| Resi 1 - 4 Houses | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
|--|--|--|--|--|--|--|--|--|
| | | | | | | | | |
| No Units | 4 | | | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base | | 1 |
| Residual land values: | | | | Tellare | | FIL | | ı |
| | | | | | | Base Build Costs. | Base Build Costs. | |
| | | | | | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access |
| | | | | | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| | | | | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, | S106, CIL, Build Regs 2022 & Staircases, | S106, CIL, Build Regs 2022 & Staircases, | Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair |
| | | | Base Build Costs. | Building Safety Levy, | S106. CIL. Build Reas | Wchair Prt M4(3). | Wchair Prt M4(3). | Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| _ | l l | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity 62,563,003 | Payments £2.534.715 | Sustainability | Embodied Carbon |
| • | 0.00 | 12.002.002 | E2.005.005 | £2.000.009 | £2.003.003 | E2.034.710 | E2.407.004 | £2.402.710 |
| Residual Land values compared to benchm Higher Value Secondary Offices | Residual Land values compared to benchmark land values | | | | | | | |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| [| | | | | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access |
| [| 1 | | | | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| [| | | | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, | S106, CIL, Build Regs 2022 & Staircases, | S106, CIL, Build Regs 2022 & Staircases, | Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair |
| [| | | Base Build Costs, | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| _ | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| Residual Land values compared to benchm | | *£1,052,145 | -Z.1,024,040 | -2.1,020,110 | *£1,031,202 | ·£1,009,490 | 4.1,020,001 | ·£1,531,453 |
| Medium Value Secondary Offices | erk land values | | | | | £57,186,000 |] | |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| | | | | | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access |
| | | | | | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| | | | | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, | S106, CIL, Build Regs 2022 & Staircases, | S106, CIL, Build Regs 2022 & Staircases, | Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair |
| | | | | | | | | |
| 1 | | | Base Build Costs. | Building Safety Levy. | S106, CIL, Build Reas | | | |
| | | | Access Prt M4(2), | Building Safety Levy, S106, CIL, Build Regs | S106, CIL, Build Regs 2022 & Staircases, | Wchair Prt M4(3), BREEAM Excellent, | Wchair Prt M4(3), BREEAM Excellent, | Prt M4(3), BREEAM Excellent, Biodoversity, |
| | | Base Build Costs and | Access Prt M4(2), Building Safety Levy & | S106, CIL, Build Regs 2022 & Staircases, | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| Tonuro | 9/ 84 | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure P⊓L | % AH 8% | | Access Prt M4(2), Building Safety Levy & | S106, CIL, Build Regs 2022 & Staircases, | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| PIL Residual Land values compared to benchm | 8% ark land values | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £105.516 | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| PIL | 8% ark land values | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| PIL Residual Land values compared to benchm | 8% ark land values | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments £40,420,000 Base Build Costs, | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Prt M4(3), BREAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL Residual Land values compared to benchm | 8% ark land values | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 210397 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability 2105-18 | Prt M4(3), BREAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2110.600 |
| PIL Residual Land values compared to benchm | 8% ark land values | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 210.337 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, | Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability **105516** Base Build Costs, Access Prt M4(2), Building Safety Levy, | Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 110.00 Base Build Costs, Access Prt M4(2), Building Safety |
| PIL Residual Land values compared to benchm | 8% ark land values | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability 2105-18 | Prt M4(3), BREAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2110.600 |
| PIL Residual Land values compared to benchm | 8% ark land values | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 57 221 Base Build Costs, Access Prt M4(2), Building Safety Levy, | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodwersity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E40.420,000 Base Build Costs, Access Prt M4(2), Building Safety Leguid Regs 2022 & Staircases, Wchair Prt M4(3), | Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, Cil, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| PIL Residual Land values compared to benchm | 8% ark land values | Access Prt M4(2) & Building Safety Levy | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases Base Build Costs, Access Prt M4(2), | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £40,429,009 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staficases, Wchair Prt M4(3), BREEAM Excellent, | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staficases, Wchair Prt M4(3), BREEAM Excellent, | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, 8106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, |
| PIL Residual Land values compared to benchm | 8% ark land values | Access Prt M4(2) & Building Safety Levy 1228 692 Base Build Costs and | Access Prt M4(2), Building Safety Lavy & \$106, Cil., Building Regs 2022 & Staircases 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 22.25 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,429,429,429,429,429,429,429,429,4 | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability A Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| FIL. Residual Land values comeaned to benchm Lower Value Secondary Offices / Communit | 8% ark land values y Space | Access Prt M4(2) & Building Safety Levy 5228 662 Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3) & Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Starcases, Wchair Prt M4(3), BreEAM Excellent, Biodiversity & Renewable Offset | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, 8106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| PIL Residual Land values compared to benchm | 8% ark land values | Access Prt M4(2) & Building Safety Levy 1228 692 Base Build Costs and | Access Prt M4(2), Building Safety Lavy & \$106, Cil., Building Regs 2022 & Staircases 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 22.25 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,000 549,429,429,429,429,429,429,429,429,429,4 | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability A Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| FIL. Tenure Tenure Tenure Tenure | 8% ark land values Space | Access Prt M4(2) & Building Safety Levy 5228 662 Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3) & Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E49,429,000 E49,429,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (715,815) | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (548 554 | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, 8106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| FIL. Residual Land values compared to benchm Lower Value Secondary Offices / Communit Tenure FIL. | 8% ark land values Space | Access Prt M4(2) & Building Safety Levy 5228 662 Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3) & Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £49,429,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Renewable Offset Payments £15,515 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2422 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, 8106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| FIL. Tenure Tenure Tenure Tenure | 8% ark land values Space | Access Prt M4(2) & Building Safety Levy 5228 662 Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3) & Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 649,429,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments C15,815 Base Build Costs, | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Building Safety Levy, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (548.924 | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| FIL. Tenure Tenure Tenure Tenure | 8% ark land values Space | Access Prt M4(2) & Building Safety Levy 5228 662 Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3) & Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £49,429,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Renewable Offset Payments £10,815 £20,641,600 Base Build Costs, Access Prt M4(2), Access Prt | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1048-924 | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustanability & Embodied Carbon Excellent, Berney, British States Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset 1043-819 Base Build Costs, Access |
| FIL. Tenure Tenure Tenure Tenure | 8% ark land values Space | Access Prt M4(2) & Building Safety Levy 5228 662 Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3) & Wchair Prt M4(3) & | S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Building Safety Levy, S106, Cil., Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (744.103) Base Build Costs, | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,429,429,429,429,429,429,429,429,4 | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (548.544 Base Build Costs, Access Prt M4(2), Building Safety Levy, Building Safety Levy, Building Safety Levy, Building Safety Levy, | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon [051,810] Base Build Costs, Access Prt M4(2), Building Safety |
| FIL. Tenure Tenure Tenure Tenure | 8% ark land values Space | Access Prt M4(2) & Building Safety Levy 5228 662 Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Lavy & \$106, Cil., Building Regs 2022 & Staticrases Base Build Costs, Access Prt M4(2), Aucess Prt M4(2), Audiding Safety Levy & \$106, Cil., Building Regs 2022 & Staticrases | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent & Biodiversity Base Build Costs, Acoss Prt M4(2), Building Safety Levy, S106, Cil., Building Safety Levy, S106, Cil., Building Safety Levy, Wchair Prt M4(3), BREEAM Excollent & Biodiversity (744.193 Base Build Costs, Acoss Prt M4(2), Building Safety Levy, Suilding Safety Levy, Suilding Safety Levy, Suilding Safety Levy, Building Safety Levy, Suilding Safety Levy, Building Safety Levy, | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,000 649,429,429,429,429,429,429,429,429,429,4 | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (X48 S44 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil, Build Regs 2022 & Staircases, Wchair |
| FIL. Tenure Tenure Tenure Tenure | 8% ark land values Space | Access Prt M4(2) & Building Safety Levy 5228 662 Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 1750.559 Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, Building Safety Levy, S106, CIL, Building Safety Levy, S106, C | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 2724.5135 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £49,429,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit, Build Regs 2022 & Staincases, Wchair Prt M4(3), Biodiversity & Renewable Offset Payments £10,611,600 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit, Building Safety Levy, \$106, Cit, Building Safety Levy, \$106, Cit, Build Regs 2022 & Staincases, Wchair Prt M4(3), | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BreEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1005-24 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustanability & Embodied Carbon Excellent, Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset 1943-819 Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset 1943-819 |
| FIL. Tenure Tenure Tenure Tenure | 8% ark land values Space | Access Prt M4(2) & Building Safety Levy 1228 692 Base Build Costs and Access Prt M4(2) & Building Safety Levy 1883 1892 | Access Prt M4(2), Access Prt M4(2), Access Prt M4(2), Base Build Costs, Access Prt M4(2), | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 147.189 | S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent & Biodiversity Bloodiversity Bloodiversity Bloodiversity S106, Cil., Building Safety Levy, S106 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, E20,851,500 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bresser Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREAM Excellent, Bould Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs Sustainability (S48.544 | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Biodov |
| FIL. Tenure Tenure Tenure Tenure | 8% ark land values Space | Access Prt M4(2) & Building Safety Levy C23 862 Base Build Costs and Access Prt M4(2) & Building Safety Levy (983.162) | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 1750-559 Base Build Costs, Access Prt M4(2), Building Regs 2021 & Staircases | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (747,189 | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Building Safety Excellent & Biodiversity 2724.5139 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £49,429,009 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BreeAM Excellent, Biodiversity & Renewable Offset Payments £10,615,009 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit, Building Safety Levy, \$106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Juilding Safety Levy, S166, CIL, Building Sa | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Excellent, Building Safety Levy, 5108, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, 5108, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| FIL. Tenure Tenure Tenure Tenure | 8% ark land values Space | Access Prt M4(2) & Building Safety Levy 1228 692 Base Build Costs and Access Prt M4(2) & Building Safety Levy 1883 1892 | Access Prt M4(2), Access Prt M4(2), Access Prt M4(2), Base Build Costs, Access Prt M4(2), | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 147.189 | S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent & Biodiversity Bloodiversity Bloodiversity Bloodiversity S106, Cil., Building Safety Levy, S106 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, E20,851,500 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bresser Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREAM Excellent, Bould Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs Sustainability (S48.544 | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S196, Cil, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S196, Cil, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, B |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-----------------|--|---|--|--|---|--|--|
| B14 411 | | | | | A W | | | |
| Resi 1 - 4 Houses | | | | Value Area | Zone A - King | s Cross Lower | | |
| | | , | l | | | |] | |
| No Units Site Area | 0.045 Ha | | | Sales value inflation Build cost inflation | | Base Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | |
| | | | | | | Base Build Costs, | Base Build Costs, | Barra Build Contr. Accord |
| | | | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Building Safety Levy, S106, CIL, Build Regs | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| Tenure | % AH | Access Prt M4(2) & Building Safety Levy | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & Biodiversity | Renewable Offset Payments | Offset Payments & Sustainability | Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £2.802.062 | £2.569.559 | £2.566.089 | £2.563.003 | £2.534.715 | £2.467.854 | £2.462.710 |
| Residual Land values compared to benchr | nark land value | s | | | | | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | - | |
| | | | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access |
| | | | | | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | Base Build Costs. | Access Prt M4(2), Building Safety Levy, | Building Safety Levy, S106, CIL, Build Regs | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| Tenure | % AH | Access Prt M4(2) & Building Safety Levy | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & Biodiversity | Renewable Offset Payments | Offset Payments & Sustainability | Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £1,592,143 | -£1,824,646 | -£1,828,116 | -£1,831,202 | -£1,859,490 | -£1,926,351 | -£1,931,495 |
| Residual Land values compared to benchr Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 |] | |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| | | | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | | Access Prt M4(2), | Building Safety Levy, | 2022 & Staircases, | 2022 & Staircases, | 2022 & Staircases, Wchair |
| | | | Base Build Costs, Access Prt M4(2), | Building Safety Levy, S106, CIL, Build Regs | S106, CIL, Build Regs 2022 & Staircases, | Wchair Prt M4(3), BREEAM Excellent, | Wchair Prt M4(3), BREEAM Excellent, | Prt M4(3), BREEAM Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| _ | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH 8% | Building Safety Levy £228.692 | 2022 & Staircases | BREEAM Excellent | Biodiversity €10.367 | Payments -£38.655 | Sustainability | Embodied Carbon |
| Residual Land values compared to benchr | | s | | | | | , | |
| Lower Value Secondary Offices / Commun | ity Space | | | | | £40,420,000 | | |
| | | | | | | Base Build Costs, | Base Build Costs, | Page Build Coate A |
| | | | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Building Safety Levy, S106, CIL, Build Regs | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| Tenure | % AH | Access Prt M4(2) & Building Safety Levy | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & Biodiversity | Renewable Offset Payments | Offset Payments & Sustainability | Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £983,162 | £750,659 | £747,189 | £744,103 | £715,815 | £648,954 | £643,810 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 | 1 | |
| | 1 | | | | | Base Build Costs. | Base Build Costs. | |
| | | | | | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access |
| | | | | Page Build Cost- | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| | | | | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, | S106, CIL, Build Regs 2022 & Staircases, | S106, CIL, Build Regs 2022 & Staircases, | Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair |
| | | | Base Build Costs, | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | Base Build Costs and | Access Prt M4(2), Building Safety Levy & | S106, CIL, Build Regs 2022 & Staircases, | 2022 & Staircases, Wchair Prt M4(3), | BREEAM Excellent, Biodiversity & | BREEAM Excellent, Biodiversity, Renewable | Excellent, Biodoversity, Renewable Offset |
| | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| I IL | 8% | £1,875,017 | £1,642,514 | £1,639,044 | £1,635,958 | £1,607,670 | £1,540,809 | £1,535,665 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|-----------------|---|--|--|--|--|--|--|
| Resi 1 - 4 Houses | | | | Value Area | Zone A - King | s Cross Higher | | |
| | | | 1 | | | | | |
| No Units Site Area | 0.045 Ha | | | Sales value inflation Build cost inflation | | Base Base | | |
| | 0.045110 | | | Tenure | | PIL | | I |
| Residual land values: | | | | | | | | |
| | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair |
| | | Base Build Costs and | Base Build Costs, Access Prt M4(2), Building Safety Levy & | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases. | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3). | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | %AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| 1 | 8% | £3.182.032 | £2.943.453 | £2.939.982 | £2.936.896 | £2.908.609 | £2.841.747 | £2.836.604 |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 8% | £1 212 173 | £1 450 752 | E1 454 223 | £1 457 309 | £1 485 596 | -£1 552 458 | -£1 557 601 |
| Residual Land values compared to benchr Medium Value Secondary Offices | nark land value | 3 | Γ | Г | Г | £57,186,000 Base Build Costs. | Base Build Costs, | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy some or | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | | | £370.083 | £300.012 | £303.520 | £335.239 | £208.377 | £263.234 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | | š | Ι | I | I | £40,420,000 Base Build Costs, | Base Build Costs, | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, \$106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, \$106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £1,363,132 | £1,124,553 | £1,121,082 | £1,117,996 | £1,089,709 | £1,022,847 | £1,017,704 |
| Residual Land values compared to benchri Secondary Industrial/Storage/Distribution | nark land value | • | | <u> </u> | | £20,601,000 | | |
| | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Wchair Prt M4(3), BREEAM Excellent & Biodiversity | BREEAM Excellent, Biodiversity & Renewable Offset Payments | BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £2,254,987 | £2,016,408 | £2,012,937 | £2,009,851 | £1,981,564 | £1,914,702 | £1,909,559 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|-------------------|---|---|--|---|--|---|---|
| tesi 1 - 4 Houses | | | | Value Area | Zone A - Low | er Cenral Zone | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| ite Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | |] |
| conduit talle values. | | | | | | | | |
| Tenure | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 25562 002 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 5317-337 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5313278 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5330.790 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 5222 503 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 53215.641 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 5210489 |
| Residual Land values compared to benchr | nark land value | | | | | | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| | N/AU | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| Residual Land values compared to benchr Medium Value Secondary Offices | nark land value | • | T | T | | £57,186,000 Base Build Costs, | Base Build Costs, | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | ON | | £143.911 | E740.000 | E737.420 | £705.133 | 1042.271 | 2037.129 |
| Lower Value Secondary Offices / Communi | | • | | | | £40,420,000 | | |
| Fil. Tenure | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1743,102 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, ClL, Building Regs 2022 & Staircases \$1,466,477 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1,494,79 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E1405,003 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E1336,741 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Et 301599 |
| Residual Land values compared to benchr | nark land value | | | | | | | |
| Secondary Industrial/Storage/Distribution | | - | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchalr Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | F2 634 957 | 62 390 302 | F2 386 831 | £2 383 745 | £2 355 458 | £2 288 596 | £2.283.454 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|-----------------|--|---|---|---|---|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone A - Mediu | m Central Zone | | |
| No Units | 4 | | • | Sales value inflation | | Growth | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Inflation | | i |
| Residual land values: | | | | Tellare | | FIL | | l |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £4.154.922 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Earl R2 918 |
| Residual Land values compared to benchn | nark land value | | 24.103.700 | 24.100.250 | 24.103.203 | 24.104.322 | 24.000.000 | 24.002.510 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £54,392 | -£204,439 | -£207,910 | -£210,996 | -£239,283 | -£306,145 | -£311,287 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | • | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1581552 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | nark land value | £1.070.227 | £1.010.350 | £1.012.920 | £1.009.839 | £1.361.332 | £1.514.090 | £1.505.040 |
| Lower Value Secondary Offices / Communi | ity Space | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | BREEAM Excellent, Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 8% | £2,629,697 | £2,370,866 | £2,367,395 | £2,364,309 | £2,336,022 | £2,269,160 | £2,264,018 |
| Residual Land values compared to benchri Secondary Industrial/Storage/Distribution | nark land value | • | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £3.521.552 | £3.262.721 | £3.259.250 | £3.256.164 | £3.227.877 | £3.161.015 | £3.155.873 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-----------------|--|--|--|---|---|---|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone A - Highe | or Central Zone | | |
| No Units | | 1 | - | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation | | Base | | |
| | | | | Tenure | • | Base PIL | | |
| Residual land values: | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 76 AFI | F4 955 223 | F4 688 291 | £4.684.820 | £4.681.734 | £4.653.447 | 64 586 585 | £111000160 Carbon |
| | | | £4.000.291 | 1 14.084.020 | 14.081./34 | 1 14.003.44/ | 1 14.000.000 | 24.001.443 |
| Residual Land values compared to benchn Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £561,018 | £294,086 | £290,615 | £287,529 | £259,242 | £192,380 | £187,238 |
| Residual Land values compared to benchn Medium Value Secondary Offices | nark land value | \$ | | | | £57,186,000 | | |
| Tenure Pit. | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 8% | £2.381.853 | £2.114.921 | £2.111.450 | £2.108.364 | £2.080.077 | £2.013.215 | £2.008.073 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | | \$ | | | | £40,420,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £3,136,323 | £2,869,391 | £2,865,920 | £2,862,834 | £2,834,547 | £2,767,685 | £2,762,543 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 | 1 | |
| _ | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalincases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| I III | 8% | £4,028,178 | £3,761,246 | £3,757,775 | £3,754,689 | £3,726,402 | £3,659,540 | £3,654,398 |

