84
18	Urban high mixed-use town centre typology	121	£1.97	£1.33	£0.50	-£0.33	-£1.17	-£1.60	-£2.02	-£2.87
19	Urban high mixed-use town centre typology	106	£2.25	£0.53	-£0.19	-£0.92	-£1.66	-£2.03	-£2.40	-£3.14
20	Urban high typology in previously low density area	308	£4.67	-£20.33	-£22.21	-£24.09	-£25.96	-£26.90	-£27.84	-£29.72
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.50	£0.35	£0.20	£0.04	-£0.03	-£0.11	-£0.26
36	Ind & WH - stacked warehouse & residential	75	£3.97	£2.43	£1.93	£1.44	£0.94	£0.69	£0.44	-£0.07

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	-£0.50	-£0.85	-£1.19	-£1.53	-£1.70	-£1.87	-£2.22
2	Residential development in suburban area	10	£0.05	-£0.03	-£0.11	-£0.18	-£0.26	-£0.29	-£0.33	-£0.41
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.07	-£0.11	-£0.28	-£0.46	-£0.55	-£0.64	-£0.81
4	Residential development in suburban area	13	£0.02	-£0.01	-£0.10	-£0.18	-£0.27	-£0.32	-£0.36	-£0.45
5	Residential development in suburban area, retail at ground floor	22	£0.06	£0.35	£0.19	£0.03	-£0.13	-£0.21	-£0.30	-£0.46
6	Residential development in suburban area	19	£0.05	-£0.15	-£0.29	-£0.43	-£0.57	-£0.64	-£0.71	-£0.85
7	Residential development in town centre	24	£0.05	£0.26	£0.09	-£0.09	-£0.27	-£0.35	-£0.44	-£0.62
8	Residential development in suburban area	25	£0.07	-£0.07	-£0.24	-£0.41	-£0.59	-£0.67	-£0.76	-£0.93
9	Suburban medium family typology	235	£0.82	£9.51	£7.70	£5.89	£4.07	£3.16	£2.24	£0.42
10	Suburban medium family typology	369	£2.13	£12.09	£9.58	£7.07	£4.57	£3.30	£2.04	-£0.50
11	Urban medium transitional typology	343	£1.97	£11.26	£8.90	£6.54	£4.18	£2.99	£1.80	-£0.59
12	Urban medium riverside typology	235	£0.82	-£1.88	-£3.39	-£4.90	-£6.43	-£7.20	-£7.97	-£9.50
13	Urban medium buffer typology with green and blue spaces	798	£2.29	-£6.43	-£11.37	-£16.36	-£21.40	-£23.94	-£26.48	-£31.56
14	Urban medium typology, providing additional open space	713	£2.62	-£3.58	-£8.20	-£12.88	-£17.59	-£19.97	-£22.36	-£27.13
15	Urban medium town centre mixed-use	31	£0.09	£0.26	£0.03	-£0.20	-£0.44	-£0.55	-£0.67	-£0.90
16	Urban high density	186	£0.41	-£2.86	-£4.06	-£5.27	-£6.48	-£7.09	-£7.69	-£8.90
17	Urban high density mixed-use riverside with underground car park	244	£0.48	-£3.91	-£5.48	-£7.07	-£8.66	-£9.46	-£10.25	-£11.84
18	Urban high mixed-use town centre typology	121	£0.17	£1.33	£0.50	-£0.33	-£1.17	-£1.60	-£2.02	-£2.87
19	Urban high mixed-use town centre typology	106	£0.19	£0.53	-£0.19	-£0.92	-£1.66	-£2.03	-£2.40	-£3.14
20	Urban high typology in previously low density area	308	£0.40	-£20.33	-£22.21	-£24.09	-£25.96	-£26.90	-£27.84	-£29.72
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.50	£0.35	£0.20	£0.04	-£0.03	-£0.11	-£0.26
36	Ind & WH - stacked warehouse & residential	75	£0.34	£2.43	£1.93	£1.44	£0.94	£0.69	£0.44	-£0.07

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	£1.16	£1.44	£1.71	£1.99	£2.13	£2.27	£2.55
2	Residential development in suburban area	10	£1.25	£0.17	£0.23	£0.29	£0.35	£0.38	£0.42	£0.48
3	Residential development in suburban area, retail at ground floor	24	£1.64	£0.26	£0.40	£0.55	£0.69	£0.76	£0.83	£0.98
4	Residential development in suburban area	13	£0.65	£0.17	£0.24	£0.32	£0.39	£0.42	£0.46	£0.53
5	Residential development in suburban area, retail at ground floor	22	£1.62	£0.05	£0.08	£0.21	£0.35	£0.41	£0.48	£0.61
6	Residential development in suburban area	19	£1.42	£0.41	£0.53	£0.64	£0.75	£0.81	£0.87	£0.98
7	Residential development in town centre	24	£1.46	£0.07	£0.21	£0.35	£0.50	£0.57	£0.64	£0.78
8	Residential development in suburban area	25	£1.92	£0.39	£0.53	£0.67	£0.81	£0.88	£0.95	£1.09
9	Suburban medium family typology	235	£22.36	£5.92	£4.46	£2.99	£1.53	£0.80	£0.07	£1.42
10	Suburban medium family typology	369	£58.32	£6.94	£4.93	£2.93	£0.92	£0.08	£1.11	£3.17
11	Urban medium transitional typology	343	£53.82	£6.41	£4.52	£2.63	£0.74	£0.21	£1.17	£3.11
12	Urban medium riverside typology	235	£22.43	£4.96	£6.18	£7.40	£8.62	£9.23	£9.84	£11.06
13	Urban medium buffer typology with green and blue spaces	798	£62.72	£16.62	£20.60	£24.64	£28.68	£30.70	£32.72	£36.75
14	Urban medium typology, providing additional open space	713	£71.52	£13.08	£16.81	£20.59	£24.39	£26.29	£28.19	£31.99
15	Urban medium town centre mixed-use	31	£2.43	£0.17	£0.36	£0.55	£0.74	£0.83	£0.93	£1.12
16	Urban high density	186	£11.13	£5.31	£6.28	£7.24	£8.21	£8.69	£9.17	£10.14
17	Urban high density mixed-use riverside with underground car park	244	£13.15	£7.13	£8.39	£9.66	£10.93	£11.56	£12.19	£13.46
18	Urban high mixed-use town centre typology	121	£4.65	£0.27	£0.95	£1.64	£2.32	£2.67	£3.01	£3.69
19	Urban high mixed-use town centre typology	106	£5.32	£0.87	£1.47	£2.07	£2.67	£2.96	£3.26	£3.86
20	Urban high typology in previously low density area	308	£11.05	£24.26	£25.75	£27.23	£28.72	£29.46	£30.20	£31.69
35	Ind & WH - stacked workshop & residential	22	£1.84	£0.22	£0.10	£0.02	£0.15	£0.21	£0.27	£0.40
36	Ind & WH - stacked warehouse & residential	75	£9.39	£1.50	£1.10	£0.69	£0.28	£0.08	£0.13	£0.54