| Local Fian Viability Testing 2 | .023 | | | | | | | |
|--|-------------------------|--|--|--|---|--|--|---|
| | | | | | | | | |
| Resi 2 - 6 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
| | | | l | | | | | |
| No Units Site Area | 0.03 Ha | | | Sales value inflation Build cost inflation | | Base | | |
| Residual land values: | | • | | Tenure | | PIL PIL | | |
| residual laite values. | | | | | | | | |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs |
| | | | | Access Prt M4(2), | Building Safety Levy, | 2022 & Staircases, | 2022 & Staircases, | 2022 & Staircases, Wchair |
| | | | Base Build Costs, | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | Base Build Costs and | Access Prt M4(2), Building Safety Levy & | S106, CIL, Build Regs 2022 & Staircases, | 2022 & Staircases, Wchair Prt M4(3), | BREEAM Excellent, Biodiversity & | BREEAM Excellent, Biodiversity, Renewable | Excellent, Biodoversity, Renewable Offset |
| | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | %AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability F2 158 647 | Embodied Carbon |
| | 10% | £2.509.938 | E2.246.942 | £2.244.528 | £2.239.886 | £2.228.281 | E2.158.647 | £2.119.962 |
| Residual Land values compared to benchma Higher Value Secondary Offices | rk land values | · - | Г | Г | Г | £97,649,000 Base Build Costs, | Base Build Costs, | |
| | | | | | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access |
| | | | | | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| | | | | Base Build Costs, Access Prt M4(2). | Access Prt M4(2), Building Safety Levy, | S106, CIL, Build Regs 2022 & Staircases, | S106, CIL, Build Regs 2022 & Staircases, | Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair |
| | | | Base Build Costs, | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and Access Prt M4(2) & | Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Renewable Offset Payments, Sustainability & |
| Tenure | %AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 10% | -£419,532 | -£682,528 | -£684,942 | -£689,584 | -£701,189 | -£770,823 | -£809,508 |
| Residual Land values compared to benchma Medium Value Secondary Offices | rk land values | | | | | £57,186,000 | • | |
| | | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | | Barra Build Garde | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | S106, CIL, Build Regs 2022 & Staircases, | S106, CIL, Build Regs 2022 & Staircases, | Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair |
| | | | Base Build Costs, Access Prt M4(2), | Building Safety Levy, S106, CIL, Build Regs | 2022 & Staircases, | Wchair Prt M4(3), BREEAM Excellent, | Wchair Prt M4(3), BREEAM Excellent, | Prt M4(3), BREEAM Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| Tenure | % AH | Access Prt M4(2) & Building Safety Levy | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & Biodiversity | Renewable Offset Payments | Offset Payments & Sustainability | Payments, Sustainability & Embodied Carbon |
| PII | 100/ | £794.358 | £531.362 | £528.948 | £524.306 | £512.701 | £443.067 | £404.382 |
| E psrii Residual Land values compared to benchms Lower Value Secondary Offices / Community | rk land values Space | | | | | £40,420,000 |] | |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| | | | | | Base Build Costs. | Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | | Access Prt M4(2), | Building Safety Levy, | 2022 & Staircases, | 2022 & Staircases, | 2022 & Staircases, Wchair |
| | | | Base Build Costs, Access Prt M4(2), | Building Safety Levy, S106, CIL, Build Regs | S106, CIL, Build Regs 2022 & Staircases, | Wchair Prt M4(3), BREEAM Excellent, | Wchair Prt M4(3), BREEAM Excellent, | Prt M4(3), BREEAM Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH 10% | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments £1.015.681 | Sustainability 5946 047 | Embodied Carbon |
| Residual Land values compared to benchms Secondary Industrial/Storage/Distribution | | 21,201,000 | 21,004,042 | 21,001,020 | ENOTIFE | £1,013,081 | | Louiyou |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| 1 | | | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| [| | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| 1 | | | l | Access Prt M4(2), | Building Safety Levy, | 2022 & Staircases, | 2022 & Staircases, | 2022 & Staircases, Wchair |
| 1 | | | Base Build Costs, Access Prt M4(2), | Building Safety Levy, S106, CIL, Build Regs | S106, CIL, Build Regs 2022 & Staircases, | Wchair Prt M4(3), BREEAM Excellent, | Wchair Prt M4(3), BREEAM Excellent, | Prt M4(3), BREEAM Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| _ | l | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH 10% | Building Safety Levy £1.891.908 | 2022 & Staircases £1.628.912 | BREEAM Excellent £1.626.498 | Biodiversity £1.621.856 | Payments £1.610.251 | Sustainability £1.540.617 | Embodied Carbon £1.501.932 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-----------------|--|--|--|--|---|---|--|
| | | | | | | | | |
| Resi 2 - 6 Flats | | | | Value Area | Zone A - King | s Cross Lower | | |
| | | | | | | | | |
| No Units | 6 | | | Sales value inflation | | Base | | |
| Site Area | 0.03 Ha | ļ | | Build cost inflation Tenure | | Base PIL | |] |
| Residual land values: | | | | | | | | |
| | | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | BREEAM Excellent, Biodiversity & Renewable Offset | BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| TL. | 10% | £2.509.938 | £2.246.942 | £2.244.528 | £2.239.886 | £2.228.281 | £2.158.647 | £2.119.962 |
| Residual Land values compared to benchr Higher Value Secondary Offices | mark land value | • | | | | £97,649,000 | | |
| | | | | | | Base Build Costs, | Base Build Costs, | B B 6 |
| | | | | | Base Build Costs. | Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | | Access Prt M4(2), | Building Safety Levy, | 2022 & Staircases, | 2022 & Staircases, | 2022 & Staircases, Wchair |
| | | | Base Build Costs, | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | Base Build Costs and | Access Prt M4(2), | S106, CIL, Build Regs 2022 & Staircases, | 2022 & Staircases, Wchair Prt M4(3), | BREEAM Excellent, Biodiversity & | BREEAM Excellent, | Excellent, Biodoversity, Renewable Offset |
| | | Access Prt M4(2) & | Building Safety Levy & S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Biodiversity, Renewable Offset Payments & | Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| Residual Land values compared to benchr Medium Value Secondary Offices | mark land value | • | | | | £57,186,000 Base Build Costs, | Base Build Costs, | |
| Tenure | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E74358 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr | | | £531.302 | £028.948 | £524.300 | E512.701 | £443.067 | £404.382 |
| ower Value Secondary Offices / Commun | | • | | | | £40,420,000 | | |
| _ | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticrases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalincases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity 61,027,288 | Payments C1.015.681 | Sustainability 6946 047 | Embodied Carbon |
| Residual Land values compared to benchr | 10% | £1,297,338 | £1,034,342 | £1,031,926 | £1,027,280 | £1,U15,081 | 1940,047 | 1907,302 |
| esidual Land values compared to benchr econdary Industrial/Storage/Distribution | nark land válué | • | | | | £20,601,000 | l | |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 10% | £1,891,908 | £1,628,912 | £1,626,498 | £1,621,856 | £1,610,251 | £1,540,617 | £1,501,932 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-----------------|---|--|---|--|--|---|---|
| | | | | | | | | |
| Resi 2 - 6 Flats | | | | Value Area | Zone A - Kings | s Cross Higher | | |
| | | | | | | | | |
| No Units Site Area | 0.03 Ha | | | Sales value inflation Build cost inflation | | Base | 1 | |
| Residual land values: | 0.001111 | ! | | Tenure | | Base PIL | |] |
| Residual land Values: | | | | | | | | |
| | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Excellent, Biodoversity, Renewable Offset |
| | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 10% | £2.913.870 | £2.644.415 | £2.642.002 | £2.637.360 | £2.625.753 | £2.556.120 | £2.517.435 |
| Residual Land values compared to benchr Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 |] | |
| | | | | | I | Base Build Costs, | Base Build Costs, | |
| | | | | | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access |
| | | | | | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| | | | | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, | S106, CIL, Build Regs 2022 & Staircases, | S106, CIL, Build Regs 2022 & Staircases, | Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair |
| | | | Base Build Costs. | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH 10% | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| Residual Land values compared to benchm Medium Value Secondary Offices | | 3 | -12.00,000 | -12.01,400 | - LLUZ, 110 | £57,186,000 | | -24 (2,000 |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| Tenure | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E1/98/290 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Statincases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | | | E920.03U | E520.422 | E521.760 | E810.173 | E040.040 | 2801.000 |
| Lower Value Secondary Offices / Communi | | • | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Logs 5106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £1,701,270 | £1,431,815 | £1,429,402 | £1,424,760 | £1,413,153 | £1,343,520 | £1,304,835 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 |] | |
| - | | | | | | Base Build Costs, | Base Build Costs, | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £2,295,840 | £2.026.385 | £2,023,972 | £2,019,330 | £2,007,723 | £1,938,090 | £1,899,405 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|-----------------|--|--|---|---|---|--|--|
| | | | | | | | | |
| Resi 2 - 6 Flats | | | | Value Area | Zone A - Low | er Cenral Zone | | |
| | | | | | | | | |
| No Units | 6 | | | Sales value inflation | | Base | | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | |] |
| Residual land values: | | | | | | | | |
| | | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and Access Prt M4(2) & | Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| TL . | 10% | £3.317.803 | £3.041.889 | £3.039.475 | £3.034.832 | £3.023.227 | £2.953.594 | £2.914.908 |
| Residual Land values compared to benchm digher Value Secondary Offices | mark land value | | | | | £97,649,000 |] | |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| | | | | | Base Build Costs. | Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | | | Base Build Costs. | Access Prt M4(2). | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Reg |
| | | | | Access Prt M4(2), | Building Safety Levy, | 2022 & Staircases, | 2022 & Staircases, | 2022 & Staircases, Wchair |
| | | | Base Build Costs, | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and Access Prt M4(2) & | Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| 'IL | 10% | £388,333 | £112,419 | £110,005 | £105,362 | £93,757 | £24,124 | -£14,562 |
| tesidual Land values compared to benchr ledium Value Secondary Offices | mark land value | s | | | | £57,186,000 Base Build Costs, | Base Build Costs, | |
| | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | BREEAM Excellent, Biodiversity & Renewable Offset Payments | BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 7IL | 10% | £1.602.223 | £1.326.309 | £1.323.895 | £1.319.252 | £1.307.647 | £1.238.014 | £1.199.328 |
| Residual Land values compared to benchr ower Value Secondary Offices / Communi | | s . | | | | £40,420,000 | | |
| · | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments £1.810.627 | Sustainability | Embodied Carbon |
| Residual Land values compared to bench | nork land velve | £2,100,200 | £1,029,209 | £1,020,070 | £1,022,232 | £1,010,027 | £1,740,004 | £1,702,300 |
| econdary Industrial/Storage/Distribution | nark ianu value | • | | | | £20,601,000 |] | |
| | | | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Prt M4(2), Building Safety Levy, S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability 8 |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| TL | 10% | £2,699,773 | £2,423,859 | £2,421,445 | £2,416,802 | £2,405,197 | £2,335,564 | £2,296,878 |

| ocal Plan Viability Testing | 2020 | | , | | | | 1 | |
|--|---|--|--|--|--|--|--|--|
| esi 2 - 6 Flats | | | | Value Area | Zone A - Mediu | m Central Zone | | |
| o Units | 6 | 1 | • | Sales value inflation | | Base | 1 | |
| ite Area | 0.03 Ha | | | Build cost inflation | | Base PIL | | , |
| esidual land values: | | | | Tenure | | PIL | | l |
| | | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | Base Build Costs and | Base Build Costs, Access Prt M4(2), Building Safety Levy & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Levy, S106, CIL, Build Res 2022 & Staircases, Wchal Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| T | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability |
| Tenure | % AH 10% | Building Safety Levy £4.260.311 | 2022 & Staircases £3.969.327 | BREEAM Excellent £3.966.913 | Biodiversity £3.962.270 | Payments £3.950.665 | Sustainability £3.881.031 | Embodied Carbon £3.842.346 |
| esidual Land values compared to benchr ligher Value Secondary Offices | mark land values | • | | | | £97,649,000 |] | |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Acces Prt M4(2), Building Safet Levy, S106, CIL, Build Re |
| | | | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity |
| | | Base Build Costs and Access Prt M4(2) & | Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Renewable Offset Payments, Sustainability |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| esidual Land values compared to benchr | | • | | | | | 1 | |
| | | - | | | | E57,186,000 Base Build Costs, | Base Build Costs, | Base Build Costs Asses |
| Medium Value Secondary Offices | | Base Build Costs and | Base Build Costs, Access Prt M4(2), Building Safety Levy & S46 C/II. Building Page | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Works Fre M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BDEEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Base Build Costs, Acces Prt M4(2), Building Safett Levy, \$106, CIL, Build Re; 2022 & Staircases, Wchai Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| ledium Value Secondary Offices | % АН | Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Prt M4(2), Building Safet Levy, S106, CIL, Build Re, 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability |
| Adium Value Secondary Offices Tenure | % AH | Base Build Costs and | Access Prt M4(2), Building Safety Levy & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Prt M4(2), Building Safet Levy, S106, CIL, Build Re 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset |
| ledium Value Secondary Offices | 10% mark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2544/31 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety, Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability £2,165,451 | Prt M4(2), Building Safet Levy, S106, CIL, Build Re 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset Payments, Sustainability |
| redium Value Secondary Offices Tenure Tenure Tenure Tenure | 10% mark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2544/31 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £2.165.451 | Prt M4(2), Building Safet Levy, S106, CIL, Build Reg 2022 & Staircases, Wchai Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability |
| Tenure Tenure | 10% mark land values ity Space %AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2244.73) 5 Base Build Costs and Access Prt M4(2) & Building Safety Levy | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2223 \$412 cs 2233,747 Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (2251333) Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Suliding Safety Levy, S106, Cill, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1226.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, 31 1022 4 Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 12 235 085. E49 428,009 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Sefery Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), Biodiversity, Renewable Offset Payments & Sustainability 2,166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), Building Safety Levy, \$166, CIL, Building Safety Levy, \$167, CIL, Safety, \$167, CIL, S | Prt M4(2), Building Safeton Lovy, 5196, Cil, Build Re 2022 & Staircases, Weh Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset Payments, Sustainability Embodied Carbon (2126 769) Base Build Costs, Acces Prt M4(2), Building Safet Lovy, 5106, Cil, Build Re 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset Payments, Sustainability |
| Tenure | 10% mark land values ity Space %AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2244.73) 5 Base Build Costs and Access Prt M4(2) & Building Safety Levy | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases 2233,747 Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Safety Levy & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (2251333) Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Suliding Safety Levy, S106, CIIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 12 246 690 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 21 25 256 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 31 922 4 Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (2235 995) Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (27,78,095) Base Build Costs, Access Ptt M4(2), Biodiversity & BREEAM Excellent, BIODI | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3 (1) 22 4 Statircases, Wchair Prt M4(3), BREEAM Excellent, Bodiversity, Renewable Offset Payments & Sustainability 12 (195.65) Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Statircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 12 (195.65) | Prt M4(2), Building Safe Lovy, S166, Cit, Build Rt 2022 & Staircases, Wch Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset Payments, Sustainability Embodied Carbon 22 126, 768 Base Build Costs, Acce- Prt M4(2), Building Safe Lovy, S166, Cit, Build Rt 2022 & Staircases, Wch Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset Payments, Sustainability Embodied Carbon 12,23,746 Base Build Costs, Acce- |
| Tenure Tenure Yulus Secondary Offices Tenure Ture Tenure Tenure Tenure Tenure Tenure | 10% mark land values ity Space %AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2 244.7)1 Base Build Costs and Access Prt M4(2) & Building Safety Levy (30977)1 Base Build Costs and Access Prt M4(2) & Building Safety Levy | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2223, 347 Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 222 & Staircases 227, 367, 272 Base Build Costs, Access Prt M4(2), Building Regs 2022 & Staircases 227, 367, 272 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (2291333) Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (27,94313) Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Lev | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalfacases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 12.246.869 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalfacases, Wchair Prt M4(3), Building Safety Levy, \$106, CIL, Bu | Base Build Costs, Access Prt M4(2), Building Safety Levy, S168, CIL, Build Regs 20/22, & Star Cases, What Recommendation of the Costs, Recommendation of the Costs, Access Prt M4(2), Building Safety Levy, S168, CIL, Build Regs 20/22, & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1/27,80,995 1/27,8 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 302, & Sberriers Body Safety Levy, S166, CIL, Build Regs Sustainability E2195, 451 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs Sustainability E2195, 451 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs Sustainability E2868, 311 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety, Levy, S166, CIL, Building, Safety, Levy, S166, CIL, | Prt M4(2), Building Safe Levy, S196, Cit, Build Re 2022 & Staircases, Wich Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset Payments, Sustainability Embodied Carbon (2) 126 768 Base Build Costs, Acceer Prt M4(2), Building Safe Levy, S106, Cit, Build Re Excellent, Biodoversity Renewable Offset Payments, Sustainability Embodied Carbon (2) 26 35 16 16 16 16 16 16 16 16 16 16 16 16 16 |
| Tenure Tenure | 10% mark land values ity Space %AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (2544731 Base Build Costs and Access Prt M4(2) & Building Safety Lovy (3,647,711 | Access Prt M4(2), Access Prt M4(2), Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Access Prt M4(2), Access Prt M4(2), Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 10 2291333 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Costs, Access Prt M4(3) & BREEAM Excellent 10 27,74315 | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 52246.090 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 52746.070 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Chair Prt M4(3), BREEAM Excellent & Biodiversity 52746.070 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £46,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £27,8050 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Brest M | Base Build Costs, Access Prt M4(2), Building Seffey Levy, S166, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 12.106.551 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Boildversity, Renewable Offset Payments & Sustainability 1.206.511 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), Bread Payments & Sustainability 1.206.511 | Prt M4(2), Building Safe Levy, S166, Cit, Build R. 2022 & Staircases, Wich Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset Payments, Sustainability Embodied Carbon Ex 126.766 Base Build Costs, Acce Prt M4(2), Building Safe Excellent, Biodoversity Renewable Offset Payments, Sustainability Embodied Carbon Excellent, Biodoversity Excellent, Biodov |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-----------------|--|---|---|--|---|--|--|
| Resi 2 - 6 Flats | | | | Value Area | Zone A. Winte | er Central Zone | | |
| Nesi 2 - 6 riats | | | | Value Area | Zolie A - High | er Central Zone | | |
| | | , | ı | | | T- | | |
| No Units Site Area | 0.03 Ha | | | Sales value inflation Build cost inflation | | Base Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | l |
| | | | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access |
| | | | | | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Building Safety Levy, S106, CIL, Build Regs | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| Tenure | % AH | Access Prt M4(2) & Building Safety Levy | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & Biodiversity | Renewable Offset Payments | Offset Payments & Sustainability | Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £4.798.888 | £4.499.291 | £4.496.877 | £4.492.234 | £4.480.629 | £4.410.996 | £4.372.310 |
| Residual Land values compared to benchn | nark land value | s | | | | | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| | | | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access |
| | | | | | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Building Safety Levy, S106, CIL, Build Regs | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| Tenure | %AH | Access Prt M4(2) & Building Safety Levy | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & Biodiversity | Renewable Offset Payments | Offset Payments & Sustainability | Payments, Sustainability & Embodied Carbon |
| PIL | 76 ATI | £1,869,418 | £1,569,821 | £1,567,407 | £1,562,764 | £1,551,159 | £1,481,526 | £1,442,840 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | 5 | | | | £57,186,000 |] | |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| | | | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | Base Build Costs. | Access Prt M4(2), Building Safety Levy, | Building Safety Levy, S106, CIL, Build Regs | 2022 & Staircases, Wchair Prt M4(3). | 2022 & Staircases, Wchair Prt M4(3). | 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| Tenure | %AH | Access Prt M4(2) & | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & Biodiversity | Renewable Offset | Offset Payments & Sustainability | Payments, Sustainability & Embodied Carbon |
| PIL | 76 An | Building Safety Levy £3.083.308 | £2.783.711 | £2.781.297 | £2.776.654 | Payments £2.765.049 | £2.695.416 | £2.656.730 |
| Residual Land values compared to benchn | | • | | | | | | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| | | | | | | Base Build Costs, | Base Build Costs, | Rose Build Costs A |
| | | | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Building Safety Levy, S106, CIL, Build Regs | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| Tonura | %AH | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure PIL | 76 AH | Building Safety Levy £3,586,288 | 2022 & Staircases £3,286,691 | BREEAM Excellent £3,284,277 | Biodiversity £3,279,634 | Payments £3,268,029 | Sustainability £3,198,396 | Embodied Carbon £3,159,710 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 | 1 | |
| / mouse new consiger or stribution | | | I | I | | Base Build Costs. | Base Build Costs. | |
| | | | | | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access |
| | | | | Dana Build Conta | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| | | | | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, | S106, CIL, Build Regs 2022 & Staircases, | S106, CIL, Build Regs 2022 & Staircases, | Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair |
| | | | Base Build Costs, | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | Base Build Costs and | Access Prt M4(2), Building Safety Levy & | S106, CIL, Build Regs 2022 & Staircases, | 2022 & Staircases, Wchair Prt M4(3), | BREEAM Excellent, Biodiversity & | BREEAM Excellent, | Excellent, Biodoversity, Renewable Offset |
| | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Biodiversity, Renewable Offset Payments & | Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| FIL | 10% | £4.180.858 | £3.881.261 | £3.878.847 | £3.874.204 | £3.862.599 | £3.792.966 | £3.754.280 |