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	£1.16	£1.44	£1.71	£1.99	£2.13	£2.27	£2.55
2	Residential development in suburban area	10	£0.53	£0.17	£0.23	£0.29	£0.35	£0.38	£0.42	£0.48
3	Residential development in suburban area, retail at ground floor	24	£0.69	£0.26	£0.40	£0.55	£0.69	£0.76	£0.83	£0.98
4	Residential development in suburban area	13	£0.27	£0.17	£0.24	£0.32	£0.39	£0.42	£0.46	£0.53
5	Residential development in suburban area, retail at ground floor	22	£0.68	£0.05	£0.08	£0.21	£0.35	£0.41	£0.48	£0.61
6	Residential development in suburban area	19	£0.60	£0.41	£0.53	£0.64	£0.75	£0.81	£0.87	£0.98
7	Residential development in town centre	24	£0.62	£0.07	£0.21	£0.35	£0.50	£0.57	£0.64	£0.78
8	Residential development in suburban area	25	£0.81	£0.39	£0.53	£0.67	£0.81	£0.88	£0.95	£1.09
9	Suburban medium family typology	235	£9.45	£5.92	£4.46	£2.99	£1.53	£0.80	£0.07	£1.42
10	Suburban medium family typology	369	£24.64	£6.94	£4.93	£2.93	£0.92	£0.08	£1.11	£3.17
11	Urban medium transitional typology	343	£22.74	£6.41	£4.52	£2.63	£0.74	£0.21	£1.17	£3.11
12	Urban medium riverside typology	235	£9.48	£4.96	£6.18	£7.40	£8.62	£9.23	£9.84	£11.06
13	Urban medium buffer typology with green and blue spaces	798	£26.50	£16.62	£20.60	£24.64	£28.68	£30.70	£32.72	£36.75
14	Urban medium typology, providing additional open space	713	£30.22	£13.08	£16.81	£20.59	£24.39	£26.29	£28.19	£31.99
15	Urban medium town centre mixed-use	31	£1.03	£0.17	£0.36	£0.55	£0.74	£0.83	£0.93	£1.12
16	Urban high density	186	£4.70	£5.31	£6.28	£7.24	£8.21	£8.69	£9.17	£10.14
17	Urban high density mixed-use riverside with underground car park	244	£5.56	£7.13	£8.39	£9.66	£10.93	£11.56	£12.19	£13.46
18	Urban high mixed-use town centre typology	121	£1.97	£0.27	£0.95	£1.64	£2.32	£2.67	£3.01	£3.69
19	Urban high mixed-use town centre typology	106	£2.25	£0.87	£1.47	£2.07	£2.67	£2.96	£3.26	£3.86
20	Urban high typology in previously low density area	308	£4.67	£24.26	£25.75	£27.23	£28.72	£29.46	£30.20	£31.69
35	Ind & WH - stacked workshop & residential	22	£0.78	£0.22	£0.10	£0.02	£0.15	£0.21	£0.27	£0.40
36	Ind & WH - stacked warehouse & residential	75	£3.97	£1.50	£1.10	£0.69	£0.28	£0.08	£0.13	£0.54

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	£1.16	£1.44	£1.71	£1.99	£2.13	£2.27	£2.55
2	Residential development in suburban area	10	£0.05	£0.17	£0.23	£0.29	£0.35	£0.38	£0.42	£0.48
3	Residential development in suburban area, retail at ground floor	24	£0.06	£0.26	£0.40	£0.55	£0.69	£0.76	£0.83	£0.98
4	Residential development in suburban area	13	£0.02	£0.17	£0.24	£0.32	£0.39	£0.42	£0.46	£0.53
5	Residential development in suburban area, retail at ground floor	22	£0.06	£0.05	£0.08	£0.21	£0.35	£0.41	£0.48	£0.61
6	Residential development in suburban area	19	£0.05	£0.41	£0.53	£0.64	£0.75	£0.81	£0.87	£0.98
7	Residential development in town centre	24	£0.05	£0.07	£0.21	£0.35	£0.50	£0.57	£0.64	£0.78
8	Residential development in suburban area	25	£0.07	£0.39	£0.53	£0.67	£0.81	£0.88	£0.95	£1.09
9	Suburban medium family typology	235	£0.82	£5.92	£4.46	£2.99	£1.53	£0.80	£0.07	£1.42
10	Suburban medium family typology	369	£2.13	£6.94	£4.93	£2.93	£0.92	£0.08	£1.11	£3.17
11	Urban medium transitional typology	343	£1.97	£6.41	£4.52	£2.63	£0.74	£0.21	£1.17	£3.11
12	Urban medium riverside typology	235	£0.82	£4.96	£6.18	£7.40	£8.62	£9.23	£9.84	£11.06
13	Urban medium buffer typology with green and blue spaces	798	£2.29	£16.62	£20.60	£24.64	£28.68	£30.70	£32.72	£36.75
14	Urban medium typology, providing additional open space	713	£2.62	£13.08	£16.81	£20.59	£24.39	£26.29	£28.19	£31.99
15	Urban medium town centre mixed-use	31	£0.09	£0.17	£0.36	£0.55	£0.74	£0.83	£0.93	£1.12
16	Urban high density	186	£0.41	£5.31	£6.28	£7.24	£8.21	£8.69	£9.17	£10.14
17	Urban high density mixed-use riverside with underground car park	244	£0.48	£7.13	£8.39	£9.66	£10.93	£11.56	£12.19	£13.46
18	Urban high mixed-use town centre typology	121	£0.17	£0.27	£0.95	£1.64	£2.32	£2.67	£3.01	£3.69
19	Urban high mixed-use town centre typology	106	£0.19	£0.87	£1.47	£2.07	£2.67	£2.96	£3.26	£3.86
20	Urban high typology in previously low density area	308	£0.40	£24.26	£25.75	£27.23	£28.72	£29.46	£30.20	£31.69
35	Ind & WH - stacked workshop & residential	22	£0.07	£0.22	£0.10	£0.02	£0.15	£0.21	£0.27	£0.40
36	Ind & WH - stacked warehouse & residential	75	£0.34	£1.50	£1.10	£0.69	£0.28	£0.08	£0.13	£0.54

Private resi values: £5,200 per sqm AH rent: 70% AH SO: 30%

Benchmark Land Value - Secondary Offices

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£2.28	-£1.82	-£2.03	-£2.24	-£2.45	-£2.56	-£2.66	-£2.87
2	Residential development in suburban area	10	£1.25	-£0.31	-£0.36	-£0.41	-£0.45	-£0.48	-£0.50	-£0.55
3	Residential development in suburban area, retail at ground floor	24	£1.64	-£0.59	-£0.70	-£0.81	-£0.92	-£0.97	-£1.03	-£1.14
4	Residential development in suburban area	13	£0.65	-£0.34	-£0.39	-£0.45	-£0.50	-£0.53	-£0.56	-£0.61
5	Residential development in suburban area, retail at ground floor	22	£1.62	-£0.25	-£0.35	-£0.46	-£0.56	-£0.61	-£0.66	-£0.76
6	Residential development in suburban area	19	£1.42	-£0.67	-£0.76	-£0.85	-£0.93	-£0.98	-£1.02	-£1.11
7	Residential development in town centre	24	£1.46	-£0.40	-£0.51	-£0.62	-£0.73	-£0.78	-£0.84	-£0.95
8	Residential development in suburban area	25	£1.92	-£0.71	-£0.82	-£0.93	-£1.04	-£1.09	-£1.15	-£1.25
9	Suburban medium family typology	235	£22.36	£2.30	£1.20	£0.10	-£1.03	-£1.59	-£2.15	-£3.28
10	Suburban medium family typology	369	£58.32	£1.73	£0.24	-£1.28	-£2.80	-£3.56	-£4.33	-£5.88
11	Urban medium transitional typology	343	£53.82	£1.50	£0.10	-£1.34	-£2.77	-£3.48	-£4.21	-£5.66
12	Urban medium riverside typology	235	£22.43	-£8.08	-£8.99	-£9.90	-£10.81	-£11.26	-£11.71	-£12.62
13	Urban medium buffer typology with green and blue spaces	798	£62.72	-£26.96	-£29.96	-£32.96	-£35.96	-£37.46	-£38.95	-£41.95
14	Urban medium typology, providing additional open space	713	£71.52	-£22.72	-£25.54	-£28.37	-£31.20	-£32.61	-£34.03	-£36.86
15	Urban medium town centre mixed-use	31	£2.43	-£0.61	-£0.75	-£0.90	-£1.04	-£1.12	-£1.19	-£1.33
16	Urban high density	186	£11.13	-£7.78	-£8.50	-£9.22	-£9.94	-£10.30	-£10.66	-£11.37
17	Urban high density mixed-use riverside with underground car park	244	£13.15	-£10.36	-£11.31	-£12.25	-£13.19	-£13.67	-£14.14	-£15.08
18	Urban high mixed-use town centre typology	121	£4.65	-£1.91	-£2.43	-£2.95	-£3.47	-£3.73	-£3.99	-£4.51
19	Urban high mixed-use town centre typology	106	£5.32	-£2.30	-£2.76	-£3.21	-£3.67	-£3.89	-£4.12	-£4.57
20	Urban high typology in previously low density area	308	£11.05	-£28.20	-£29.29	-£30.38	-£31.47	-£32.02	-£32.57	-£33.66
35	Ind & WH - stacked workshop & residential	22	£1.84	-£0.05	-£0.15	-£0.25	-£0.34	-£0.39	-£0.44	-£0.54
36	Ind & WH - stacked warehouse & residential	75	£9.39	£0.56	£0.25	-£0.07	-£0.39	-£0.55	-£0.70	-£1.02