| Local Fian Viability Testing 2 | .023 | | | | | | | |
|--|-------------------------|--|--|--|--|--|--|---|
| | | | | | | | | |
| Resi 3 - 9 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
| | | | l | | | | | |
| No Units Site Area | 0.025 Ha | | | Sales value inflation Build cost inflation | | Base Rase | 1 | |
| Residual land values: | | • | | Tenure | | PIL PIL | | |
| residual laite values. | | | | | | | | |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs |
| | | | | Access Prt M4(2), | Building Safety Levy, | 2022 & Staircases, | 2022 & Staircases, | 2022 & Staircases, Wchair |
| | | | Base Build Costs, | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | David Control | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, Wchair Prt M4(3), | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and Access Prt M4(2) & | Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | BREEAM Excellent & | Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 14% | £3.715.085 | £3.364.511 | £3.360.889 | £3.353.926 | £3.336.517 | £3.232.067 | £3.174.039 |
| Residual Land values compared to benchma Higher Value Secondary Offices | rk land values | | | | | £97,649,000 | | |
| | | | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2). | Base Build Costs, Access |
| | | | | | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | Base Build Costs. | Access Prt M4(2), Building Safety Levy, | Building Safety Levy, S106, CIL, Build Regs | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3). | 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH 14% | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity 6912 701 | Payments 6895 292 | Sustainability 6790.842 | Embodied Carbon |
| Residual Land values compared to benchma Medium Value Secondary Offices | | 21,213,000 | 2320,200 | 2310,004 | 2312,101 | £57,186,000 | | 2.02,014 |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| | | | | Base Build Costs. | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs |
| | | | Base Build Costs, | Access Prt M4(2), Building Safety Levy, | Building Safety Levy, S106, CIL, Build Regs | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), | 2022 & Staircases, Wchair Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| Tenure | % AH | Access Prt M4(2) & | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & Biodiversity | Renewable Offset Payments | Offset Payments & Sustainability | Payments, Sustainability & Embodied Carbon |
| PII | 149/ | Building Safety Levy £2,285,435 | 2022 & Staircases £1.934.861 | E1.931.239 | £1.924.276 | £1.906.867 | £1.802.417 | £1.744.389 |
| E psrii Residual Land values compared to benchms Lower Value Secondary Offices / Community | rk land values Space | | • | | | £40,420,000 |] | |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| | | | | | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Building Safety Levy, S106, CIL, Build Regs | Building Safety Levy, S106, CIL, Build Regs | Prt M4(2), Building Safety Levy, S106, CIL, Build Regs |
| | | | | Access Prt M4(2), | Building Safety Levy, | 2022 & Staircases, | 2022 & Staircases, | 2022 & Staircases, Wchair |
| | | | Base Build Costs, | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and Access Prt M4(2) & | Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Renewable Offset Payments, Sustainability & |
| Tenure | %AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 14% | £2,704,585 | £2,354,011 | £2,350,389 | £2,343,426 | £2,326,017 | £2,221,567 | £2,163,539 |
| Residual Land values compared to benchms Secondary Industrial/Storage/Distribution | rk land values | | | | | £20,601,000 | | |
| [| | | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access |
| | | | | | Base Build Costs, | Building Safety Levy, | Building Safety Levy, | Prt M4(2), Building Safety |
| | | | | Base Build Costs, | Access Prt M4(2), | S106, CIL, Build Regs | S106, CIL, Build Regs | Levy, S106, CIL, Build Regs |
| | | | Dana Bullat Card | Access Prt M4(2), | Building Safety Levy, | 2022 & Staircases, | 2022 & Staircases, | 2022 & Staircases, Wchair |
| | | | Base Build Costs, Access Prt M4(2), | Building Safety Levy, S106, CIL, Build Regs | S106, CIL, Build Regs 2022 & Staircases, | Wchair Prt M4(3), BREEAM Excellent, | Wchair Prt M4(3), BREEAM Excellent, | Prt M4(3), BREEAM Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| P == | 14% | £3,200,080 | E2,849,486 | £2,845,864 | £2,838,901 | £2,821,492 | £2,717,042 | £2,659,014 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-----------------|--|---|--|---|--|--|---|
| | | | | | | | | |
| Resi 3 - 9 Flats | | | | Value Area | Zone A - King | s Cross Lower | | |
| | | | | | | | | |
| No Units | 9 0.025 Ha | | | Sales value inflation | | Base | | |
| Site Area | 0.025 Ma | l | | Build cost inflation Tenure | | Base PIL | |] |
| Residual land values: | | | | | | | | |
| | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair |
| | | | Base Build Costs, | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| T | % AH | Access Prt M4(2) & | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & | Renewable Offset | Offset Payments & Sustainability | Payments, Sustainability & Embodied Carbon |
| Tenure PIL | % AH | Building Safety Levy £3.715.085 | £3.364.511 | F3 360 889 | Biodiversity 63 363 926 | Payments £3.336.517 | F3 232 067 | F3 174 039 |
| Residual Land values compared to benchn | | | 25.504.511 | 155505005 | 25.555.525 | 20.000.017 | 20.202.007 | 20.174.000 |
| Residual Land values compared to benchin Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 |] | |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| | | | | | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access |
| | | | | Base Build Costs. | Base Build Costs, Access Prt M4(2). | Building Safety Levy, S106, CIL, Build Regs | Building Safety Levy, S106, CIL, Build Regs | Prt M4(2), Building Safety Levy, S106, CIL, Build Regs |
| | | | | Access Prt M4(2), | Building Safety Levy, | 2022 & Staircases, | 2022 & Staircases, | 2022 & Staircases, Wchair |
| | | | Base Build Costs, | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | Prt M4(3), BREEAM |
| | | | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Excellent, Biodoversity, |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Renewable Offset |
| | | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 14% | £1,273,860 | £923,286 | £919,664 | £912,701 | £895,292 | £790,842 | £732,814 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | \$ | | | | £57,186,000 |] | |
| | | | | | | Base Build Costs, | Base Build Costs, | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 14% | £2.285.435 | £1.934.861 | £1.931.239 | £1.924.276 | £1.906.867 | £1.802.417 | £1.744.389 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | | 5 | | | | £40,420,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £2,704,585 | £2,354,011 | £2,350,389 | £2,343,426 | £2,326,017 | £2,221,567 | £2,163,539 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 | 1 | |
| | 1 | | | | | Base Build Costs. | Base Build Costs. | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 14% | 63 200 060 | F2 849 486 | £2.845.864 | £2.838.901 | £2.821.492 | £2.717.042 | £2,659,014 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--------------------|---|--|---|---|--|--|--|
| Resi 3 - 9 Flats | | | | Value Area | Zone A - Kings | s Cross Higher | | |
| No Units | 9 | | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | |
| | | | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access |
| Tenure Pit. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £4320.983 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 23957.099 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £3932.727 | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr Higher Value Secondary Offices | nark land value | . | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Pil | % AH 14% | Building Safety Levy | 2022 & Staircases | BREEAM EXCEILENT | £1.508.911 | £1,491,502 | Sustainability £1.387.052 | Embodied Carbon |
| | | £1,879,758 | £1,019,490 | £1,010,674 | £1,006,911 | £1,491,502 | £1,387,052 | £1,329,023 |
| Residual Land values compared to benchr Medium Value Secondary Offices | nark land value | 3 | | | | £57,186,000 | | |
| Tenure PIL | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 22891333 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2251,070 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 22527449 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 12520.486 | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22593077 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 12398 6277 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), RREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 12340588 |
| Residual Land values compared to benchr | | | | | | | | |
| Lower Value Secondary Offices / Commun Tenure Fil. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$330485 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2595,220 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 12,945,599 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent & Blodiversity 2239,956 | E80,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$12,922,227 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$2.237,777 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Rego 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 22759748 |
| Residual Land values compared to benchr | nark land value: | | | | | | | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £3.805.958 | £3,445,695 | £3.442.074 | £3.435.111 | £3.417.702 | £3.313.252 | £3.255.223 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-----------------|---|--|---|---|---|---|--|
| Resi 3 - 9 Flats | | | | Value Area | Zone A - Lowe | er Cenral Zone | | |
| No Units | 9 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tenure | | PIL | | ı |
| | | | | Base Build Costs, | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Levy, S106, CIL, Build Regs 2022 & Staircases, Wchail Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £4.926.882 | £4.556.931 | £4.553.308 | £4.546.345 | £4.528.937 | £4.424.486 | £4.366.458 |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | • | | | | £97,649,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 76 ACI | F2 485 657 | £2 115 706 | F2 112 083 | £2,105,120 | F2 087 712 | £1.983.261 | £11925 233 |
| Residual Land values compared to benchr | | 22,460,007 | 12,110,700 | 22,112,003 | 12,100,120 | 12,007,712 | £1,003,201 | £1,520,233 |
| Medium Value Secondary Offices | nark land value | 5 | | | | £57,186,000 | | |
| Tenure Frit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2497-22) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 517,781 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$216,695 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1509/287 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S105, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 12298,589 |
| Residual Land values compared to benchi | | s | | | | | | |
| Lower Value Secondary Offices / Communi | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments C3 518 437 | Sustainability | Embodied Carbon |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | \$ 23,510,302 | 23,040,431 | 23,042,000 | £3,030,040 | £3,518,437 £20,601,000 | | 10,300,900 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £4.411.857 | £4.041.906 | £4.038.283 | £4.031.320 | £4.013.912 | £3.909.461 | £3.851.433 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|--------------------|--|--|---|--|--|---|---|
| Resi 3 - 9 Flats | | | | Value Area | Zone A - Mediu | m Central Zone | | |
| No Units | 9 | | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | |
| | | | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access |
| Tenure Pit. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 68:340.645 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £5.815.643 | Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchri Higher Value Secondary Offices | nark land value | • | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 76 ATT | 63 899 420 | £3.506.862 | F3 503 241 | £3.496.277 | £3,478,869 | 63.374.418 | 63 316 390 |
| Residual Land values compared to benchn | | 20,000,420 | 25,550,662 | 10,000,141 | 20,400,211 | 25,410,000 | 20,074,410 | 20,010,000 |
| Medium Value Secondary Offices | nark land value: | • | | | | £57,186,000 | | |
| Tenure PIL | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £4.91095 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, ClL, Building Regs 2022 & Staircases \$1518.437 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E4514316 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$4507,852 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 54,90,444 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £4,385.993 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), RREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 54327955 |
| Residual Land values compared to benchn | nark land value: | | | | | | | |
| Lower Value Secondary Offices / Communi | ity Space | Base Build Costs and | Base Build Costs, Access Prt M4(2), Building Safety Levy & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CI., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| T | 0/ 411 | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Payments, Sustainability & |
| PIL | % AH 14% | Building Safety Levy £5,330,145 | 2022 & Staircases £4.937.587 | BREEAM Excellent £4.933.966 | Biodiversity £4.927.002 | Payments £4,909,594 | Sustainability £4.805.143 | Embodied Carbon £4.747.115 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | 20,010,140 | 24,007,007 | 27,000,000 | 27,021,002 | £4,505,054 £20,601,000 | 24,000,140 | Estat A to |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £5.825.620 | £5.433.062 | £5,429,441 | £5.422.477 | £5.405.069 | £5.300.618 | £5.242.590 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|--------------------|--|--|--|--|---|--|---|
| Resi 3 - 9 Flats | | | | Value Area | Zone A - Highe | or Central Zone | | |
| No Units | | 1 | | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | |
| | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £7,148,599 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 55.739412 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 56 732 449 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 557154040 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E8610.589 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | s | | | | 507 640 000 | 1 | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 76 An | F4 707 284 | 2022 & Stall Cases 64 301 809 | F4 298 187 | £4.291.223 | £4,273,815 | 64 169 364 | £4.111.337 |
| | | 24,707,204 | E4,301,009 | £4,250,107 | 14,251,223 | E4,273,010 | 24,105,304 | 24,111,537 |
| Residual Land values compared to benchr Medium Value Secondary Offices | mark land value | 5 | | | | £57,186,000 | | |
| Tenure | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 557:1859 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 533,334 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 153.09 762 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 55302799 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 5283-390 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 55,180,399 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), RREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 55122912 |
| Residual Land values compared to benchr | mark land value | 5 | • | • | | • | | |
| Value Secondary Offices / Commun | ity Space | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments CS 704 540 | Sustainability | Embodied Carbon |
| | 14% | £6,138,009 | E5,732,534 | E5,728,912 | £5,721,948 | £5,704,540 | £5,800,089 | £5,542,062 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land value | \$ | | | | £20,601,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | F6 633 484 | F6 228 009 | FB 224 387 | F6 217 423 | F6 200 015 | £6 095 564 | F6 037 537 |

| Local Plan Viability Testing 2 | 2025 | | | | | | | |
|--|--------------------------|--|--|---|---|---|---|---|
| Resi 4- 10 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
| No Units | 10 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.02 Ha | l | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual land values: | | | | | | | | |
| Tenure 60% LAR 40% C/R 60% LAR 40% C/R 60% LAR 40% C/R | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £4.095.38 £3.21.77 £3.280,777 £3.28.453 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & \$106, CiL, Building Regs 2022 & Staircases 23704.497 \$3,194.979 \$3,194.979 \$2,497.539 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$1,700,100 \$2,100,915 \$2,934,815 \$2,834,889 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 23,819,29 23,161,29 23,161,29 25,24,4515 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 53,555,551 52,791,575 52,791,375 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 14,75,796 12,255,255,255,255,255,255,255,255,255,2 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £3,009,052 £2,736,491 | £2,887,530 £2,681,858 £2,423,975 | £2,677,826 £2,419,954 | £2,669,567 £2,411,716 | £2,648,919 £2,391,121 | £2,525,030 £2,267,556 | £2,661,357 £2,456,204 £2,198,909 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £2,463,050 £2,188,737 | £2,165,219 £1,905,597 £1,645,118 £1,383,790 | £2,161,206 £1,901,592 £1,641,120 £1,379,797 | £2.152.987 £1,893,390 | £2,854,515 £2,648,919 £2,391,121 £2,132,441 £1,872,886 £1,612,463 | £2.009.162 £1,749,856 | £1,940,674 £1,681,507 £1,421,417 £1,160,414 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £2,463,050 £2,188,737 £1,913,581 £1,637,531 | £1,645,118 £1,383,790 | £1,641,120 £1,379,797 | £2,669,567 £2,411,716 £2,152,967 £1,893,390 £1,832,932 £1,371,622 | £1,612,463 £1,351,182 | £1,489,648 £1,228,546 | £1,421,417 £1,160,414 |
| 60% LAR : 40% CIR | 50% | £1.360.654 | £1.121.622 | £1.117.633 | £1.109.467 | £1.089.051 | £966.558 | £898.506 |
| Residual Land values compared to benchm Higher Value Secondary Offices | ark land values | | | | | £97,649,000 |] | |
| Tonure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £2,314,900 £2,045,941 | £1,929,050 £1,674,745 | £1,924,964 £1,670,674 | £1,916,593 £1,662,335 | £1,895,668 £1,641,488 | £1,770,115 £1,516,408 | £1,700,363 £1,446,919 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £1,776,087 £1,505,291 | £1,419,534 £1,163,423 | £1,415,477 £1,159,379 | £1,407,167 £1,151,096 | £1,386,393 £1,130,388 | £1,261,747 £1,006,139 | £1,192,499 £937,113 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 16% 20% | £1,451,027 £1,233,616 | £1.112.094 £906,422 | £1.108.052 £902,390 | £1.099.774 £894,131 | £1.079.079 £873,482 | £954.906 £749,594 | £885.920 £680,767 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £687,613 | £389,783 | £385,769 | £377,551 | £357,005 | £492,120 £233,726 | £423,473 £165,237 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £413,300 £138,124 | £130,161 -£130,318 | £126,155 -£134,316 | £117,954 -£142,504 | £97,449 -£162,973 | | |
| 60% LAR : 40% CIR | 50% | £414.782 | -£653.814 | £657.803 | -£665.969 | -£686.386 | -£808.878 | +£876.930 |
| Residual Land values compared to benchm Medium Value Secondary Offices | ark land values | | | | | £57,186,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £3,050,591 £2,781,632 | £2,664,741 £2,410,436 | £2,660,655 £2,406,365 | £2,652,284 £2,398,026 | £2,631,359 £2,377,179 | £2,505,806 £2,252,099 | £2,436,054 £2,182,610 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 16% | £2,511,758 £2,240,981 | £2,155,224 £1.899,114 | £2,151,168 £1.895,070 | £2,142,858 £1.886.786 | £2,122,084 £1.866,079 | £1,997,438 £1,741,830 | £1,928,190 £1.672.804 |
| 60% LAR: 40% CIR | | £2,186,718 £1,969,307 | £1,847,785 £1,842,113 | £1,843,743 £1,638,081 | £1,835,465 £1,629,822 | £1,814,770 £1,609,173 | £1,690,597 £1,485,285 | £1,621,611 £1,416,458 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £1,696,745 £1,423,304 | £1,384,230 £1,125,474 | £1,380,208 £1,121,460 | £1.629.822 £1,371,971 £1.113.242 | £1.609.173 £1,351,376 £1.092.695 | £1,227,811 £989.417 | £1.416.458 £1,159,164 £900.928 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £1,148,991 £873,815 | £865,852 £605,373 | £861,846 £601,374 | £853,645 £593,186 | £833,140 £572,718 | £710,111 £449,902 | £900,928 £641,761 £381,671 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £597,786 £320,909 | £344,045 £81,877 | £340,052 £77,888 | £331,876 £69,721 | £311,437 £49,305 | £188,800 | £120,669 |
| Residual Land values compared to benchm | | 2220,000 | | | | | | , |
| Lower Value Secondary Offices / Communit | | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £3,086,468 £2.816.595 | £2,715,272 £2.460.061 | £2,711,202 £2,456,004 | £2,702,862 £2,447,694 | £2,682,016 £2,426,920 | £2,556,935 £2.302.275 | £2,487,446 £2,233,027 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 16% | £2,545,818 £2,491,554 | £2,203,950 £2,152,621 | £2,199,906 £2,148,580 | £2,191,623 £2,140,302 | £2,170,915 £2,119,606 | £2,046,666 £1,995,433 | £1,977,640 £1,926,447 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £2,274,143 £2.001.582 | £1,946,949 £1.689.066 | £1,942,917 £1.685.045 | £1,934,658 £1.676.807 | £1,914,010 £1,656,212 | £1,790,121 £1.532.647 | £1,721,295 £1.464.000 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £1,728,141 £1,453,828 | £1,430,310 £1,170,688 | £1,426,297 £1,166,683 | £1,418,078 £1,158,481 | £1,397,532 £1,137,976 | £1,274,253 £1,014,947 | £1,205,765 £946,598 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £1,178,652 £902,622 | £910,209 £648,881 | £906,211 £644,888 | £898,023 £636,713 | £8/7,554 £616,273 | £754,738 £493,637 | £686,508 £425,505 |
| | | £625,745 | £386,713 | £382,724 | £374,558 | E354,142 | £231,649 | £163,597 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | ark land values | | | | | £20,601,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £3.715.773 £3,446,813 | £3.329.923 £3,075,618 | £3.325.837 £3,071,547 | £3.317.466 £3,063,208 | £3.296.541 £3,042,361 | £3.170.988 £2,917,281 | £3.101.236 £2,847,792 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | £3,176,940 £2,906,163 | £2,820,406 £2,564,296 | £2,816,350 £2,560,252 | £2,808,040 £2,551,968 | £2,787,266 £2,531,260 | £2,662,620 £2,407,012 | £2,593,372 £2,337,986 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% 20% | £2,851,900 £2,634,489 | £2,512,966 £2,307,295 | £2,508,925 £2,303,262 | £2,500,647 £2,295,004 | £2,531,260 £2,479,951 £2,274,355 | £2,407,012 £2,355,778 £2,150,467 | £2,286,793 £2,081,640 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £2,361,927 £2.088.486 | £2,049,411 £1.790.656 | £2,045,390 £1.786.642 | £2,037,152 £1.778.424 | £2,016,558 £1.757.877 | £1,892,993 £1.634.599 | £1,824,346 £1.566.110 |
| 60% LAR : 40% CIR | 30% 35% 40% 45% | £2.088.486 £1,814,173 £1,538,997 | £1,531,033 £1,270,554 | £1,527,028 £1,266,556 | £1,518,827 £1,258,368 | £1,498,322 £1,237,900 | £1,375,292 £1,115,084 | £1,306,943 £1,046,853 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £1,262,987 £986.091 | £1,009,227 £747.058 | £1,005,233 £743.069 | £997,058 £734.903 | £976,618 £714,487 | £853,982 £591,995 | £785,851 £523,943 |
| | | | | | ., | | | |

Local Plan Viability Testing 2025 Resi 4- 10 Flats Zone A - Kings Cross Lower No Units Site Area Base Base LAR : CIR 10 0.02 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent 8 Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircas BREEAM Excellen Biodiversity Sustainability 60% LAR: 40% CIR Base Build Costs Base Build Costs. Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Rase Ruild Costs and Access Prt M4(2) & Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircases Biodiversity Sustainability Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR: 40% CIR Residual Land values compared to Medium Value Secondary Offices £57,186,000 Base Build Costs,
Access Prt M4(2),
Building Safety Levy,
S106, CIL, Build Regs
2022 & Staircases,
Wchair Prt M4(3),
BREEAM Excellent,
Biodiversity &
Renewable Offset
Payments
22631359 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability 12,505,808 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £2.680.655 Base Build Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR Residual Land values compared to benchmark land val Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs Building Safety Levy, S106, CIL, Build Regs Prt M4(2), Building Safety Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & Tenure Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Embodied Carbon 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 45% 50% Residual Land values compared to b Secondary Industrial/Storage/Distrib £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 25.10(238 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircas Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure 60% LAR : 40% CIR 60% LAR : 40% CIR

Local Plan Viability Testing 2025 Resi 4- 10 Flats Zone A - Kings Cross Higher No Units Site Area Base Base LAR : CIR 10 0.02 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Payments, Sustainability 8 Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent 8 Tenure %AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity 60% LAR: 40% CIR Base Build Costs Base Build Costs. Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Rase Ruild Costs and Access Prt M4(2) & Payments, Sustainability 8 BREEAM Excellen Tenure %AH Building Safety Levy 2022 & Staircases Biodiversity Sustainability Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR: 40% CIF Residual Land values compared to Medium Value Secondary Offices £57,186,000 Base Build Costs,
Access Prt M4(2),
Building Safety Levy,
S106, CIL, Build Regs
2022 & Staircases,
Wchair Prt M4(3),
BREEAM Excellent,
Biodiversity &
Renewable Offset
Payments
52,293,815 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability 23,168,261 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 53322.110 Base Build Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR Residual Land values compared to benchmark land val Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & Tenure Building Safety Levy 2022 & Staircase: BREEAM Excellen Biodiversity Embodied Carbon 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 45% 50% Residual Land values compared to b Secondary Industrial/Storage/Distrib £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 3398.997 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$2785.991 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircas Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure 60% LAR : 40% CIR 60% LAR : 40% CIR

Resi 4- 10 Flats Zone A - Lower Cenral Zone No Units Site Area Base Base LAR : CIR 10 0.02 Ha Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excell Payments, Sustainability & Tenure %AH Building Safety Levy 2022 & Staircases 60% LAR : 40% CIR 60% LAR : 40% CIR Base Build Costs. Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs Base Build Costs and Access Prt M4(2) & BREEAM Excel Payments, Sustainability & Tenure %AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Sustainability Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to Medium Value Secondary Offices £57,186,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 25,956,270 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability 13830,716 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 53.985.565 Base Build Costs. Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Building Safety Levy S106, CIL, Build Regs 2022 & Staircases, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewab Offset Payments & Sustainability Tenure % AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Embodied Carbon 60% LAR : 40% CIR Residual Land values compared to be Secondary Industrial/Storage/Distribu £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 24.426.417 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Siodiversity, Renewabl Offset Payments & Sustainability £4495.888 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases Base Build Costs and Wchair Prt M4(3) & BREEAM Excellent Access Prt M4(2) & Building Safety Levy Tenure 60% LAR : 40% CIR 60% LAR : 40% CIR

Local Plan Viability Testing 2025 Resi 4- 10 Flats Zone A - Medium Central Zone No Units Site Area Base Base LAR : CIR 10 0.02 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent 8 Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Embodied Carbon 60% LAR: 40% CIR Base Build Costs Base Build Costs. Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Rase Ruild Costs and Payments, Sustainability 8 Access Prt M4(2) & BREEAM Excellen Tenure %AH Building Safety Levy 2022 & Staircases Biodiversity Sustainability Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR: 40% CIF Residual Land values compared to Medium Value Secondary Offices £57,186,000 Base Build Costs,
Access Prt M4(2),
Building Safety Levy,
S106, CIL, Build Regs
2022 & Staircases,
Wchair Prt M4(3),
BREEAM Excellent,
Biodiversity &
Renewable Offset
Payments
55501999 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability 55,376,446 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E5.531.295 Base Build Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR Residual Land values compared to benchmark land val Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & Tenure Building Safety Levy 2022 & Staircase BREEAM Excellen Biodiversity Embodied Carbon 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 45% 50% Residual Land values compared to b Secondary Industrial/Storage/Distrib £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15,971,176 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircas Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure 60% LAR : 40% CIR 60% LAR : 40% CIR

| ocal Plan Viability Testin | g 2025 | | 1 | | | | 1 | |
|---|--|--|---|--|---|--|---|---|
| tesi 4-10 Flats | | | | Value Area | Zone A - Highs | er Central Zone | | |
| Units | 10 0.02 Ha | | • | Sales value inflation | | Base | | |
| ite Area esidual land values: | 0.02 Ha | | | Build cost inflation Tenure | | PIL PIL | |] |
| esidual land values: | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Eyeby Levy EY 995 253 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, ClL, Building Regs 2022 & Staircases £458.001 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £2453.315 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E7425019 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability £7.299.465 £6.888,053 | Base Build Costs, Acces Prt M4(2), Building Safet Levy, S106, CIL, Build Re 2022 & Staticraese, Wicha Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset Payments, Sustainability Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £7,445,547 £6,984,928 £6,523,405 | £7,016,400 £6,573,493 | £7.454.315 £7,012,330 £6,569,436 £6,125,643 | £7.445.945 £7,003,991 £6,561,126 £6,117,359 | £7.425.019 £6,983,144 £6,540,352 £6,096,652 | £6,858,063 £6,415,706 £5,972,403 | £7.229.714 £8,788,574 £6,346,460 £5,903,377 |
| 60% LAR: 40% CIR 60% LAR: 40% CR 60% LAR: 40% CIR 60% LAR: 40% CIR | 16% 20% 25% 30% 35% 40% 45% 50% | £6,430,992 £6,080,985 £5,597,678 £5,133,491 £4,668,432 £4,202,510 £3,735,734 £3,268,112 | £8,129,687 £6,040,818 £5,684,990 £5,239,411 £4,792,959 £4,345,641 £3,897,466 £3,448,443 £2,996,580 | £8,125,843 £8,036,776 £5,880,958 £5,235,390 £4,788,946 £4,341,636 £3,893,468 £3,444,450 £2,994,591 | £6,177,359 £6,028,498 £5,672,698 £5,227,152 £4,780,728 £4,333,435 £3,885,261 £3,885,261 £3,436,275 | £6,096,652 £6,007,803 £5,652,051 £5,206,557 £4,760,162 £4,312,930 £3,864,811 £3,415,835 £2,966,009 | £5,972,403 £5,883,629 £5,528,162 £5,528,162 £4,636,902 £4,636,902 £4,169,901 £3,741,997 £3,293,199 £2,2843,515 | £5,903,377 £8,814,645 £5,459,335 £5,014,345 £4,588,413 £4,121,551 £3,673,766 £3,225,067 £2,775,463 |
| tesidual Land values compared to bend ligher Value Secondary Offices | hmark land values | • | | | | £97,649,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Acces Prt M4(2), Building Safet Levy, S106, CIL, Build Re; 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon |
| | 0% 5% | £6.129.816 | £5.682.965 | £5.678.878 | £5.670.508 | £5.649.582 | £5.524.029 | £5.454.277 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £5,209,492 £6,747,000 | £5,240,964 £4,798,056 | £5,236,893 £4,794,000 | £5,228,554 £4,785,690 | £5,207,708 £4,764,916 £4,321,215 | £5,062,627 £4,640,270 | £5,013,138 £4,571,023 |
| 60% LAR: 40% CIR | 16% | £4,747,900 £4,655,556 | £4,354,250 £4.265.382 | £4,350,207 £4.261,340 | £4,341,923 £4.253.062 | £4,321,215 £4.232.366 | £4,190,907 £4.108.193 | £4,127,941 £4,039,209 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £4,265,549 £3,822,241 | £3,909,553 £3,463,975 | £3,905,522 £3,459,953 | £3,697,262 £3,451,716 | £3,876,615 £3,431,121 £2,984,745 | £3,752,726 £3,307,556 £2,861,466 | £3,683,899 £3,238,909 £2,792,977 |
| 60% LAR : 40% CIR | 35% | £3,358,054 £2,892,995 | £3,017,523 £2,570,205 | £3,013,510 £2,566,200 | £3,005,292 £2,557,999 | £2,537,494 | £2,861,466 £2,414,464 | £2,792,977 £2,346,115 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £2,427,074 £1,960,298 | £2,122,030 £1,673,007 | £2,118,032 £1,669,014 | £2,109,845 £1,660,838 | £2,089,375 £1,640,399 | £1,966,560 £1,517,762 | £1,898,330 £1,449,631 |
| 60% LAR : 40% CIR tesidual Land values compared to beno | 50% | £1.492.675 | £1.223.143 | £1.219.154 | £1.210.987 | £1.190.572 | £1.068.079 | £1.000.027 |
| ledium Value Secondary Offices | nmark land values | • | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Building Safety Levy, S106, CIL, Build Regs 2022 & Statircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Prt M4(2), Building Safet Levy, S106, CIL, Build Re, 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodled Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £8,865,507 £8,405,802 | £6,418,656 £5.976.655 | £5,972,584 | £6,406,199 £5.964.245 | £5,943,398 | £6,259,720 £5.818.318 | £6,189,968 £5.748.829 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% | £5,945,183 £5,483,659 £5,391,247 | £5,533,747 £5,089,941 £5,001,073 | £5,085,898 £5,085,898 £4,997,031 | £5,021,381 £5,077,614 £4,988,753 | £5,056,906 £4,968,057 | £5,375,961 £4,932,658 £4,843,884 | £5,306,714 £4,863,631 £4,774,900 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £5,391,247 £5,021,240 | £4.645.244 | £4,641.213 | £4,988,783 £4.632.953 £4,187,407 | £4,968,057 £4.612.305 £4,166,812 | £4,643,664 £4.488.417 | £4,774,900 £4,419,589 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £4,557,932 £4,093,745 | £4,199,666 £3,753,214 £3 305,896 | £4,195,644 £3,749,201 £3,301,891 | £4,187,407 £3,740,983 £3,293,689 | £4,166,812 £3,720,436 £3,273,185 | £4,043,247 £3,597,156 £3 150 155 | £3,974,600 £3,528,668 £3,081,806 |
| 60% LAR: 40% CIR | 40% | £3,628,686 £3,162,765 | £3,305,896 £2,857,721 | £3,301,891 £2,853,723 | £3,293,689 £2,845,536 | £3,273,185 £2,825,066 | £3,150,155 £2,702,251 | £3,081,806 £2,634,020 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,695,989 £2,228,366 | £2,408,698 £1,958,834 | £2,404,705 £1,954,845 | £2,396,529 £1,946,678 | £2,376,090 £1,926,263 | £2,253,453 £1,803,770 | £2,185,322 £1,735,718 |
| esidual Land values compared to bend | | ı | | | | | | |
| weer Value Secondary Offices / Comm | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | E40,420,000 Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Accer Prt M4(2), Building Safe Levy, S106, CIL, Build Re 2022 & Staircases, Wch. Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset Payments, Sustainability Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £6,710,638 £6,250,019 | £6,281,491 £5,838,584 | £6,277,421 £5,834 527 | £6,269,082 £5,828,217 | £6,248,235 £5,805,443 | £6,123,154 £5,680,797 | £6,053,665 £5,611,550 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% | £5,788,495 £5,696,083 | £5,394,778 £5,305,909 | £5,390,734 £5,301,867 | £5,382,450 £5,293,589 | £5,361,742 £5,272,894 | £5,237,494 £5,148,720 | £5,168,468 £5,079,736 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £5,326,076 £4.862.769 | £4,950,080 £4,504,502 | £4,946,049 £4.500.481 | £4,937,789 £4,492,243 | £4,917,142 £4,471.648 | £4,793,253 £4,348,083 | £4,724,426 £4.279.436 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £4,398,582 £3,933,523 | £4,058,050 £3,610,732 | £4,054,037 £3,606,727 | £4,045,819 £3,598,526 | £4,025,273 £3,578,021 | £3,901,993 £3,454,991 | £3,833,504 £3,386,642 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £3,467,601 £3,000,825 | £3,162,557 £2,713,534 | £3,158,559 £2,709,541 | £3,150,372 £2,701,366 | £3,129,902 £2,680,926 | £3,007,088 £2,558,290 | £2,938,857 £2,490,158 |
| 60% LAR : 40% CIR | 50% | £2,533,203 | £2,263,671 | £2,259,682 | £2,251,515 | £2,231,099 | £2,108,606 | £2,040,554 |
| esidual Land values compared to beno condary Industrial/Storage/Distribution | on ark land values | · | | | | £20,601,000 | | |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Acce Prt M4(2), Building Safe Levy, S106, CIL, Build Re |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset |
| | % AH 0% 5% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity Renewable Offset Payments, Sustainability |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | Access Prt M4(2) & Building Safety Levy £7.530.889 £7,070.984 £6,610.365 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases F7.083.838 66.641.837 68.198.929 55.755.123 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E7.079.751 66.37.766 69.194.873 55.751.079 | \$106, CİL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £7.071.381 £6.629.427 £6.186.563 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £7,050.455 £6,608.560 £6,155.789 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E6 924 902 E6 483 500 E6 041,143 E5 507 898 | 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon 68.855.150 68.414.011 55.971.996 55.528.813 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 16% 20% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases £7.083.838 £6.641,837 £6,198,229 £5,755.123 £5,666,256 £5,310,426 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £7 050.455 15,050.550 15,157.208 15,572.208 15,572.208 15,572.208 15,572.208 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E6.924.902 E6.483.500 E6.041.143 E5.597.839 E5.599.666 E5.183.599 | 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 16% 20% | Access Prt M4(2) & Building Safety Levy £7.530.889 £7,070.984 £6,610.365 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases F7.083.838 66.641.837 68.198.929 55.755.123 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £7.079.751 55.577.765 55.577.605 55.575.075 55.575.075 55.585.075 | \$106, CİL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £7.071.381 £6.629.427 £6.186.563 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £7,050.455 £6,608.560 £6,155.789 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E6 924 902 E6 483 500 E6 041,143 E5 507 898 | 2022 & Staircases, Wcha Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon 68.855.150 68.414.011 55.971.996 55.528.813 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | Access Prt M4(2) & Building Safety Levy £7.530.889 £7,070.984 £6,610.365 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases £7.083.838 £6.641,837 £6,198,229 £5,755.123 £5,666,256 £5,310,426 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E7.079.751 66.37.766 69.194.873 55.751.079 | \$106, CİL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £7.071.381 £6.629.427 £6.186.563 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £7 050.455 15,050.550 15,157.208 15,572.208 15,572.208 15,572.208 15,572.208 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E6.924.902 E6.483.500 E6.041.143 E5.597.839 E5.599.666 E5.183.599 | 2022 & Staircases, Wchai Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon 68.855.150 68.44.011 55.971.896 55.528.813 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|---|---|--|---|--|--|--|
| Resi 5- 13 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
| No Units | 13 | | • | Sales value inflation | | Base | | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual land values: | | | | | | | | |
| Tonuro 60% LAR 40% CIR | % AH 0% 5% 10% 5% 15% 22% 22% 45% 45% 45% 45% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 5.5 (2011) 19 5.5 (2011) | Base Build Costs, Access Prt M4(2), Alciens Prt M4(2), Building Safety Lavy & \$106, CIL, Building Regs 2022 & Starcases 1, 459, 391 1, 459, 391 1, 459, 491 1, 459 | Base Build Costs, Access Prt M4(2), Building Selfy Levy, S106. CLI, Build Regs 2022 & Starcases, Wchair Prt M4(3) & BREEAM Excellent 14,552,591 14,552,591 14,552,591 14,552,591 14,552,591 15,553,591 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 106. CIL, Build Regs 2022 & Staircases, 2022 & Staircases, 2022 & Staircases, 15,551,551,551,551,551,551,551,551,551 | Base Build Costs, Access Pri M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Pri M4(3), BREAM Excellent, Biodiversity & Renewable Offset 15,19287 15,1948-12 15,1948-12 15,1948-13 1 | Base Build Costs, Access Pf M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Pf M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5439,256 5439,257 5439 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 144,1543 (2014), 2014, 201 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tonuro | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% 15% | £2,510,665 £2,162,245 | £2.019.429 £1,690,939 | £2.014.116 £1,685,645 | £2.002.509 £1,674,083 | £1,973,493 £1,645,175 | £1,799.392 £1,471,730 | £1,702,669 £1,375,372 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £1,612,559 £1,461,619 | £1,361,190 £1,030,197 | £1,355,916 £1,024,938 | £1,344,394 £1,013,452 | £1,315,586 £984,737 | £1,142,744 £812,447 | £1,046,721 £716,730 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 22% 25% | £1.109.437 £968,219 £756.024 | £697.969 £564,734 £364.518 | £892.725 £559,497 £359.288 | £681.273 £548,056 £347.885 | £652,641 £519,455 £319,307 | £480.849 £347,849 £147,964 | £252,512 £52,772 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £401,390 £45.549 | £29,855 -£306,007 | £24,638 -£311,215 | £13,241 -£322,588 | -£15,250 -£351.022 | -£186,198 -£521,621 | -£281,168 -£616,399 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | -£952,911 -£1,290,688 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% | -£1.029.106 | £1.320.677 | ∗£1.325.864 | -£1.337.188 | E1.365.497 | £1.535.354 | -£1.629.720 |
| Medium Value Secondary Offices | ILI K ILIIO VIIGES | | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% | £3,562,703 | £3,071,467 | £3,066,154 | £3,054,547 | £3,025,531 | £2,851,430 | £2,754,707 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £2,864,597 £2,513,657 | £2,413,228 £2,413,228 | £2,407,954 £2,076,976 | £2,726,121 £2,396,432 £2,065,490 | £2,367,624 £2,367,624 | £2,194,782 £1,864,485 | £2,427,410 £2,098,759 £1,768,768 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 22% | £2,161,475 £2.020.257 | £1,750,007 £1,616,772 | £1,744,763 £1.611.535 | £1,733,311 £1,600,094 | £1,704,679 £1.571.493 | £1,532,887 £1.399.887 | £1,437,447 £1.304.550 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £1,808,062 £1,453,428 | £1,416,556 £1,081,893 | £1,411,326 £1,076,676 | £1,399,903 £1,065,279 | £1,371,345 £1,036,788 | £1,200,002 £865,840 | £1,104,810 £770.870 |
| 60% LAR : 40% CIR | 35% 40% 45% | £1,097,587 £740,550 | £746,031 £408,981 | £740,823 £403,781 | £729,450 £392,428 | £701,016 £364,044 | £530,417 £193,741 | £435,639 £99,127 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £382,327 £22,932 | £70,753 -£268,639 | £65,561 -£273,826 | £54,224 -£285,150 | £25,881 -£313,459 | +£144,174 +£483,316 | -£238,650 -£577,682 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | | | | | | £40,420,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £3,650,199 £3,300,513 | £3,007,383 £3,178,893 £2,849,144 | £3,173,599 £2,843,870 | £3,480,463 £3,162,037 £2,832,348 | £3,401,447 £3,133,129 £2,803,540 | £3,267,340 £2,959,684 £2,630,698 | £3,180,023 £2,863,326 £2,534,675 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 22% | £2,949,573 £2,597,391 | £2,518,151 £2,185,923 | £2,512,892 £2,180,679 | £2,501,406 £2,169,227 | £2,472,691 £2,140,595 | £2,300,401 £1,968,803 | £2,204,684 £1,873,363 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 22% 25% | £2,456,173 £2,243,978 | £2,052,688 £1.852.472 | £2,047,451 £1.847,242 | £2,036,010 £1.835.819 | £2,007,409 £1,807,261 £1,472,704 | £1,835,803 £1.635.918 | £1,740,466 £1.540.726 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £1,889,344 £1,533,503 £1,176,466 | £1,517,809 £1,181,947 £844.897 | £1,512,592 £1,176,739 £839,697 | £1,501,195 £1,165,366 £828,344 | £1,472,704 £1,136,932 | £1,301,756 £966,333 £629,657 | £1,208,786 £871,555 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £818,243 £458.848 | £506,669 £167,277 | £501,477 £162,000 | £490,140 £150.788 | £461,797 £122,457 | £291,742 | £197,266 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land values | | | | | | | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £4.513.913 £4,165,493 | £4.022.677 £3,694,187 | £4.017.364 £3,688,893 | £4.005.757 £3,677,331 | £3.976.741 £3,648,423 | £3.802.640 £3,474,978 | £3.705.917 £3,378,620 |
| 60% LAR : 40% CIR | 10% 15% | £3,815,807 £3,464,867 | £3,364,438 £3,033,445 | £3,359,164 £3,028,186 | £3,347,642 £3.016.700 | £3,318,834 £2.987,985 | £3,145,992 £2.815.695 | £3,049,969 £2,719,978 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% 25% 30% 35% | £3,112,685 £2,971,467 | £2,701,217 £2,567,982 | £2,695,973 £2,562,745 | £2,684,521 £2,551,304 | £2,655,889 £2,522,703 | £2,484,097 £2,351,097 £3,151,312 | £2,388,657 £2,255,760 £2,056,030 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £2,404,638 £2,048,797 | £2.033.103 £1.697.241 | £2.027.886 £1.692.033 | £2,351,113 £2.016.489 £1.680.660 | £1.987.998 £1.652.226 | £2,151,212 £1.817.050 £1.481.627 | £1.722.080 £1.386.849 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £1,691,760 £1,333.537 | £1,697,241 £1,360,191 £1,021,963 | £1,692,033 £1,354,991 £1,016,771 | £1,080,000 £1,343,638 £1,005,434 | £1,052,220 £1,315,254 £977,091 | £1,481,627 £1,144,951 £807,036 | £1,050,337 £712.560 |
| 60% LAR : 40% CIR | 50% | £974,142 | £682,571 | £677,384 | £666,060 | £637,751 | £467,894 | £373,528 |

Local Plan Viability Testing 2025 Resi 5- 13 Flats Zone A - Kings Cross Lower No Units Site Area Base Base LAR : CIR 13 0.03 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent 8 Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircas BREEAM Excellen Biodiversity Sustainability 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 80% LAR : 40% CI 60% LAR : 40% CI 80% LAR : 40% CI £3,236,84 £3,103,60 £3,019,72 £2,886,72 £2,924,28 £2,791,38 Base Build Costs Base Build Costs. Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Rase Ruild Costs and Access Prt M4(2) & Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircases Biodiversity Sustainability Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR sidual Land values compared to dium Value Secondary Offices £57,186,000 Base Build Costs,
Access Prt M4(2),
Building Safety Levy,
S106, CIL, Build Regs
2022 & Staircases,
Wchair Prt M4(3),
BREEAM Excellent,
Biodiversity &
Renewable Offset
Payments
\$2,025,531 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability 22851430 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to benchmark land val Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs Building Safety Levy S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & Tenure Building Safety Levy 2022 & Staircase BREEAM Excellen Biodiversity Payments Embodied Carbon 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 45% 50% Residual Land values compared to be Secondary Industrial/Storage/Distribu £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Siodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$250517 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircas Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% CIF 80% LAR : 40% CIF 60% LAR : 40% CIF 15% 20% 22% £2,695,973 £2,562,741 £2,684,521 £2,551,304 £2,655,88 £2,522,70 £3,112,68 £2,971,46

Local Plan Viability Testing 2025 Resi 5- 13 Flats Zone A - Kings Cross Higher No Units Site Area Base Base LAR : CIR 13 0.03 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent 8 Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Embodied Carbon 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR £3,920,55 £3,770,10 £3,909,10 £3,880,46 £3,730,05 £3,613,23(£3,463,11) Base Build Costs. Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Rase Ruild Costs and Access Prt M4(2) & Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Sustainability Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR sidual Land values compared to dium Value Secondary Offices £57,186,000 Base Build Costs,
Access Prt M4(2),
Building Safety Levy,
S106, CIL, Build Regs
2022 & Staircases,
Wchair Prt M4(3),
BREEAM Excellent,
Biodiversity &
Renewable Offset
Payments
23,88,723 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 53927348 Base Build Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchmark land val Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & Tenure Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Payments Embodied Carbon 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 45% 50% Residual Land values compared to be Secondary Industrial/Storage/Distribu £20,601,000 E20,601,00