Benchmark land value - Secondary industrial

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.96	-£1.82	-£2.03	-£2.24	-£2.45	-£2.56	-£2.66	-£2.87
2	Residential development in suburban area	10	£0.53	-£0.31	-£0.36	-£0.41	-£0.45	-£0.48	-£0.50	-£0.55
3	Residential development in suburban area, retail at ground floor	24	£0.69	-£0.59	-£0.70	-£0.81	-£0.92	-£0.97	-£1.03	-£1.14
4	Residential development in suburban area	13	£0.27	-£0.34	-£0.39	-£0.45	-£0.50	-£0.53	-£0.56	-£0.61
5	Residential development in suburban area, retail at ground floor	22	£0.68	-£0.25	-£0.35	-£0.46	-£0.56	-£0.61	-£0.66	-£0.76
6	Residential development in suburban area	19	£0.60	-£0.67	-£0.76	-£0.85	-£0.93	-£0.98	-£1.02	-£1.11
7	Residential development in town centre	24	£0.62	-£0.40	-£0.51	-£0.62	-£0.73	-£0.78	-£0.84	-£0.95
8	Residential development in suburban area	25	£0.81	-£0.71	-£0.82	-£0.93	-£1.04	-£1.09	-£1.15	-£1.25
9	Suburban medium family typology	235	£9.45	£2.30	£1.20	£0.10	-£1.03	-£1.59	-£2.15	-£3.28
10	Suburban medium family typology	369	£24.64	£1.73	£0.24	-£1.28	-£2.80	-£3.56	-£4.33	-£5.88
11	Urban medium transitional typology	343	£22.74	£1.50	£0.10	-£1.34	-£2.77	-£3.48	-£4.21	-£5.66
12	Urban medium riverside typology	235	£9.48	-£8.08	-£8.99	-£9.90	-£10.81	-£11.26	-£11.71	-£12.62
13	Urban medium buffer typology with green and blue spaces	798	£26.50	-£26.96	-£29.96	-£32.96	-£35.96	-£37.46	-£38.95	-£41.95
14	Urban medium typology, providing additional open space	713	£30.22	-£22.72	-£25.54	-£28.37	-£31.20	-£32.61	-£34.03	-£36.86
15	Urban medium town centre mixed-use	31	£1.03	-£0.61	-£0.75	-£0.90	-£1.04	-£1.12	-£1.19	-£1.33
16	Urban high density	186	£4.70	-£7.78	-£8.50	-£9.22	-£9.94	-£10.30	-£10.66	-£11.37
17	Urban high density mixed-use riverside with underground car park	244	£5.56	-£10.36	-£11.31	-£12.25	-£13.19	-£13.67	-£14.14	-£15.08
18	Urban high mixed-use town centre typology	121	£1.97	-£1.91	-£2.43	-£2.95	-£3.47	-£3.73	-£3.99	-£4.51
19	Urban high mixed-use town centre typology	106	£2.25	-£2.30	-£2.76	-£3.21	-£3.67	-£3.89	-£4.12	-£4.57
20	Urban high typology in previously low density area	308	£4.67	-£28.20	-£29.29	-£30.38	-£31.47	-£32.02	-£32.57	-£33.66
35	Ind & WH - stacked workshop & residential	22	£0.78	-£0.05	-£0.15	-£0.25	-£0.34	-£0.39	-£0.44	-£0.54
36	Ind & WH - stacked warehouse & residential	75	£3.97	£0.56	£0.25	-£0.07	-£0.39	-£0.55	-£0.70	-£1.02