Base Build Costs,
Access Prt M4(2),
Building Safety Lovy,
\$106, CIL, Build Regs
2022 & Staircases,
Wchair Prt M4(3),
BREEAM Excellent,
Biodiversity &
Renewable Offset
Payments
£483933 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 24.567(109 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircas Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% CIF 80% LAR : 40% CIF 60% LAR : 40% CIF 15% 20% 22% E3,812, 23,390,1 23,239,7 3,384,92 3,234,47 £3,344,843 £3,194,433

| Tenure | %AH BL 55 55 55 55 55 55 55 55 55 55 55 55 5 | Sase Build Costs and Access Prt M4(2) & Wilding Safety Levy (5,795.072 | Base Build Costs, | Value Area Sales value inflation Build cost inflation Build cost inflation Build cost inflation Tenure Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Stafe Levy, S166, Cit, Build Regs 2022 & Stafe Levy, S166, Cit, Build Regs 60, 60, 60, 60, 60, 60, 60, 60, 60, 60, | Base Build Costs, Access Prt M4(2), S106, CIL, Building Safety Levy. S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BEEAM Excellent & Biodiversity 5,584, 242 5,543, 443 5,569, 565 5,43, 443 5,569, 565 5,43, 443 5,569, 565 5,43, 443 5,569, 565 5,43, 443 5,569, 565 5,43, 453 5,577, 784 5,335, 859 5,748, 877 5,748 5,335, 859 5,748, 877 5,748 5,748, 877 5,748 5,748, 877 5,748 5, | Base Base Base Base Base Base Base Base | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S1000/851, S10000/851, S10000/851, S10000/851, S1000 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Cil., Build Reg 2022 & Staircases, Wchail Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability. Embodied Carbon (\$2585)22 (\$15,15,741 (\$1,15,541 (|
|--|---|--|--|--|--|--|---|---|
| Tenure | Ba A A B Ba A B Ba A B Ba A B B B B B B | Access Prt M4(2) & Wallding Safety Levy (2019) 15 (2019) 16 (2019) 17 (2019) 17 (2019) 17 (2019) 18 (2019) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Safety Levy & S106, CIL, Building Regs 2022 & Staitrasses S10, 80, 80, 91 S10, 80, 91 S10, 91 S | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Bidding Safety Levy, Stinding Safety Levy, Control of Safety Levy, Control of Safety Levy, Stinding | Base Build Costs, Access Prt M4(2), S106, CIL, Building Safety Levy. S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BEEAM Excellent & Biodiversity 5,584, 242 5,543, 443 5,569, 565 5,43, 443 5,569, 565 5,43, 443 5,569, 565 5,43, 443 5,569, 565 5,43, 443 5,569, 565 5,43, 453 5,577, 784 5,335, 859 5,748, 877 5,748 5,335, 859 5,748, 877 5,748 5,748, 877 5,748 5,748, 877 5,748 5, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Build Rogs Suilding Safety Levy, S106, Cit, Build Rogs S102, & Staff Cases, Well Rogs S102, Cit, Build Rogs S102, Cit, Build Rogs S102, Cit, Build Rogs S102, Cit, Build Rogs S102, Cit, Build Rogs S102, Cit, Build Rogs S102, Cit, Build Rogs S102, Cit, Build Rogs S102, Cit, | Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability S500051 S50005 | Prt M4(2), Building Safety Lovy, S106, Cit., Build Reg 2022 & Staircases, Wchail Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability. Embodied Carbon (\$5,55,522 (\$1,53,741 (\$1,53,541 (\$1, |
| Tenure | Ba A A B Ba A B Ba A B Ba A B B B B B B | Access Prt M4(2) & Wallding Safety Levy (2019) 15 (2019) 16 (2019) 17 (2019) 17 (2019) 17 (2019) 18 (2019) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 15, 26, 66, 27 15, 26, 26, 27 15, 26, 27 15, 26, 27 15, 26, 27 15, 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3) & BREAM Excellent S02,03,347 S03,047 S04,049,040 S04,049,040 S04,040,040 S04,040 S04,040,040 S04,040,040 S04,040 S04 | Base Build Costs, Access Prt M4(2), Suliding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity S223 Staircases, Wchair Prt M4(3), S224 Staircases, S224 Staircases, S224 Staircases, S224 Staircases, S225 Stai | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Suiding Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, \$122,4751 \$1,520,314 \$1, | Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability S500051 S50005 | Prt M4(2), Building Safety Lovy, S106, Cit., Build Reg 2022 & Staircases, Wichai Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon 55.565,126 55. |
| Tenure | %AH BL 55 55 55 55 55 55 55 55 55 55 55 55 5 | Access Prt M4(2) & Wallding Safety Levy (2019) 15 (2019) 16 (2019) 17 (2019) 17 (2019) 17 (2019) 18 (2019) | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Safety Levy & \$106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5, 275, 374 5, 44, 45, 45, 45, 45, 45, 45, 45, 45, 4 | Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity S25, 433, 431 55, 433, 43 | Access Prt M4(2), Suliding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1, 232, 231 1, 242, 243 1, 243, 243 1, 2 | Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability S500051 S50005 | Prt M4(2), Building Safety Lovy, S106, Cit., Build Reg 2022 & Staircases, Wichai Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon 55.565,126 55. |
| ### 100 LUR 40% CR | % AH Bu | Sales Build Costs and Access Prt M4(2) & 1251.38 Sales Build Costs and Access Prt M4(2) & 1251. | 2022 & Staircases 5.29.067 5.865.076 5.86 | BREEAM Excellent 5.275.374 5.260.753.74 5.260.753.74 5.260.753.75 5.260.753.75 5.260.753.75 5.260.753.75 5.260.753.75 5.260.753.75 5.260.753.75 5.260.753.75 5.260.753.75 5.260.753.75 5.260.753.75 5.260.753.75 5.260.75 5 | Biodiversity \$ 20.20,788 \$ 3.50,788 \$ 3 | Payments 5234751 53247 | Sustainability \$1,000.051 \$1,000. | Embodied Carbon 1 598028 1 525028 1 525029 |
| 60% LAR. 40% CR | 10% 10% | 64872,983 64165,525 12,722,165 12,722,165 12,722,165 12,831,166 12,311,166 12 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 174,398 D. 255,457 | ### ### ### ### ### ### ### ### ### ## | Base Build Costs, Access Prt M4(2), Bridgers Costs, Bridgers Costs, Access Prt M4(2), Building Safety Level Bu | 1, 250, 450 1, 25 | L 307, 619 L 307, 619 L 307, 619 L 307, 629 L 309, 629 | 64302,190 61384,545 61384, |
| ### LAR - 49% C.R | 20% 20% | 64872,983 64165,525 12,722,165 12,722,165 12,722,165 12,831,166 12,311,166 12 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 174,398 D. 255,457 | ### ### ### ### ### ### ### ### ### ## | Base Build Costs, Access Prt M4(2), Bridgers Costs, Bridgers Costs, Access Prt M4(2), Building Safety Level Bu | 1, 250, 450 1, 25 | L 307, 619 L 307, 619 L 307, 619 L 307, 629 L 309, 629 | (4.302.1994) (4.30 |
| ### 1491. ER 1491. CR 229. ### 1491. ER 1491. CR 259. ### 1491. ER 1491. CR 359. ## 1491. ER 1491. CR 359. ### 1491. ER 1491. CR 359. ### 1491. ER 1491. CR 359. ### 1491. ER 1491. CR 359. ### 1491. ER 1491. CR 359. ### 1491. ER 1491. CR 359. ### 1491. ER 1491. CR 359. ### 1491. ER 1491. CR 359. ### 1491. ER 1491. CR 359. ### 1491. ER 1491. CR 359. ### 1491. ER 1491. CR 359. ### 1491. ER 1491. CR 359. | 50% 50% 50% 50% 50% 50% 50% 50% 50% 50% | 64872,983 64165,525 12,722,165 12,722,165 12,722,165 12,831,166 12,311,166 12 | E4.497.688 A, 10.155.108 C, 10.156.108 C, 10.156.2416 C, 10.156.24 | Base Build Costs, Accoss Prt M4(2), Base Build Costs, Accoss Prt M4(2), Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staferases, Wchair Prt M4(3) & BREEAM Excilent BASE Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staferases, Wchair Prt M4(3) & BREEAM Excilent Company | Base Build Costs, Access Prt M4(2), Bridgers Costs, Bridgers Costs, Access Prt M4(2), Building Safety Level Bu | 1, 307, 462 | 6, 229, 182 5, 2019, 502 5, 138, 802 5, 13 | Base Build Costs, Acces Prt M4(2), Building Safet Levy, S106, CL, Build Re 2022 & Staircases, Wich Prt M4(3), BreEAM Excellent, Blodoversity Renewable Offset Payments, Sustainability Renewable Carbon Embodied Carbon Embodi |
| ### 1955 LAR 495 CR 955 AR 495 CR 955 LAR 495 CR 95 | 50% 50% 50% 50% 50% 50% 50% 50% 50% 50% | Sase Build Costs and Access Prt M4(2) & Sulliding Safety Levy 12,210,210,210,210,210,210,210,210,210,2 | E 584 400 E 2079 399 Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases 2 74, 543 C 594, 20 | Base Build Costs, Accoss Prt M4(2), Bilding Safety Levy, S166, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3) & BREAM Excellent BREAM Excellent C 1078 500 C 107 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Li24, 584 Li24, 585 Li24, 749 Li24, 585 Li24, 749 Li24, 585 Li25, 585 Li25, 5 | 1, 307, 462 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Line Safety Safety Line Safety | Base Build Costs, Acces Prt M4(2), Building Safet Levy, S106, CL, Build Re 2022 & Staircases, Wich Prt M4(3), BreEAM Excellent, Blodoversity Renewable Offset Payments, Sustainability Renewable Carbon Embodied Carbon Embodi |
| Tenure | 466.5 50% Baand values Ba A A Bu C S S S S S S S S S S S S S S S S S S | C2.817.69 C2.384.694 Stace Build Coets and Access Prt M4(2) & Sullding Safety Levy S281.000 C3.387.696 C2.387.696 | E 584 400 E 2079 399 Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases 2 74, 543 C 594, 20 | Base Build Costs, Access Prt M4(2), Building Safety Legular Regs 2022 & Statrcases, Wichair Prt M4(3) & BREAM Excellent 2, 2023 & Statrcases, Control of the | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Li24, 584 Li24, 585 Li24, 749 Li24, 585 Li24, 749 Li24, 585 Li25, 585 Li25, 5 | C 384.311 C 364.099 C 37.448.009 C 37.448.009 Esse Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt, Build Regs 2022 & Staffacases, Wchair Prt M4(3), Biodiversity & Renewable Offset Payments 5 291.449 C 202.449 C 202.45 21 C 202.45 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 13521777 13.107.968 15.207.647 11.858.767 11.858.767 11.958.767 1 | Base Build Costs, Acces Prt M4(2), Building Safet Levy, S106, Cit., Build Re 2022 & Staircase, Wicha Prt M4(3), BREEAM P |
| Tenure | 50% Ba A A A A A A A A A A A A A A A A A A | E2:384:554 Sase Build Costs and Access Prt M4(2) & Sullding Safety Levy 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 4:251:058 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases C 314131 C 327, 294 C 344, 222 C 344, 222 C 344, 223 C 345, 245 C 345 C 345, 245 C 345 C 3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIU, Build Roger 2022 & Staircases, 2022 & S | E2034.599 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022.8 Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 1,566,772 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 13521777 13.107.968 15.207.647 11.858.767 11.858.767 11.958.767 1 | 81,770,346 Base Build Costs, Acces Prt M4(2), Building Safet Lovy, S106, Cit., Build Reg 2022 & Staircases, Wicha Prt M4(3), RREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability Embodied Carbon 63,426,054 12,546,967 12,146,758 11,344,560 |
| Tenure | Ba A A B. C. C. C. C. C. C. C. C. C. C. C. C. C. | lase Build Costs and Access Prt M4(2) & Suilding Safety Levy (\$2,000) (\$2,0 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases C 314131 C 327, 294 C 344, 222 C 344, 222 C 344, 223 C 345, 245 C 345 C 345, 245 C 345 C 3 | Base Build Costs, Access Prt M4(2), Building Safety Leguiding Safety Leguiding Safety Stude, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3) & BREEAM Excellent 1, 2011 1 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1 272, 854 1 274, 959 1 274, 959 1 274, 959 1 275 | Esr. 446.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staff Levy, S106, CIL, Build Regs 2022 & Staff Levy, S106, CIL, Build Regs Wchair Prt M4(3), Biodiversity & Renewable Offset Payments S104, 449 S105, S104, S | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability Librio 1777 Librio 1882, 794 Librio | Base Build Costs, Access Prt M4(2), Building Safet Levy, S706, Cil., Build Rep 2022 & Staircases, Wcha Prt M4(3), BREEAM |
| Tenure | Ba A A A A A A A A A A A A A A A A A A A | Access Prt M4(2) & Unidentified (2) & Unidentified | Access Prt M4(2), Bullding Safety Levy & S106, CIL, Building Regs 2022 & Strikrases G174, 841 G174, G1 | Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent D1745.000 D2745.000 D2746.000 D2746.0000 D2746.0000 D2746.00 | Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1374.844 3330.348 1330.348 12.277.479 12.059.181 12.189.185 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Staff Cases, Wichair Prt M4(3), RREEAM Excellent, BREEAM Excellent, BREEAM Excellent, Payments P | Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs Su22 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability S | Prt M4(2), Building Safet Lowy, 5106, Cit, Build Re, 2022 & Staircases, Wichai Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability Embodied Carbon (13.25.054 13.11.0576 13.11.0 |
| S05 LAR - 40% CR | %AH Bu %AH Bu %% BH %AH %AH Bu %AB Bu %Bu %Bu %Bu %Bu %Bu %Bu %Bu %Bu %B | Access Prt M4(2) & Unidentified (2) & Unidentified | Access Prt M4(2), Bullding Safety Levy & S106, CIL, Building Regs 2022 & Strikrases G174, 841 G174, G1 | Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent D1745.000 D2745.000 D2746.000 D2746.0000 D2746.0000 D2746.00 | Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1374.844 3330.348 1330.348 12.277.479 12.059.181 12.189.185 | Access Prt M4(2), Suliding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Renewable Offset Payments 1 0,596,740 1 0,595,721 1 0,595,72 | Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs Su22 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability S | Prt M4(2), Building Safet Lowy, 5166, CLI, Build Re, 2022 & Staircases, Wcha- Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability Embodied Carbon 13,425,054 13,425 14,425 1 |
| 05% LAR. 40% CR | 0% 0% 0% 0% 0% 0% 0% 0% | 54.291.038 12.425.100 12.425.100 12.549.738 12.549.738 12.559.738 12.559.738 12.559.738 12.559.738 12.559.738 13.550.652 13.550.652 13.550.652 13.550.652 14.100.7052 | 1,741813 1,337,745 1,337,745 1,544,725 1,544,725 1,544,745 1,1385,144 1,1385, | Q 795 500 Q 331 511 Q 331 511 Q 488 505 Q 488 505 Q 488 505 Q 507 633 Q 688 505 Q 688 | 13 724 894 13 310 345 13 310 345 12 317 347 12 317 347 14 318 318 14 318 318 15 318 318 16 318 318 17 318 318 17 318 318 17 318 318 17 318 318 17 318 318 17 318 318 17 318 318 17 318 318 17 318 318 17 318 318 17 318 318 18 318 318 318 318 318 318 318 318 318 3 | 13.896.877 13.221.440 12.865.732 12.865.732 12.865.732 12.865.732 12.865.732 12.865.732 13.862.915 | 13 521.777 13 1079 999 12 600, 890 12 600, 890 13 600, 890 14 600, 890 15 600, 890 15 600, 890 15 600, 890 15 600, 890 15 600, 890 15 600, 890 15 600 | \$3.425.054 \$3.011,637 \$2.566,867 \$1.2566,867 \$1.256,167 \$1.369,167 \$1.369,971 \$1.344,560 \$2.4501 \$1.350,167 \$1.360,167 \$1 |
| 00 LAR 40 CR 10 | 25% 15% | 22.068,004 16.656.652 11.183.665 1292.968 1292.968 -1153.009 | E 1.665,305 E1 285,504 E113,50 | E1.651.076 E1.203.066 E503.335 E505.174 4464.672 Base Build Costs, Access Prt M4(2), | E2 059 181 E1 891.516 E1 659 653 E1 659 652 E373.821 E405.502 E476.965 Base Build Costs, Access Prt M4(2), Access Prt M4(2), | C.865 792 4 | £1,439,752 £1,019,471 £597,928 £175,133 £224,5922 £074,192 Base Build Costs, Access Prt M4(2), | £1,344,560 £924,501 £503,150 £80,520 £345,377 £768,528 |
| 90% LAR - 40% CR 20% 90% LAR - 40% CR 20% 90% LAR - 40% CR 30% 90% LAR - 40% CR | 20% 22% 22% 22% 25% 30% 30% 35% 45% 50% 30% 36% A5% A5% A5% A5% A5% A5% A5% A5% A5% A5 | 22.068,004 16.656.652 11.183.665 1292.968 1292.968 -1153.009 | E 1.665,305 E1 285,504 E113,50 | E1.651.076 E1.203.066 E503.335 E505.174 4464.672 Base Build Costs, Access Prt M4(2), | E2 059 181 E1 891.516 E1 659 653 E1 659 652 E373.821 E405.502 E476.965 Base Build Costs, Access Prt M4(2), Access Prt M4(2), | E2 000 549 E1 862/915 E1 61 1 1096 E1 160 419 E785 528 E55 437 E55 437 E57 186,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, | £1,439,752 £1,019,471 £597,928 £175,133 £224,5922 £074,192 Base Build Costs, Access Prt M4(2), | £1,344,560 £924,501 £503,150 £80,520 £345,377 £768,528 |
| 69% LAR - 45% CR | 25% 30% 35% 40% 45% 50% and values | 22.068,004 16.656.652 11.183.665 1292.968 1292.968 -1153.009 | E 1.665,305 E1 285,504 E113,50 | E1.651.076 E1.203.066 E503.335 E505.174 4464.672 Base Build Costs, Access Prt M4(2), | £1,699,663 £1,218,910 £796,962 £373,821 £90,562 £476,965 Base Build Costs, Access Prt M4(2), | £1,611,096 £1,190,419 £758,526 £349,437 £80,535 £50,535 £57,186,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, | £1,439,752 £1,019,471 £597,928 £175,133 £224,5922 £074,192 Base Build Costs, Access Prt M4(2), | £1,344,560 £924,501 £503,150 £80,520 £345,377 £768,528 |
| 90% LAR - 40% C/R 35% 60% LAR - 40% C/R 45% 60% LAR - 40% C/R 45% 60% LAR - 40% C/R 55% 60% 60% LAR - 40% C/R 55% 60% 60% 60% 60% 60% 60% 60% 60% 60% 60 | 35% 40% 45% 50% and values | £1.185.292 £736.735 £202.995 -4155.920 | E813.542 E890.373 433.974 4459.445 | Access Prt M4(2), | 2796 962 2373,821 450,502 2475 995 Base Build Costs, Access Prt M4(2), | E768 528 E345,437 -976 845 -6504 305 E57,186,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, | E597,928 E175,133 4248,902 5974,192 Base Build Costs, Access Prt M4(2), | £503,150 £80,520 4545,577 £768,528 |
| # 00% LAR - 40% CR | 40% 45% 50% and values Ba A ABL | £1,163,292 £736,755 £29,296 £153,920 | E390,373 433,974 4459,485 | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), | £503,150 £80,520 £343,377 £768,528 |
| ### 05% LAR - 45% CR | 50% and values Ba A % AH BL | £292.995 £153.520 | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), | -£343,377 -£788.528 |
| Tenure | Ba A A Bu | | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), | |
| Tenure | Ba A %AH Bu | | | Access Prt M4(2), | Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), | |
| 60% LAR: 40% C/R 5% 60% LAR: 40% C/R 10% 60% LAR: 40% C/R 10% 60% LAR: 40% C/R 20% 60% LAR: 40% C/R 20% 60% LAR: 40% C/R 20% 60% LAR: 40% C/R 30% 60% LAR: 40% C/R 30% 60% LAR: 40% C/R 30% | A %AH Bu | | | Access Prt M4(2), | Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), | |
| 60% LAR: 40% CIR 5% 60% LAR: 40% CIR 10% 60% LAR: 40% CIR 10% 60% LAR: 40% CIR 20% 60% LAR: 40% CIR 20% 60% LAR: 40% CIR 20% 60% LAR: 40% CIR 30% 60% LAR: 40% CIR 30% 60% LAR: 40% CIR 30% | | lase Build Costs and Access Prt M4(2) & Building Safety Levy | Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Reg 2022 & Staircases, Wchai Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon |
| 60% LAR: 40% CIR 20% 60% LAR: 40% CIR 22% 60% LAR: 40% CIR 25% 60% LAR: 40% CIR 30% 60% LAR: 40% CIR 35% | 0% | £5,313,076 | £4,793,851 | £4,788,538 | £4,776,932 | £4,747,915 | £4,573,815 | £4,477,092 |
| 60% LAR: 40% CIR 20% 69% LAR: 40% CIR 22% 60% LAR: 40% CIR 25% 60% LAR: 40% CIR 30% 60% LAR: 40% CIR 35% | 10% | £4.877.138 £4,439,934 | £4,379,242 £3,963,374 | £4.373.949 £3,958,100 | £4.362.386 £3,946,577 | £4.333.478 £3,917,770 | £4.160.034 £3,744,928 | £4.063.675 £3,648,905 |
| 60% LAR: 40% CIR 22% 60% LAR: 40% CIR 25% 60% LAR: 40% CIR 30% 60% LAR: 40% CIR 35% | 15% | £4,001,474 £3,561,774 | £3,546,261 £3,127,914 | £3,541,003 £3,122,671 | £3,529,517 £3,111,219 | £3,500,802 £3,082,587 | £3,328,512 £2,910,795 | £3,232,794 £2,815,354 |
| 60% LAR: 40% CIR 35% | 22% | £3.385.547 | £2.960.232 | £2.954.995 | £2.943.554 | £2.914.953 | £2.743.346 | £2.648.009 |
| | 25% 30% | £3,120,842 £2,678,690 | £2,708,343 £2,287,562 | £2,703,114 £2,282,344 | £2,691,691 £2,270,948 | £2,663,134 £2,242,457 £1,820,566 | £2,491,790 £2,071,509 | £2,396,598 £1,976,539 |
| 60% LAR: 40% CIR 40% | 35% 40% | £2,235,330 | £1,865,580 £1,442,411 | £1,860,373 £1,437,212 | £1,849,000 £1,425,859 | £1,820,566 £1,397,475 | £1,649,966 £1,227,171 | £1,555,188 £1,132,558 |
| 60% LAR : 40% CIR 45% | 45% | £1,345,033 | £1,018,064 | £1,012,873 | £1,001,536 | £973,193 £547.733 | £803,136 | £708,661 |
| 60% LAR : 40% CIR 50% | 50% | £898,118 | E592,553 | E587,366 | £576,043 | £547,733 | £3/7,8/6 | E283,510 |
| Residual Land values compared to benchmark land values Value Secondary Offices / Community Space | and values ace | | | | 1 | £40,420,000 | | |
| | A %AH Bu | lase Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$5,18,331 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Acces Prt M4(2), Building Safet Levy, S106, CiL, Build Re; 2022 & Staircases, Wcha Prt M4(3), RREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon |
| 60% LAR: 40% CIR 5% 60% LAR: 40% CIR 10% | | £5,313,054 £4,875,850 | £4,815,158 £4,399,290 | £4,809,865 £4,394,016 | £4,798,302 £4,382 493 | £4,769,394 £4,353 686 | £4,595,950 £4,180 844 | £4,499,591 £4,084,821 |
| 60% LAR : 40% CIR 10% 60% LAR : 40% CIR 15% 60% LAR : 40% CIR 20% | 15% | £4,437,390 £3,997,690 | £3,982,177 £3,583,830 | £3,976,919 £3,558,587 | £3,965,433 £3,547,135 | £3,936,718 £3,518,503 | £3,764,428 £3,346,711 | £3,668,710 £3,251,270 |
| 60% LAR: 40% CIR 22% | 20% 22% | £3,821,463 £3,556,758 | £3,396,148 £3,144,250 | £3,390,911 £3,139,030 | £3,379,470 £3,127,607 | £3,350,869 £3,000,050 | £3,179,262 £3,077,708 | £3,083,925 £2,832,514 |
| 80% LAR: 40% CIR 25% 80% LAR: 40% CIR 30% | 30% | £3,114,606 | £2,723,478 | £2,718,260 | £2,706,864 | £2,678,373 | £2,507,425 | £2,412,455 |
| 60% LAR : 40% CIR 35% 60% LAR : 40% CIR 40% | | £2,226,689 | £1,878,327 | £1,873,128 | £1,861,775 | £1,833,391 | £1,663,087 | £1,568,474 |
| 60% LAR : 40% CIR 45% 60% LAR : 40% CIR 50% | 50% | £1,780,949 £1,334,034 | £1,453,980 £1,028,469 | £1,448,789 £1,023,282 | £1,437,452 £1,011,959 | £1,409,109 £983,649 | £1,239,052 £813,792 | £1,144,577 £719,428 |
| Residual Land values compared to benchmark land v Secondary Industrial/Storage/Distribution | and values | | | | | £20,601,000 | | |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Acces Prt M4(2), Building Safet Levy, S106, CIL, Build Re 2022 & Staircases, Wcha |
| | A | lase Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability |
| | %AH Bu | iase Build Costs and Access Prt M4(2) & Building Safety Levy | Access Prt M4(2), Building Safety Levy & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| | %AH Bu | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E5.525.025 E5.111.244 | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability |
| 60% LAR: 40% CIR 5% 60% LAR: 40% CIR 10% 60% LAR: 40% CIR 15% | AH BL 0% AH BL 0% 5% 10% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £5,739,748 £5,325,159 £4,909,310 | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £5.728.142 £5.313.596 £4.897.787 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £5.699.125 £5.284.688 £4,868.980 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £5.525.025 £5.111,244 £4.896.138 | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon £5.428.302 £5.014.885 £4.600,115 |
| 0% LAR: 40% CIR 5% 60% LAR: 40% CIR 10% 60% LAR: 40% CIR 15% 60% LAR: 40% CIR 20% AH BL 0% AH BL 0% 5% 10% | Access Prt M4(2) & Building Safety Levy 66.264.286 55.828,348 55.391,144 64.952.684 64.512.994 | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases £5.745.061 £5.330.452 £4.914.584 £4.497.471 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 55.899.125 55.284.688 64.888.990 64.452.012 64.033.797 | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$5.525.025 \$5.111,244 \$4.896,138 \$4.279,722 \$3.892,006 | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability |
| 0% LAR: 40% CIR 5% 60% LAR: 40% CIR 10% 60% LAR: 40% CIR 10% 60% LAR: 40% CIR 15% 60% LAR: 40% CIR 20% 60% LAR: 40% CIR 22% 60% LAR: 40% CIR 22% 60% LAR: 40% CIR 25% | A Bu 0% 5% 10% 15% 20% 22% 22% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5739,748 5330,550 64,492,213 £4073,881 | \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5.728.142 6.5.313.996 6.489.787 6.489.777 6.4.480.727 6.4.62.429 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £5.699.125 £5.284.688 £4,868.980 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £5.525.025 £5.111,244 £4.896.138 | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon Es.2423.902 E5.014.885 E4.600.115 E4.184.004 E3.766.564 |
| 60% LAR : 40% CIR 5% 60% LAR : 40% CIR 10% 60% LAR : 40% CIR 15% | A Bu 0% 5% 10% 10% 20% 22% 25% 30% 35% | Access Prt M4(2) & Building Safety Levy 66.264.286 55.828,348 55.391,144 64.952.684 64.512.994 | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases £5.745.061 £5.330.452 £4.914.584 £4.497.471 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5739,748 5330,550 64,492,213 £4073,881 | \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5.728.142 6.5.313.996 6.489.787 6.489.777 6.4.480.727 6.4.62.429 | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 55.899.125 55.284.688 64.888.990 64.452.012 64.033.797 | Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$5.525.025 \$5.111,244 \$4.896,138 \$4.279,722 \$3.892,006 | Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon 55,014,885 54,600,115 54,184,004 53,766,564 |

Local Plan Viability Testing 2025 Resi 5- 13 Flats Zone A - Medium Central Zone No Units Site Area Base Base LAR : CIR 13 0.03 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent 8 Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% CI 60% LAR : 40% CI 80% LAR : 40% CI £5,797,55 £5,909,750 £5,702,210 Base Build Costs. Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Rase Ruild Costs and Access Prt M4(2) & Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Sustainability Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR sidual Land values compared to dium Value Secondary Offices £57,186,000 Base Build Costs,
Access Prt M4(2),
Building Safety Levy,
S106, CIL, Build Regs
2022 & Staircases,
Wchair Prt M4(3),
BREEAM Excellent,
Biodiversity &
Renewable Offset
Payments
16,77,363 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability 86.583,283 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchmark land val Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & Tenure Building Safety Levy 2022 & Staircase BREEAM Excellen Biodiversity Payments Embodied Carbon 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 45% 50% Residual Land values compared to be Secondary Industrial/Storage/Distribu £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £7,98,573 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability £7.534.473 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircas Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% CIF 80% LAR : 40% CIF 60% LAR : 40% CIF 15% 20% 22% 26,146,66 25,929,59 £5,669,987 £5,462,134 £5,641,35 £5,433,53

Local Plan Viability Testing 2025 Resi 5-13 Flats Zone A - Higher Central Zone No Units Site Area 13 0.03 Ha Base Build Costs Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excel Payments, Sustainability & Tenure %AH Building Safety Levy 2022 & Staircases 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 10% LAR : 40% CIF 10% LAR : 40% CIF E7,140,9 E6,910.0 E6,904,8 £6,864,79 £6,693,19 £6,828,35 £6,597,85 Base Build Costs. Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 10.853.552 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & BREEAM Excel Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Sustainability Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR: 40% CIB 60% LAR: 40% CIB 80% LAR: 40% CIB £4.384.92 £4.154.31 £4.289.48 £4.058.98 Residual Land values compared to Medium Value Secondary Offices £57,186,000 Base Build Costs,
Access Prt M4(2),
Building Safety Levy,
S106, CIL, Build Regs
2022 & Staircases,
Wchair Prt M4(3),
BREEAM Excellent,
Biodiversity &
Renewable Offset
Payments
F7905.820 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability E2731,519 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £7.948.243 Base Build Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Building Safety Levy S106, CIL, Build Regs 2022 & Staircases, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewat Offset Payments & Sustainability Tenure % AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Embodied Carbon 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to be Secondary Industrial/Storage/Distribu £20.601.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 28.580.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Siodiversity, Renewabl Offset Payments & Sustainability E8882 729 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases Base Build Costs and Wchair Prt M4(3) & BREEAM Excellent Access Prt M4(2) & Building Safety Levy Tenure 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CII 60% LAR : 40% CII 60% LAR : 40% CII 20% £6,600,045 £6,369,214 £6,559,96 £6,329,17 £6,292,721 £6,062,221

| LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|--|--|---|---|---|---|---|
| Resi 6 - 15 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
| No Units | 15 | | • | Sales value inflation | | Base | | |
| Site Area Residual land values: | 0.04 Ha | | | Build cost inflation Tenure | | LAR : CIR | |] |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (5818514 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$5245777 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 55,12297 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E45895808 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% 20% 25% 26% 30% 35% 40% 45% | ES.818.514 65.416.491 65.013.008 64.608.077 64.201.712 63.793.928 63.712.202 63.384.735 62.974.150 62.562.184 62.148.850 | 64.886.273 64.505,795 64.123.878 63.740.538 63.355,787 63.278,669 62.999.638 62.582,105 62.193.201 61.802.939 | £4.880,165 £4.499,708 £4.117,811 £3.734,489 £3.349,752 £3.272,637 £2.983,617 £2.576,096 £2.167,202 £1,796,947 | 55.245,777 64.866.823 64.486.412 64.104.558 62.721.274 63.336.572 63.269,463 62.550.2973 62.174.102 61.783.867 | 55,212,297 64,833,468 64,453,173 64,071,425 53,688,237 53,03,622 63,226,529 62,917,593 62,500,166 62,141,351 61,751,164 | £4,833,340 £4,253,741 £3,872,628 £3,490,016 £3,105,917 £3,028,921 £2,720,347 £2,333,319 £1,944,846 £1,554,945 | £4.899.808 £4.522,157 £4.142,945 £3.762,185 £3.379.892 £2.996,051 £2.919,138 £2.610,765 £2.223,960 £1.835,677 £1.445,935 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% | £1.734.163 | £1.411.332 | £1.405.347 | £1.392.281 | £1.359.617 | £1.163.627 | £1.054.744 |
| residual und Values comparte lo denom | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | 2156676.307 £1,754,653 | £1.603.463 £1,224,436 | £1.597.332 £1,218,327 | £1.583.940 £1,204,986 | £1,550,459 £1,171,631 | £1.349.574 £971,502 | £1.237.971 £860,320 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £1,351,170 £946,239 £530,875 | £843,957 £462,041 £78,701 | £455,974 £72,851 | £824,575 £442,721 £59,438 | £/91,336 £409,588 £26,300 | £210,791 | £100,348 |
| | 25% 26% 30% | £132,090 £50,364 | -£306,051 -£383,169 | -£312,085 -£389,200 | -£325,265 -£402,374 | -£358,216 -£435,309 | +£555,920 -£632,917 | -£665,756 -£742,699 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | -£277,102 -£687,688 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% | | | | -£1,487,736 -£1,877,971 | | | -£1,828,160 -£2,215,902 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% nark land values | *£1.927.974 | £2.250,500 | *£2.200.49U | -£.2.209,550 | +£2.3U2.221 | £2.498.210 | £2.607.093 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% | £3,674,039 £3,272,016 | £3,120,826 £2,741,798 | £3,114,695 £2,735,690 | £3,101,302 £2.722.348 | £3,067,822 £2.688.993 | £2,866,937 £2.488.865 | £2,755,333 £2.377.682 |
| 80% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 26% 30% 35% 40% 45% 50% | 12,869,533 12,463,602 12,057,237 11,649,453 11,567,727 11,240,260 122,9275 1241,7709 14,375 1410,312 | 12,391,320 11,999,403 11,596,063 11,211,312 11,134,194 12825,163 1437,630 144,726 1334,735 1437,730 | 12,359,233 £1,973,336 £1,590,014 £1,205,277 £1,128,162 £819,142 £431,821 £42,727 £347,528 £739,128 | 12,341,997 11,960,083 21,576,799 11,192,097 21,114,988 2805,993 2418,498 229,627 3360,609 4762,194 | 12,308,688 £1,928,950 £1,543,762 £1,159,147 £1,082,064 £773,118 £385,691 £3,122 £393,311 £764,855 | 12,109,266 61,728,163 21,345,541 1981,442 2884,446 5575,872 5188,844 5199,929 5589,530 -980,848 | £1,988,470 £1,617,710 £1,235,417 £851,806 £774,663 £466,290 £79,485 £308,796 £698,540 £1,089,731 |
| Lower Value Secondary Offices / Communi | | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety S, 5106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £4,302,764 £3,900,741 £3,497,258 | £3,749,001 £3,370,523 £2,990,045 | £3,743,420 £3,364,415 £2,983,958 | £3,730,027 £3,351,073 £2,970,862 | £3,050,047 £3,317,718 £2,937.423 | £3,495,662 £3,117,590 £2,737,991 | £3,384,008 £3,006,407 £2,627,195 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £3,092,327 £2,685,962 | £2,608,128 £2,224,788 | £2,602,061 £2,218,739 | £2,588,808 £2,205,524 | £2,555,675 £2,172,487 | £2,356,878 £1,974,266 | £2,246,435 £1,864,142 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 26% | £2,278,178 £2,196,452 | £1,840,037 £1,762,919 | £1,834,002 £1.756.887 | £1,820,822 £1.743,713 | £1,787,872 £1,710,779 | £1,590,167 £1.513.171 | £1,480,331 £1,403,388 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £1,068,985 £1,458,400 £1,046,434 | £1,453,888 £1,066,355 £677,451 | £1,447,867 £1,060,346 £671,452 | £1,434,/18 £1,047,223 £658,252 | £1,401,843 £1,014,416 £625,601 | £1,204,597 £817,569 £420,008 | £1,095,015 £708,210 £319,927 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £633,100 £218.413 | £287,189 -£104.418 | £281,197 -£110,403 | £268,117 -£123,469 | £235,414 -£156.133 | £39,195 -£352.123 | -£69,815 -£461.006 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land values | | | | | | 1 | |
| oecondary industrial/Storage/Distribution | , , | | T | | ī | £20,601,000 | | 1 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £5.045.976 £4,643,953 £4.240,470 | £4,492,763 £4,113,736 £3,733,257 | £4,486,632 £4,107,627 63,727,170 | £4,4/3,240 £4,094,286 £3,713,875 | £4,439,759 £4,060,931 £3,680,636 | £4.238.874 £3,860,802 £3,481,203 | £4.127.271 £3,749,620 £3,370,407 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £3,835,539 £3,429,175 | £3,733,207 £3,351,341 £2,968,001 | £3,427,170 £3,345,274 £2,981,951 | £3,713,875 £3,332,021 £2,948,738 | £3,298.888 £2,915.699 | £3,100,091 £2,717,478 | £2,870,407 £2,989,648 £2,607,355 |
| 60% LAR: 40% CIR | 25% 26% | £3,021,390 £2,939,664 | £2,583,249 £2,506,131 | £2,577,215 £2,500,100 | £2,546,736 £2,564,035 £2,486,926 | £2,531,084 £2,453,991 | £2,717,476 £2,333,380 £2,256,383 | £2,007,333 £2,223,544 £2,146,601 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £2.612.198 £2,201,612 | £2.197.101 £1,809,567 | £2.191.080 £1.803.558 | £2.177.931 £1,790,436 | £2.145.056 £1,757,628 | £1,947,810 £1,560,781 | £1.838.228 £1,451,422 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £1,789,646 £1,376,313 | £1,420,663 £1,030,401 | £1,414,664 £1,024,410 | £1,401,564 £1,011,329 | £1,368,813 £978,626 | £1,172,309 £782,407 | £1,063,140 £673,398 |
| 60% LAR : 40% CIR | 50% | £961,626 | £638,794 | £632,810 | £619,744 | £587,079 | £391,090 | £282,207 |

Local Plan Viability Testing 2025 Resi 6 - 15 Flats Zone A - Kings Cross Lower No Units Site Area Base Base LAR : CIR 15 0.04 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent 8 Payments, Sustainability 8 Tenure %AH Building Safety Lev 2022 & Staircas BREEAM Excellen Biodiversity Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR £2,917,593 £2,530,166 £2,141,351 £1,751,164 £1,359,617 Base Build Costs Base Build Costs. 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Wchair Prt M4(3) & BREEAM Excellent Base Build Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchmark land val Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & Tenure Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Embodied Carbon 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 45% 50% Residual Land values compared to b Secondary 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Resi 6 - 15 Flats Zone A - Kings Cross Higher No Units Site Area Base Base LAR : CIR 15 0.04 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent 8 Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircas BREEAM Excellen Biodiversity Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Base Build Costs Base Build Costs. 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Resi 6 - 15 Flats Zone A - Lower Cenral Zone No Units Site Area 15 0.04 Ha Base Base LAR : CIR Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excel Payments, Sustainability & Tenure %AH Building Safety Levy 2022 & Staircases 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Base Build Costs. 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Local Plan Viability Testing 2025 Resi 6 - 15 Flats Zone A - Medium Central Zone No Units Site Area Base Base LAR : CIR 15 0.04 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent 8 Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircas BREEAM Excellen Biodiversity Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Base Build Costs Base Build Costs. Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Rase Ruild Costs and Access Prt M4(2) & Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircases Biodiversity Sustainability Embodied Carbon 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR sidual Land values compared to dium Value Secondary Offices £57,186,000 Base Build Costs,
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BREEAM Excellent,
Biodiversity &
Renewable Offset
Payments
£7,373,782 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability E7,172,897 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E7.420.859 Base Build Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIF 60% LAR : 40% CIF 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchmark land val Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & Tenure Building Safety Levy 2022 & Staircase: BREEAM Excellen Biodiversity Payments Embodied Carbon 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR £**4.930.124** £4,448,891 60% LAR : 40% CIR 60% LAR : 40% CIR 45% 50% Residual Land values compared to b Secondary Industrial/Storage/Distrib £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 8433231 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircas Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% 60% LAR : 40% 60% LAR : 40% 60% LAR : 40% 60% LAR : 40% 60% LAR : 40% 60% LAR : 40% 60% LAR : 40% 60% LAR : 40% 60% LAR : 40%

Local Plan Viability Testing 2025 Resi 6 - 15 Flats Zone A - Higher Central Zone No Units Site Area 15 0.04 Ha Base Build Costs Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excel Payments, Sustainability & Tenure %AH Building Safety Levy 2022 & Staircases 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR land valu Base Build Costs. Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E2181331 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs Base Build Costs and Access Prt M4(2) & BREEAM Excel Payments, Sustainability & Tenure %AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Sustainability Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to Medium Value Secondary Offices £57,186,000 Base Build Costs,
Access Prt M4(2),
Building Safety Levy,
S106, CIL, Build Regs
2022 & Staircases,
Wchair Prt M4(3),
BREEAM Excellent,
Biodiversity &
Renewable Offset
Payments
E8698.994 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability E8497,808 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR £5.428.43 £5.295.00 £5.074.760 £4.941.508 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Building Safety Levy S106, CIL, Build Regs 2022 & Staircases, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewat Offset Payments & Sustainability Tenure Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Embodied Carbon 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to be Secondary Industrial/Storage/Distribu £20.601.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Siodiversity, Renewabl Offset Payments & Sustainability 1989/45 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases Base Build Costs and Wchair Prt M4(3) & BREEAM Excellent Payments, Sustainability & Embodied Carbon Access Prt M4(2) & Building Safety Levy Tenure 60% LAR : 40% CIR 60% LAR : 40% CIR