Benchmark land value - undeveloped land

Site No	Description	No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1	Residential development in town centre	47	£0.08	-£1.82	-£2.03	-£2.24	-£2.45	-£2.56	-£2.66	-£2.87
2	Residential development in suburban area	10	£0.05	-£0.31	-£0.36	-£0.41	-£0.45	-£0.48	-£0.50	-£0.55
3	Residential development in suburban area, retail at ground floor	24	£0.06	-£0.59	-£0.70	-£0.81	-£0.92	-£0.97	-£1.03	-£1.14
4	Residential development in suburban area	13	£0.02	-£0.34	-£0.39	-£0.45	-£0.50	-£0.53	-£0.56	-£0.61
5	Residential development in suburban area, retail at ground floor	22	£0.06	-£0.25	-£0.35	-£0.46	-£0.56	-£0.61	-£0.66	-£0.76
6	Residential development in suburban area	19	£0.05	-£0.67	-£0.76	-£0.85	-£0.93	-£0.98	-£1.02	-£1.11
7	Residential development in town centre	24	£0.05	-£0.40	-£0.51	-£0.62	-£0.73	-£0.78	-£0.84	-£0.95
8	Residential development in suburban area	25	£0.07	-£0.71	-£0.82	-£0.93	-£1.04	-£1.09	-£1.15	-£1.25
9	Suburban medium family typology	235	£0.82	£2.30	£1.20	£0.10	-£1.03	-£1.59	-£2.15	-£3.28
10	Suburban medium family typology	369	£2.13	£1.73	£0.24	-£1.28	-£2.80	-£3.56	-£4.33	-£5.88
11	Urban medium transitional typology	343	£1.97	£1.50	£0.10	-£1.34	-£2.77	-£3.48	-£4.21	-£5.66
12	Urban medium riverside typology	235	£0.82	-£8.08	-£8.99	-£9.90	-£10.81	-£11.26	-£11.71	-£12.62
13	Urban medium buffer typology with green and blue spaces	798	£2.29	-£26.96	-£29.96	-£32.96	-£35.96	-£37.46	-£38.95	-£41.95
14	Urban medium typology, providing additional open space	713	£2.62	-£22.72	-£25.54	-£28.37	-£31.20	-£32.61	-£34.03	-£36.86
15	Urban medium town centre mixed-use	31	£0.09	-£0.61	-£0.75	-£0.90	-£1.04	-£1.12	-£1.19	-£1.33
16	Urban high density	186	£0.41	-£7.78	-£8.50	-£9.22	-£9.94	-£10.30	-£10.66	-£11.37
17	Urban high density mixed-use riverside with underground car park	244	£0.48	-£10.36	-£11.31	-£12.25	-£13.19	-£13.67	-£14.14	-£15.08
18	Urban high mixed-use town centre typology	121	£0.17	-£1.91	-£2.43	-£2.95	-£3.47	-£3.73	-£3.99	-£4.51
19	Urban high mixed-use town centre typology	106	£0.19	-£2.30	-£2.76	-£3.21	-£3.67	-£3.89	-£4.12	-£4.57
20	Urban high typology in previously low density area	308	£0.40	-£28.20	-£29.29	-£30.38	-£31.47	-£32.02	-£32.57	-£33.66
35	Ind & WH - stacked workshop & residential	22	£0.07	-£0.05	-£0.15	-£0.25	-£0.34	-£0.39	-£0.44	-£0.54
36	Ind & WH - stacked warehouse & residential	75	£0.34	£0.56	£0.25	-£0.07	-£0.39	-£0.55	-£0.70	-£1.02

Appendix 7 - Sample appraisal

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	LONDON BOROUGH OF BEXLEY
Area(s)	
Author	
Date	16 February 2020
Reference	

Site	1	DO NOT CHANGE SITE USING THIS CELL - USE M3 IN "RESULTS" PAGE
	0.225	

Values: - NOT USED

Sales values	H
--------------	---

Residual Land Values	Total units	Total floor area GIA	Private floor area	Ave unit size	CIL as % of dev costs
-£2,556,058	47	4,078	2,650	87	2.1%

Affordable housing percentage	35%
of which social rented	70%
of which intermediate	30%

Sustainability

Cost allowance - all tenures (% of base costs)	7.4%
Cost uplift on commercial	2%
Green roofs	

Grant available	<input type="checkbox"/> check box
-----------------	------------------------------------

Site area	0.225
Scheme above AH threshold	y

	GIA per unit	Units years 1 - 5	Units years 6 - 10	Units years 11 - 15	GIA years 1 - 5	GIA years 6 - 10	GIA years 11 - 15	G to N flats	NIAs years 1 - 5	NIAs years 1 - 6	NIAs years 1 - 7	Totals
Houses	-	-	-	-	-	-	-	100%	-	-	-	-
Flats	87	47	-	-	4,078	-	-	85%	3,466	-	-	3,466
Totals		47	-	-	4,078	-	-		3,466	-	-	3,466

Private NIAs	2,253	-	-	2,253
PRS units	-	-	-	-
Affordable NIAs	1,213	-	-	1,213

Revenue	Years 1 - 5	Years 6 - 10	Years 11 - 15		
Value perm	3500	4074.81984	4,958	6,032	
Private GDV		9,179,831	-	-	9,179,831

PRS units to be sold at 85% of MV

Base costs	Per sqm	Years 1 - 5	Years 6 - 10	Years 11 - 15	
Houses	1,566	1,755	2,218	2,246	
Houses externals	15%	263	333	337	
Flats	1,799	2,016	2,280	2,580	
Flats externals	15%	302	342	387	
Costs + externals		9,451,373	-	-	9,451,373

Growth/inflation	Year 1-5	Year 6 - 10	Year 11 - 15
Sales	16.42%	41.65%	72.34%
Build	12.04%	26.76%	43.42%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	London Borough of Bexley
Area(s)	0
Author	0
Date	16 February 2020
Reference	0

BUILD COSTS

TIMINGS *for cash flow*

PLANNING OBLIGATIONS / CIL

Typology	Build costs per gross sqm - HOUSES	Build costs per gross sq m - FLATS	External works and other costs	Gross to net adjustment for flats	Build start	Build period	Sales period	Sales period start	S106 payments		CIL Charges (incl Mayoral CIL)			Fees	
					Quarters	Quarters	Quarters	Quarters from start on site	£s per sqm all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
Residential	£1,566	£1,799	£270	85.0%	2	6	3	8	£1,500	3	£72	1	2	3	10%

NB externals included in base costs in 'sites page'

OTHER COSTS

Developer return % GDV	Private	18.00%
	Affordable	6.00%
Zero carbon	All tenures	7.4%
Contingency		5%
Marketing costs % of sales values		3.00%
Legal Fees % of GDV		0.50%
Site acquisition costs % land value		6.80%
Development Finance		6.00%

Highways/S278	£47,000	(Total for scheme)
---------------	---------	--------------------

Employment & training	£103,982
-----------------------	----------

Cat 2 accessibility:	Applies to all dwellings	Nos of units:
Houses	£521	-
Flats	£924	47

Cat 3 accessibility	Applies to 10% of affordable dwellings	
Houses	£22,694	-
Flats	£7,906	2

COMMERCIAL INPUTS

	Site 1								
Value	Retail A1-A5	Retail S'Market	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi institutio	D1	D2
Rent per sq m	£275.00	£250.00	£150.00	£175.00	£175.00	£0.00	£450.00	£250.00	£250.00
Yield	6.00%	4.50%	7.00%	5.00%	5.00%	5.00%	6.00%	7.00%	7.00%
Rent free/void period (years)	1.0	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Net floor area (sq m)	-	-	-	-	-	-	-	-	-
Purchaser's costs	6.80%	6.80%	6.80%	6.80%	6.80%	6.80%	6.80%	6.80%	6.80%
Disposal Costs									
Letting Agent's fee (% of rent)	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Agent's fees (on capital value)	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Legal fees (% of capital value)	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
Costs									
Demolition costs	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm
Demolition area (sq m)									
Building costs	£1550 psm	£2049 psm	£2514 psm	£1248 psm	£1137 psm	£2841 psm	£2016 psm	£2567 psm	£2567 psm
Net to gross floor area	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%
External works	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
CIL (incl Mayoral)	£37	£143	£37	£37	£37	£37	£72	£37	£37
Crossrail S106	£0	£0	£0	£0	£0	£0	£0	£0	£0
S106 (per net sq m)	£15 psm	£15 psm	£15 psm	£15 psm	£15 psm	£15 psm	£15 psm	£15 psm	£15 psm
Cashflow timing									
	Quarters								
Build start	2	2	2	2	2	2	2	2	2
Build period	6	6	6	6	6	6	6	6	6
Investment sale (quarters from start on site)	8	8	8	8	8	8	8	8	8

Note: demolition of existing floorspace is loaded as a single amount on Retail A1-A5