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---------------------------------------|--|---|--|--|---|--|--|
| Resi 7 - 18 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
| No Units | 18 0.04 Ha | | • | Sales value inflation | | Base |] | |
| Site Area | 0.04 Ha | l | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual land values: | | | | | | | | |
| Tonure 69% LAR 40% CR 69% LAR 40% CR 69% LAR 40% CR 69% LAR 40% CR 69% LAR 40% CR 69% LAR 40% CR 69% LAR 40% CR | % AH 0% 5% 10% 20% 20% 30% 35% | Base Build Costs and Access Prt M4(2) & Building Safety Levy C 315,592 (5,507,722 (5,507,597) (6,347,722 (5,507,597) (6,347,722 (6,347,722 (6,347,722) (6,347,722) (6,347,722) (6,347,722) (6,347,722) (6,347,722) (6,347,722) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases (5,894,500) (5,799,44) (5,310,45) (5,496,44) (1,392,245) (1,392,245) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (5.876.05) (5.876.0 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 56.661.622 | Base Build Costs, Access Pf M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Pft M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 55, 523, 468 55, 523, 468 55, 523, 468 55, 523, 468 55, 523, 468 55, 523, 468 55, 523, 468 55, 523, 523 55, 523, 523 55, 523, 523 55, 523, 524 55, 523, 524 55, 524, 524 55, 524, 524 55, 524, 524 | Base Build Costs, Access Pri M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$5,365,734 \$5,505,164 \$5,505,164 \$5,407,107 \$1,507,107 \$1,507,107 \$2,107,107 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 56 209.215 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | | £3.449.226 £2,981,824 £2,512,880 | | | | |
| | | £2,911,031 £2,413,815 | £2,049,646 | £2,512,880 £2,042,409 | £2,498,050 £2,027,597 | £2,460,977 £1,990,567 | £2,238,533 £1,768,383 | £2,114,955 £1,644,948 |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land values | | | | | 207.040.000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 54(4) 59 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2976222 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 2291.039 | E37,449,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22,923,054 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 52265.351 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs 2022 & Staircases, Wchair Prt M4(3), RREAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £3.131.852 £2.647.339 | £2.527.421 £2.069.560 | £2.520.035 £2.062.200 | £2.504.909 £2.047.127 | £2,467,097 £2,009,446 | £2.240.221 £1.783.360 | £2.114.180 £1.657.756 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £2,161,184 £1,673,404 | £1,610,070 £1,148,965 | £1,602,732 £1,141,649 | £1,587,709 £1,126,668 | £1,550,147 £1,089,215 | £1,324,781 £864,502 | £1,199,578 £739,661 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £1.184.014 £693,028 | £686.260 £221.969 | £678.962 £214.688 | £664.020 £199.782 | £626.666 £162.513 | £402.538 -£61.095 | £278.023 -£185.322 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £200,461 | +£243,890 +€711,304 | -£251,157 -£718,559 | -£266,034 -£733,410 | -£303,226 -£770,539 | -£526,382 -£993,304 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | |
| Residual I and values compared to benchm | | -1,200,000 | | 21,001,014 | 2,1,072,100 | -21,100,011 | 1 1,502,000 | 1.2,000,400 |
| Medium Value Secondary Offices | INITE INITE | | | | | £57,186,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity 64 494 374 | Payments 64 456 419 | Sustainability | Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £4,665,186 £4.180.674 | £4,060,756 £3,602,895 | £4,053,369 £3,595,534 | £4,038,244 £3,580,462 | £4,000,431 £3,542,781 | £3,773,556 £3,316,695 | £3,647,515 £3,191,091 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £3.694.519 | £3.143.405 | £3.136.067 | £3.121.043 | £3.083.482 £2.622.550 | £2.858.116 | £2.732.913 £2.272.998 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £2,717,349 £2,226,363 | £2,219,594 £1,755,304 | £2,212,297 £1,748,023 | £2,197,355 £1,733,116 | £2,160,001 £1,695,848 | £1,935,873 £1,472,240 | £1,811,357 £1,348,013 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £1.733.796 | £1,789,445 | £1,746,023 £1.282.178 | £1,733,116 £1,267,301 | £1,230,108 | £1,006.953 | £882.979 |
| 60% LAR : 40% CIR | 35% 40% 45% 50% | £1,239,665 £743,983 £246,767 | £822,030 £353,076 | £814,775 £345,831 | £799,925 £331,002 | £293,928 | £540,030 £71,485 | £416,271 -£52,094 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | | £240,707 | +£117,4U2 | ±124,040 | +£139,402 | -£170,482 | *£398,000 | +£322,100 |
| Lower Value Secondary Offices / Communit | | | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £5,300,530 £4,816,017 | £4,696,099 £4,238,238 | £4,688,713 £4,230,878 | £4,673,587 £4,215,805 | £4,635,775 £4,178,124 | £4,408,899 £3,952,038 | £4,282,858 £3,898,434 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £4,329,862 £3,842,082 | £3,778,748 £3,317,642 | £3,771,410 £3,310,326 | £3,756,386 £3,295,346 | £3,718,825 £3,257,893 | £3,493,459 £3,033,180 | £3,368,256 £2,908,339 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £3,842,082 £3,352,692 £2,861,706 | £2,854,938 £2,390,647 | £2,847,640 £2,383,366 | £2,832,698 £2,368,459 | £2,795,344 £2,331,191 | £2,571,216 £2,107,583 | £2,446,701 £1,983,356 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £2,369,139 £1,875,008 | £1,924,788 £1,457,373 | £1,917,521 £1,450,118 | £1,902,644 £1,435,268 | £1,865,452 £1,398,139 | £1,642,296 £1,175,374 | £1,518,322 £1,051,614 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1.379.326 £882.110 | £988.419 £517.941 | £981.175 | £966.345 £495.892 | £929.271 | £706.828 £236.678 | £583.249 £113.243 |
| Residual Land values compared to benchm | nark land values | | 20.79041 | 20.0,100 | 2.20,002 | 2.20,001 | | 20,240 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | - | |
| Tonure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Cil. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £6.534.422 £6,051,565 | £5.903.351 £5,447,135 | £5.895.936 £5,439,748 | £5.880.753 £5,424,623 | £5.842.798 £5,386,810 | £5.615.064 £5,159,935 | £5.488.546 £5,033,894 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | £5,567,052 £5,080,898 | £4,989,274 £4,529,784 | £4,981,913 £4,522,446 | £4,966,841 £4,507,422 | £4,929,160 £4,469,861 | £4,703,074 £4,244,495 | £4,577,470 £4,119,292 |
| 60% LAR : 40% CIR | 20% 25% 30% | £4.593.118 £4,103,728 | £4.068.678 £3,605,973 | £4.061.362 £3,598,676 | £4.046.381 £3,583,734 | £4.008.929 £3,546,380 | £3.784.216 £3,322,251 | £3.659.375 £3,197,736 |
| 60% LAR: 40% CIR | 30% 35% | £3,612,742 £3,120,175 | £3,141,683 £2,675,824 | £3,134,402 £2.668.557 | £3,119,495 £2.653.679 | £3,082,227 £2.616.487 | £2,858,619 £2,393,332 | £2,734,392 £2,269,358 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | £2,626,044 £2,130,362 | £2,208,409 £1,739,455 | £2,201,154 £1,732,210 | £2,186,304 £1,717,381 | £2,149,175 £1,680,307 | £1,926,409 £1,457,864 | £1,802,650 £1,334 285 |
| | | | £1 268 977 | £1,732,210 £1,261,739 | £1,246,927 | £1 209 897 | £987.714 | £864,279 |

| Local Plan Viability Testing | g 2025 | | | | | | | |
|--|---|--|---|--|--|---|--|--|
| Rosi 7 - 18 Flats | | | | Value Area | Zone A - King | s Cross Lower | | |
| No Units | 18 0.04 Ha | | | Sales value inflation | | Base | 1 | |
| Site Area | 0.04 Ha | | | Build cost inflation Tenure | | LAR : CIR | |] |
| Residual land values: | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Ly \$106, CLI, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5105, Clt. Build Reg- 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 5% | £7.315.092 £6,832,235 | £6,684.020 £6,227,804 | £6.676.605 £6,220,418 | £6.661.422 £6,205,292 | £6.623.468 £6,167,480 | £6.395.734 £5,940,604 | £6.269.215 £5,814,563 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £6,347,722 £5,861,567 £5,373,787 | £5,769,944 £5,310,453 £4,849,348 | £5,762,583 £5,303,115 £4,842,032 | £5,747,511 £5,288,092 £4,827,051 | £5,709,829 £5,250,530 £4,789,598 | £5,483,743 £5,025,164 £4,564,886 | £5,358,139 £4,899,961 £4,440,044 |
| 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | |
| 60% LAR : 40% CIR | 30% 35% | £4,393,411 £3,900,844 | £3,922,353 £3,458,493 | £3,915,072 | £3,900,165 | £3,862,897 £3,307,157 | £3,639,289 | £3,515,061 £3,050,027 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% | £3,900.844 £3,406,713 | £3.456.493 £2,989,079 | £3.449.226 £2,981,824 | £3.434.349 £2,966,973 | £3.397.157 £2,929,844 | £3.174.002 £2,707,079 | £3.050.027 £2,583,319 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,911,031 £2,413,815 | £2,020,124 £2,049,646 | £2,512,880 £2,042,409 | £2,498,050 £2,027,597 | £2,460,977 £1,990,567 | £2,236,533 £1,768,383 | £2,114,905 £1,644,948 |
| Residual Land values compared to bench | hmark land value | : | | | | | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wohair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Cil., Build Reg 2022 & Staircases, Wchai Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% I AR : 40% CIR | 0% 5% | £3,614,708 £3,131,852 | £2,983,637 £2,527,421 | £2,976,222 £2,520,035 | £2,961,039 £2,504,909 | £2,923,084 £2,467,097 | £2,695,351 £2,240,221 | £2,568,832 £2,114,180 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £2,647,339 £2,161,184 | £2,069,560 £1,610,070 | £2,062,200 £1,602,732 | £2,047,127 £1,587,709 | £2,009,446 £1,550,147 | £1,783,360 £1,324,781 | £1,657,756 £1,199,578 |
| | 20% | £1,673,404 | £1,148,965 | £1,141,649 | £1,126,668 | £1,089,215 | £864,502 | £739,661 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £1.184.014 £693,028 | £686.260 £221,969 | £678.982 £214,688 | £199,782 | £162,513 | £402.538 -£61,095 | £278.023 -£185,322 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £200,461 £293,670 | | | -£266,034 -£733.410 | | | -£650,356 -£1.117.064 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% | | | | | | | |
| Residual Land values compared to bench | honeste land value | ·E.1,200,000 | £1,030,737 | ·£1,037,874 | £1,072,700 | £1,705,617 | 1 421,832,000 | 422,000,430 |
| Medium Value Secondary Offices | nmark land value | | | | | £57,186,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £4,665,186 | £4,060,756 | £4,053,369 | £4,038,244 | £4,000,431 | £4.226.065 £3,773,556 | £3,647,515 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | | £4,180,674 £3.694.519 | £3,002,895 £3.143.405 | £3,595,534 £3.136.067 | £3,560,462 £3.121.043 | £3,083,482 | £3,316,695 £2.858.116 | £2,732,913 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £3,206,739 £2,717,349 | £2,682,299 £2,219,594 | £2,674,983 £2,212,297 | £2,660,002 £2,197,355 | £2,622,550 £2,160,001 | £2,397,837 £1,935,873 | £2,272,996 £1.811.357 |
| 60% LAR : 40% CIR | 30% | £2,717,349 £2,226,363 | £1,755,304 | £1,748,023 | £1,733,116 | £1,695,848 | £1,472,240 | £1,811,357 £1,348,013 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | £1,733,796 £1,239,665 | £1.289.445 £822,030 | £1.262.178 £814,775 | £7.267.301 £799,925 | £1,230,108 £762,796 | £1.006.953 £540,030 | £416,271 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £743,983 £246,767 | £353,076 -£117,402 | £345,831 -£124,640 | £331,002 -£139,452 | £293,928 -£176,482 | £71,485 -£398,665 | -£522,100 |
| Residual Land values compared to bench | hmark land value | 1 | | | | | | |
| Lower Value Secondary Offices / Commu | inity Space | | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M42v, Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Reg 2022 & Staircases, Wchain Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £5,300,530 | £4,696,099 | £4,688,713 | £4,673,587 | £4,635,775 | £4,408,899 | £4,282,858 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £4.816.017 £4,329,862 | £4.238.238 £3,778,748 | £4.230.878 £3,771,410 | £4.215.805 £3,756,386 | £4.178.124 £3,718,825 | £3,952,038 £3,493,459 | £3.826.434 £3,368,256 |
| | 20% | £3,842,082 £3,352.692 | £3,317,642 £2,854,938 | £3,310,326 £2.847.640 | £3,295,346 £2,832,698 | £3,257,893 £2,795,344 | £3,033,180 £2.571.216 | £2,908,339 £2,446,701 |
| 60% LAR: 40% CIR | 25% 30% 35% | £2,861,706 £2,369,139 | £2,390,647 £1,924,788 | £2,383,366 | £2,368,459 £1,902,644 | £2,331,191 £1,865,452 | £2,107,583 £1,642,296 | £1,983,356 £1,518,322 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £1,875,008 | £1,457,373 | £1,917,521 £1,450,118 | £1,902,644 £1,435,268 | £1,865,452 £1,398,139 | £1,175,374 | £1,051,614 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £882,110 | £517,941 | £510,703 | £495,892 | £458,861 | £706.828 £236,678 | £113,243 |
| Residual Land values compared to bench | hmark land value | : | | | | | 1 | |
| Secondary Industrial/Storage/Distribution | n | | | | | £20,601,000 | | |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Reg |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | 2022 & Staircases, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | 2022 & Staircases, Wchai Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability 8 |
| | 0% 5% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability 8 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 80% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% 25% 30% | Access Prt M4(2) & Building Safety Levy £8.534.422 £8.051.565 £5.567.052 £5.080.998 £4.593.118 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 55,903,351 54,989,274 42,529,784 64,008,678 53,005,973 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5,880,753 5,494,623 5,507,422 5,404,531 12,533,744 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 55.842.798 55.368.810 54.999.160 54.499.811 54.008.929 52.546.380 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E5.815.084 £4.705.074 £4.44.495 £3.744.216 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 55,033,894 45,477,470 41,19,292 53,197,798 |
| 80% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% 25% 30% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases £5,903,351 £5,447,195 £4,989,274 £4,529,784 | Access Prt M4(2), Building Safety Levy, \$106, Cit. Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 55.895,938 54.997,938 54.997,938 54.997,938 54.998,938 54.998,938 54.998,938 | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 55,424,623 4,969,841 54,507,422 4,509,841 55,507,422 5,507,425 5,508,881 5,508,881 5,508,881 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 15.842.798 15.842.798 15.842.798 15.469.861 15.409.861 15.409.861 15.540.380 15.842.227 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 55,615,084 51,793,074 54,244,495 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | Access Prt M4(2) & Building Safety Levy £8.534.422 £8.051.565 £5.567.052 £5.080.998 £4.593.118 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 55,903,351 54,989,274 42,529,784 64,008,678 53,005,973 | Access Prt M4(2), Building Safety Levy, \$106, Cit. Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 55.895,938 54.997,938 54.997,938 54.997,938 54.998,938 54.998,938 54.998,938 | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5,880,753 5,494,623 5,507,422 5,404,531 12,533,744 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 55.842.798 55.368.810 54.999.160 54.499.811 54.008.929 52.546.380 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E5.815.084 £4.705.074 £4.44.495 £3.744.216 | 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 55,033,894 64,577,470 64,119,205 53,197,78 |

Resi 7 - 18 Flats Zone A - Kings Cross Higher No Units Site Area Base Base LAR : CIR 18 0.04 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent 8 Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Staircases BREEAM Excellen Biodiversity Sustainability 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to Higher Value Secondary Offices £97 649 000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs. Excellent, Biodoversity,
Renewable Offset
Payments, Sustainability &
Embodied Carbon Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases BREEAM Excellent 2022 & Staircases Biodiversity & Renewable Offset Payments Wchair Prt M4(3), BREEAM Excellent & Biodiversity odiversity, Renewab Offset Payments & Sustainability Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 40% 45% 50% sidual Land values compared to dium Value Secondary Offices rk land valu Base Build Costs. Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Access Prt M4(2), Building Safety Levy S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Belditurarity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewab Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Payments, Sustainability 8 Tenure 2022 & Staircases Biodiversity Payments Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs and Access Prt M4(2) & Tenure Building Safety Levy 2022 & Stairca BREEAM Excelle Biodiversity Embodied Carbor 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 25% 30% 35% 40% 45% 50% Residual Land values compared to benc £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Raso Build Costs Access Prt M4(2). 2022 & Staircases Base Build Costs Building Safety Levy S106, CIL, Build Regs Wchair Prt M4(3), BREEAM Excellent, Wchair Prt M4(3), BREEAM Excellen Prt M4(3), BREEAM Access Prt M4(2), Excellent, Biodo versity, Building Safety Levy & S106, CIL, Building Reg 2022 & Staircases Wchair Prt M4(3), BREEAM Excellent Biodiversity odiversity, Renewa Offset Payments & Sustainability 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 24,492,99 23,969,09 £4,440,694 £3,916,920 60% LAR: 40% CIF 60% LAR: 40% CIF 60% LAR: 40% CIF 60% LAR: 40% CIF

Resi 7 - 18 Flats Zone A - Lower Cenral Zone No Units Site Area Base Base LAR : CIR 18 0.04 Ha Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excell Payments, Sustainability & Tenure %AH Building Safety Levy 2022 & Staircases 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to Higher Value Secondary Offices £97.649.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 55307,924 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent 55,381,682 Base Build Costs Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewab Offset Payments & Sustainability Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases Wchair Prt M4(3), BREEAM Excellent Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Access Prt M4(2) & Building Safety Levy Tenure 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR £2.467.592 £1.884.076 idual Land values compared to b ark land valu Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Access Prt M4(2), Building Safety Levy S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewab Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent BREEAM Excelle Payments, Sustainability & Tenure 2022 & Staircases Biodiversity Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Wchair Prt M4(3), Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewab Offset Payments & Sustainability Base Build Costs and Access Prt M4(2) & Building Safety Levy 2022 & Staircase BREEAM Excell Embodied Carbor 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 25% 30% 35% 40% 45% 50% 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to bench £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Raso Ruild Costs Access Prt M4(2) 2022 & Staircases Base Build Costs Building Safety Levy S106, CIL, Build Regs Wchair Prt M4(3), BREEAM Excellen Wchair Prt M4(3), BREEAM Excellent Prt M4(3), BREEAM Access Prt M4(2) Excellent, Biodoversity, Building Safety Levy 8 S106, CIL, Building Reg 2022 & Staircases Wchair Prt M4(3), BREEAM Excellent odiversity, Renewa Offset Payments & Sustainability 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 25,394,600 E4,811,07 60% LAR: 40% CII 60% LAR: 40% CII 60% LAR: 40% CII 60% LAR: 40% CII

Resi 7 - 18 Flats Zone A - Medium Central Zone No Units Site Area Base Base LAR : CIR 18 0.04 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent 8 Payments, Sustainability 8 Tenure %AH Building Safety Levy 2022 & Stairca BREEAM Excellen Biodiversity 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 7,978,28 **7,256,29** Residual Land values compared to Higher Value Secondary Offices £97.649.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs. Excellent, Biodoversity,
Renewable Offset
Payments, Sustainability &
Embodied Carbon Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases BREEAM Excellent 2022 & Staircases Wchair Prt M4(3), BREEAM Excellent & Biodiversity Biodiversity & Renewable Offset Payments odiversity, Renewal Offset Payments & Sustainability Base Build Costs and Wchair Prt M4(3) & BREEAM Excellent Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR £4.554.327 £3.831.698 £4.539.385 £3.816.788 £4.502.031 £3.779.520 40% 45% 50% idual Land values compared to dium Value Secondary Offices rk land val Base Build Costs. Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Access Prt M4(2), Building Safety Levy S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewab Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg 2022 & Staircases Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Payments, Sustainability 8 Tenure Biodiversity Payments Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability £1003/182 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs and Access Prt M4(2) & Building Safety Levy BREEAM Excelle Tenure 2022 & Stairca Embodied Carbor 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 25% 30% 35% 40% 45% 50% Residual Land values compared to benc £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Raso Build Costs Access Prt M4(2). 2022 & Staircases Base Build Costs Building Safety Levy S106, CIL, Build Regs Wchair Prt M4(3), BREEAM Excellent, Wchair Prt M4(3), BREEAM Excellen Prt M4(3), BREEAM Access Prt M4(2), Excellent, Biodo versity, odiversity, Renewa Offset Payments & Sustainability Building Safety Levy & S106, CIL, Building Reg 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Wchair Prt M4(3), BREEAM Excellent Biodiversity 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIF 60% LAR: 40% CIF 60% LAR: 40% CIF 60% LAR: 40% CIF

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|-------------------|---|---|---|--|---|--|---|
| Resi 7 - 18 Flats | | | | Value Area | Zone A - High | er Central Zone | | |
| No Units | 18 0.04 Ha | | 1 | Sales value inflation | | Base |] | |
| Site Area Residual land values: | 0.04 Ha | | | Build cost inflation Tenure | | PIL PIL | |] |
| Residual land values: | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 5% | £14.181.940 £13,355,741 £12,527,885 | £13.441.086 £12,646,998 £11.851.285 | £13.433.651 £12,639,612 £11.843.024 | £13.418.469 £12,624,486 £11.828.852 | £13.380.513 £12,586,674 | £13.152.780 £12,359,799 £11.565.085 | £13.028.262 £12,233,757 £11,439.481 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £12,527,885 £11,698,389 £10,867,266 | £11,851,285 £11,053,942 £10,254,984 | £11,843,924 £11,046,606 £10,247,668 | £11,828,852 £11,031,581 £10,232,688 | £11,791,171 £10,994,019 £10,195,236 | £11,565,085 £10,768,653 £9,970,522 | £11,439,481 £10,643,450 £9,845,682 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £10,034,533 £9,200,204 | £9,454,427 £8,652,284 | £9,447,129 £8,645,004 | £9,432,188 £8,630,096 | £9,394,833 £8,592,828 | £9,170,706 £8,369,220 | £9,046,191 £8,244,994 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £8.364.295 £7.526.822 | £7.848.572 £7,043,307 | £7.841.307 £7,036,051 | £7.826.429 £7.021.201 | £7.789.237 £6,984,072 | £7.566.082 £6,761,307 | £7.442.108 £6,637,547 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £8.364.295 £7,526,822 £6,687,798 £5,847,239 | £6,236,500 £5,428,169 | £6,229,255 £5,420,932 | £7.826.429 £7,021,201 £6,214,426 £5,406,120 | £6,177,352 £5,369,089 | £5,954,910 £5,146,907 | £5,831,330 £5,023,472 |
| Residual Land values compared to benchn | | | 25,125,135 | 100,000 | 25/105/125 | 20,000,000 | 1 20,110,000 | |
| Higher Value Secondary Offices | | | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability Embodied Carbon |
| | 0% | £10,481,556 | £9,740,683 | £9,733,268 | £9,718,086 | £9,680,130 | £9,452,397 | £9,325,879 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £9.655.357 £8,827,501 | £8,150,902 | £8,939,229 £8,143,541 | £8,128,469 | £8.886.291 £8,090,788 | £8.009.415 £7,864,702 | £8.533.373 £7,739,098 |
| 60% LAR : 40% CIR | 20% | £7,998,006 £7,166,883 | £7,353,559 £6,554,601 | £7,346,222 £6,547,285 | £6,532,304 | £7,293,636 £6,494,853 | £6,270,139 | £6,145,299 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £6,334,150 £5,499,821 | £5.754.044 £4,951,901 | £5.746.746 £4,944,621 | £5.731.805 £4,929,713 | £5,694,450 £4,892,445 | £5.470.323 £4,668,837 | £5.345.808 £4,544,611 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £4,663,912 £3,826,439 | £4,148,189 £3,342,923 | £4,140,923 £3,335,668 | £4,126,046 £3,320,818 | £4,088,854 £3,283,689 | £3,865,699 £3,060,923 | £3,741,725 £2,937,164 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,987,415 £2,146,856 | £2,536,117 £1,727,786 | £2,528,872 £1,720,548 | £2,514,042 £1,705,736 | £2,476,969 £1,668,706 | £2,254,526 £1,446,524 | £2,130,947 £1,323,089 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land values | | | | | £57.186.000 | | |
| _ | % AH | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Tenure | % AH 0% | Building Safety Levy £12.014.891 | £11.274.017 | £11.266.602 | Biodiversity £11.251.421 | £11.213.465 | £10.985.732 | £10.859.214 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £11,188,692 £10,360,836 | £10,479,950 £9,684,237 | £10,472,564 £9,676,876 | £10,457,438 £9,661,804 | £10,419,626 £9,624,123 | £10,192,750 £9,398,036 | £10,066,708 £9,272,433 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £9.531.340 £8,700,217 | £8.886.894 £8,087,936 | £8.879.557 £8,080,620 | £8.864.533 £8,065,639 | £8.826.971 £8,028,187 | £8.601.605 £7,803,474 | £8.476.402 £7,678,634 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £7,867,485 £7,033,156 | £7,287,379 £6,485,236 | £7,280,081 £6,477,956 | £7,265,140 £6,463,048 | £7,227,785 £6.425.780 | £7,003,658 £6,202,172 | £6,879,143 £6,077,945 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £8.197.247 £5.359.774 | £5.681.524 £4.876.258 | £5.674.258 | £5.659.381 £4.854.152 | £5.622.189 | £5.399.033 | £5.275.059 £4.470.498 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £4,520,749 | £4,069,451 | £4,062,207 | £4,047,377 | £4,010,303 | £3,787,861 | £3,664,281 |
| Residual Land values compared to benchn | | 13,000,150 | £3,201,121 | E3,203,003 | £3,239,071 | 1.3,202,041 | 12,919,009 | £2,000,424 |
| Lower Value Secondary Offices / Communi | | • | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £11,824,035 £10,996,179 | £11,115,293 £10,319,580 | £11,107,907 £10,312,219 | £11,092,781 £10,297,147 | £11,054,969 £10,259,466 | £10,828,093 £10,033,380 | £10,702,051 £9,907,776 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £10,166,684 £9,335,561 | £9,522,237 £8,723,279 | £9,514,900 £8,715,963 | £9,499,876 £8,700,982 | £9,462,314 £8,663,530 | £9,236,948 £8,438,817 | £9,111,745 £8,313,977 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £8.502.828 £7,668,499 | £7.922.722 £7,120,579 | £7,915,424 £7,113,299 | £7,900,483 £7,098,391 | £7.863.128 £7,061,123 | £7.639.001 £6,837,515 | £7.514.486 £6,713,289 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £6,832,590 £5,995,117 | £6,316,867 £5,511,601 | £6,309,601 £5,504,348 | £6,294,724 £5,489,498 | £6,257,532 £5,452,367 | £6,034,377 £5,229,601 | £5,910,402 £5,105,842 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £5.156.093 £4.315.533 | £4.704.794 £3.896.464 | £4.697.550 £3.889.226 | £4.682.720 £3.874.414 | £4.645.647 £3.837.384 | £4.423.204 £3.615.202 | £4.299.625 £3.491.767 |
| Residual Land values compared to benche | nark land value | 24,010,000 | 20,000,404 | 20,000,220 | 20,014,414 | 20,007,004 | 20,010,202 | 20,001,101 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | - | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £13.401,270 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases £12260 386 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1262,991 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £12,575,071 £11,747,215 | £11,866,329 £11,070,616 | £11,858,942 £11,063,255 | £12,637,799 £11,843,817 £11,048,183 | £11,806,004 £11,010,501 | £11,579,129 £10,784,415 | £11,453,087 £10,658,812 |
| | 10% 15% 20% | £10,917,719 £10,086,596 | £10,273,273 £9,474,315 | £10,265,936 £9.466.999 | £10,250,911 £9,452,018 | £10,213,350 £9.414.566 | £9,987,984 £9,189,853 | £9,862,781 £9,065,013 |
| 60% LAR: 40% CIR | 25% 30% | £9,253,864 £8,419,535 | £8,673,758 £7,871,615 | £8,666,460 £7,864,335 | £8,651,519 £7,849,427 | £8,614,164 £7,812,159 | £8,390,037 £7,588,551 | £8,265,522 £7,464,324 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | | £7.583.626 £6,746.153 | £7.067.903 £6,262.637 | £7.060.637 £6,255.382 | £7.045.760 £6,240.531 | £7.008.568 £6,203.403 | £6.785.412 £5,980.637 | £6.661.438 £5,856.877 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £5,907,128 £5,066,569 | £5,455,830 £4,647,500 | £5,448,586 £4,640,262 | £5,433,756 £4,625,450 | £5,396,682 £4,588.420 | £5,174,240 £4,366,237 | £5,050,660 £4,242,803 |
| | | | | | | | | |

| Selection Sele | Local Plan Viability Tes | sting 2025 | 5 | | | | | | |
|--|---|---|--|--|---|--|---|--|--|
| Company Comp | Resi 8 - 20 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
| Tourn | No Units | 20 |] | • | Sales value inflation | | | | |
| Rese Build Costs | | 0.1 Ha | I | | Tenure Tenure | | LAR : CIR | | l |
| Company Comp | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Lovy, S106, CL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 1.0 | | 5% | £7.823.902 £7,289,928 | £6,606,630 | £7.101.405 £6,598,422 | £7.084.519 £6,581,603 | £7.042.303 £6,539,554 | £6.789.007 £6,287,264 | £6.648.286 £6,147,101 |
| Base Build Costs, Access Pri M4(2), Access Pri M4(3), Access Pri | 60% LAR: 40% CR 60% LAR: 40% CR 80% LAR: 40% CR | 20% 25% 30% 35% 40% 45% 50% | £5,676,606 £5,135,094 £4,591,745 £4,046,576 £3,499,608 £2,950,856 £2,400,343 | £5,086,269 £4,575,771 £4,083,447 £3,549,318 | £5,078,139 £4,567,661 £4,055,357 | £5,081,490 £4,551,059 £4,038,797 £3,524,721 £3,008,848 | E5,019,888 £4,509,555 £3,997,396 £3,483,412 £2,967,621 £2,450,043 £1,930,693 | £4,280,524 £3,748,995 £3,235,567 £2,720,259 £2,203,092 £1,684,085 | £4,631,394 £4,122,174 £3,610,994 £3,097,875 £2,562,837 £2,088,808 |
| Base Build Costs, Access PM MQC), Building Safety Levy, 2022 & Statiscases, 1982 Base Build Costs, Access PM MQC), Building Safety Levy, 2022 & Statiscases, 1982 Building Safety Levy, 2022 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscases, 1982 Building Safety Levy, 2023 & Statiscase, 1 | Tilgiel Value decondary Onices | ı | | | | | | | |
| Column C | | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column C | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | -£3.166.478 -£3,671,362 -£4.178.129 | | | -£3.477.696 -£3.981,376 -£4.487.092 | |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| ### Space Build Costs, Access Pri M4(2), Base Build Costs, Access Pri M4(2), Building Safety Levy, Str. (Cit. Building Safety Levy) & Base Build Costs, Access Pri M4(2), Building Safety Levy & Base Build Costs, Access | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | | | | | | -£6,015,905 -£6,529,333 -F7,044,641 | |
| Base Build Costs, Access Pri M4(2), Base Build Costs, Access Pri M4(2), Building Safety Levy, Base Build Costs, Access Pri M4(2), Building Safety Levy, Base Build Costs, Access Pri M4(2), Building Safety Levy, Base Build Costs, Access Pri M4(2), Building Safety Levy, Base Build Costs, Access Pri M4(2), Building Safety Levy, Building Safety Levy, Building Safety Levy, Base Build Costs, Access Pri M4(2), Building Safety Levy, Building Safety Levy, Building Safety Levy, Base Build Costs, Access Pri M4(2), Building Safety Levy, Building Safety Levy, Base Build Costs, Access Pri M4(2), Buildi | 60% LAR : 40% CIR | 45% | -£6,814,044 -£7,364,557 | -£7,249,186 -£7,768,623 | -£7,257,237 -£7,776,665 | -£7,273,699 -£7,793,106 | -£7,314,857 -£7,834,207 | -£7,561,808 -£8,080,815 | -£7,699,002 -£8,217,820 |
| Base Build Costs, Access PT M4Q), Building Safety Levy, Store Cost, Excess PT M4Q), Building Safety Levy, Store Cost, Building Safety Levy, | Residual Land values compared to Medium Value Secondary Offices | benchmark la | nd values | | | | £57 186 000 | 1 | |
| Column C | Tenure | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| | | 0% | £2.105.302 £1,571,328 | £1.391.045 £888,030 | £1.382.805 £879,822 | £1.365.919 £863,003 | £1.323.703 £820,954 | £1.070.407 £568,664 | £929.686 £428,501 |
| Page | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% 35% | £1,035,442 £497.661 -£41,994 -£583,508 -£1,126,855 -£1,672,024 -£2,218,992 | £383,117 £123,676 £632,331 £1,142,829 £1,655,153 £2,162,282 £2,685,200 | £374,938 -£131,829 -£640,461 -£1,150,939 -£1,663,243 -£2,177,357 -£2,693,261 | £358, 181 -£148,530 -£657,110 -£1,167,541 -£1,679,803 -£2,193,879 -£2,709,752 | £316,286 -£190,282 -£688,732 -£1,209,045 -£1,721,204 -£2,235,188 -£2,750,979 | £64,924 -£440,792 -£948,466 -£1,458,076 -£1,969,605 -£2,483,033 -£2,998,341 | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodversity, BREEAM Excellent, Biodv | 60% LAR : 40% CIR | | -£3,318,257 | -£3,722,323 | -£3,730,365 | -£3,746,806 | -£3,787,907 | -£4,034,515 | -£4,171,520 |
| Base Build Costs, Access Prt M4(2), Building Safety Lowy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability & Embodied Carbon (19.1) (| Residual Land values compared to Lower Value Secondary Offices / C | benchmark la community Spa | nd values ce | | | | £40,420,000 | | |
| GOVER 100 C2 7 (2 042 C2 045 778 C3 045 04 | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Secondary Indianal Land values companied to benchmark land values | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £2.712.042 £2,174,261 | £2.059,717 £1,552,924 | £2.051,538 £1,544,771 | £2.034,781 £1,528,070 | £1.992.886 £1,486,318 | £1.741.524 £1,235,808 | £1,601,878 £1,096,636 |
| Residual Land values conceined to benchmark land values | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £1,634,606 £1,093,094 £549,745 | £1,044,269 £533,771 £21,447 | £1,036,139 £525,661 £13,357 | £1,019,490 £509.059 £3,203 | £9/7,868 £467.555 £44.804 | £728,134 £218.524 £293 ms | £89,394 £80,174 £431,008 |
| Residual Land values conceined to benchmark land values | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | £4,576 -£542,392 | -£492,682 -£1,008,600 | -£500,757 -£1,018,661 | | | | |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Base Build | 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | ±1.091.144 -£1,641,657 | £1,528,286 -£2,045,723 | -£1,534,337 -£2,053,765 | -£1,550,799 -£2,070,206 | £1.591.957 -£2,111,307 | -£1.838.908 -£2,357,915 | -£1,976,102 -£2,494,920 |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt | | | nd values | | | | £20,601,000 |] | |
| GY-LIR: 697-CR | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 67-148-147-CE 57. 1241-594 124 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £5,229,828 £4,693,942 | £4,546,530 £4,041,617 | £4,538,322 £4,033,438 | £4,521,503 £4,016,681 | £4,479,454 £3,974,786 | £4,227,164 £3,723,424 | £4,087,001 £3,583,778 |
| 051446-07-06 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £4,156,161 £3,616,506 | £3,534,824 £3,026,169 | £3,526,671 £3.018.039 | £3,509,970 £3,001,390 £2,400,050 | £3,468,218 £2,959,768 | £3,217,708 £2,710.034 | £3,078,536 £2,571,294 |
| 00% LR: 40% CR 40% E1;459,508 E973,300 E965,229 E948,748 E977,521 E960,159 E522,737 O% LDR: 40% CR 40% E969,766 E465,514 E447,553 E431,151 E38,943 E142,922 E5,789 60% LDR: 40% CR 50% E340,243 E65222 E47,650 E43,150 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £3,074,994 £2,531,645 £1,986,476 | £2,010,071 £2,003,347 £1,489,218 | £1,995,257 £1,481,143 | £1,978,697 £1,464.621 | £2,449,455 £1,937,296 £1.423.312 | £2,200,424 £1,688,895 £1,175,467 | £2,002,074 £1,550,894 £1,037,775 |
| WHAT TO USE WHAT WH | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIP | 40% 45% | £1,439,508 £890,756 £340,243 | £973,300 £455,614 | £965,239 £447,563 | £948,748 £431,101 | £907,521 £389,943 | £660,159 £142,992 | £522,737 £5,798 |
| | 00 % D-11 . 40 % OES | , 50% | 2040,243 | 103,023 | 2.1,000 | 2.03,000 | 2.25,407 | 2010,010 | 25.15,020 |

| Local Plan Viability Testing | 2025 | | | | | | | | | |
|--|---|---|--|--|---|--|---|--|--|--|
| Resi 8 - 20 Flats | | | | Value Area | Zone A - King | s Cross Lower | | | | |
| No Units Site Area | 20 0.1 Ha | | • | Sales value inflation Build cost inflation | | Base |] | | | |
| Residual land values: | 0.1 Ha | | | Tenure | | Base LAR : CIR | - |] | | |
| Tenure 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR | % AH 5% 10% 10% 20% 20% 30% 30% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (7,823,502) (7,286,503,503,503,503,503,503,503,503,503,503 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases 510,006,005 51,006 51,006 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 6,559,422 5,559,771 5,679,139 1,559,577 1,559,579 1 | Base Build Costs, Access Prt M4(2), Suidding Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity 17,645 (19) 6,559 (20) 1,559 (20) 1 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BreEAM Excellent, Biodiversity & Renewable Offset Payments 7,7442,333 66,539,544 67,547,337 68,539,544 67,547,337 68,539,544 68, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5,778,007 6,297,768 6,4770,134 6,527,768 6,4770,134 6,527,768 6,4770,134 6,527,768 6,527,77 6,527,77 6,527,77 6,527,77 6,527,77 6,527,77 6,527,77 6,527,77 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, 8106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 85,42,191 85,144,191 85,145,194 85,145,194 85,195,195 85,195 | | |
| Higher Value Secondary Offices | ank land value. | | | | | £97,649,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | -£1,940,998 -£2.474.972 | -£2,655,255 -£3.158.270 | -£2,663,495 -£3,166,478 | -£2,680,381 -£3,183,297 | -£2,722,597 -£3,225,346 | -£2,975,893 -£3.477.636 | -£3,116,614 -£3,617,799 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | | | | | | -£4,121,022 -£4,626,264 -£5,133,506 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | | -£5.642.726 -£6,153,906 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | -£8,529,333 -£7,044,641 | -£8,667,025 -£7,182,063 | | |
| 60% LAR: 40% CIR | 50% | -£7,364,557 | -£7,768,623 | -£7,776,665 | -£7,793,106 | -£7,834,207 | -£8,080,815 | +£8,217,820 | | |
| Residual Land values command to benchmark land values Medium Value Sectional Offices (57,156,000) | | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CiL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticrases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £2.105.302 £1,571,328 | £1.391.045 £888,030 | £1.382.805 £879,822 | £1.365.919 £863,003 | £1.323.703 £820,954 | £1.070.407 £568,664 | £929.686 £428,501 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £1,035,442 £497.661 | £383,117 -£123,676 -6632,331 | £374,938 -£131.829 -£640.461 | £358,181 -£148,530 -6657,110 | £316,286 -£190,282 -£698,732 | £64,924 -£440,792 -£948,468 | -£74,722 -£579.964 -£1.087.206 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | -£1,596,426 -£2,107,606 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | | -£2.620.725 -£3,135,763 | | |
| 60% LAR : 40% CIR | 50% | -£3,318,257 | -£3,722,323 | -£3,730,365 | -£3,746,806 | -£3,787,907 | -£4,034,515 | *£4,171,520 | | |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | | • | | | | £40,420,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £3,781,902 £3,247,928 | £3,067,645 £2,564,630 £2,050,747 | £3,059,405 £2,558,422 £3,054,539 | £3,042,519 £2,539,603 | £3,000,303 £2,497,554 | £2,747,007 £2,245,264 | £2,606,286 £2,105,101 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £2,174,261 £1,634,606 | £1,552,924 £1,044,269 | £1,544,771 £1,036,139 | £1,528,070 £1,019,490 | £1,486,318 £977,868 | £1,741,524 £1,235,808 £728,134 | £1,001,878 £1,096,636 £589,394 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £1.093.094 £549,745 | £533.771 £21,447 | £525.661 £13,357 | £509.059 -£3,203 | £467.555 -£44,604 | £218.524 -£293,005 | £80.174 -£431,008 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £4,576 -£542,392 -£1.091.144 | -£492,062 -£1,008,600 -£1,528,288 | -£500,757 -£1,016,661 -£1 534 337 | -£517,279 -£1,033,152 -£1 550 799 | -£558,588 -£1,074,379 -£1 591 957 | | -£1,459,163 -£1,976,102 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£1,641,657 | -£2,045,723 | -£2,053,765 | -£2,070,206 | -£2,111,307 | -£2,357,915 | -£2,494,920 | | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark länd välüe: | | | | | £20,601,000 | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £49,790 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £5,229,828 £4,693,942 | £4,546,530 £4,041,617 | £4,538,322 £4,033,438 | £4,521,503 £4,016,681 | £4,479,454 £3,974,786 | £4,227,164 £3,723,424 | £4,087,001 £3,583,778 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £4,156,161 £3.616.506 | £3,534,824 £3,026,169 | £3,526,671 £3,018,039 | £3,509,970 £3,001,390 | £3,468,218 £2,959,768 | £3,217,708 £2,710,034 | £3,078,536 £2,571,294 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £3,074,994 £2,531,645 £1,986,476 | £2,515,671 £2,003,347 £1,489,218 | £2,507,561 £1,995,257 £1,481,143 | £2,490,959 £1,978,697 £1,464,621 | £2,449,455 £1,937,296 £1,423,312 | £2,200,424 £1,688,895 £1,175,467 | £2,062,074 £1,550,894 £1.037.775 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £1,439,508 £890,756 | £973,300 £455,614 | £965,239 £447,563 | £948,748 £431,101 | £907,521 £389,943 | £860,159 £142,992 | £522,737 £5,798 | | |
| 00% LAK : 40% CIK | 50% | £340,243 | 4:05,823 | 4.7 1,865 | €.68,308 | -£129,407 | -£378,015 | 4.513,020 | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--------------------------|---|---|--|---|--|--|---|
| Resi 8 - 20 Flats | | | | Value Area | Zone A - King | s Cross Higher | | |
| No Units | 20 | | 1 | Sales value inflation | | Base |] | |
| Site Area | 20 0.1 Ha | | | Build cost inflation Tenure | | Base LAR: CIR | | 1 |
| Residual land values: | | | | | | | | |
| Tenure 05 LAR 05 CR 05 LAR | % AH 5% 10% 15% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (S) 170.343 (S) 569.047 (S) 569.048 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 5, 555, 455 5, 71, 108 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Excellent Excellent Excellent Excellent Excellent Excellent Excellent Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Ex 499, 429 Ex 589, 246 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 52.567.24 57.98.20 58.654.493 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability Existing Signature Exists Signature | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Buildings Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £146, 797, 188 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £6 753 758 | F6 146 197 | F6 138 068 | £6,121,419 £5,544,743 | F6 079 797 | £5.830.064 | £5,691,323 £5 115,857 |
| 60% LAR : 40% CIR | 30% | £6,144,925 £5,534,253 £4,921,763 | £5,569,453 £4,990,884 £4.410.510 | £5,561,345 £4,982,794 £4,402,435 | £4,966,235 £4.385,912 | £5,503,238 £4,924,834 £4,344,605 | £5,254,207 £4,676,432 £4,096,759 | £5,691,323 £5,115,857 £4,538,432 £3,959,067 £3,377,783 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £4,921,763 £4,307,472 £3,691,399 | £3,828,347 £3,244,415 £2,658,732 | £3,820,286 £3,236,364 | £6,121,419 £5,544,743 £4,968,235 £4,385,912 £3,803,795 £3,219,902 £2,634,250 | £4.344.605 £3,762,568 £3,178,744 £2,593,148 | £4,096,759 £3,515,206 £2,931,793 £2,346,540 | £3,377,783 £2,794,599 |
| | 45% 50% | £3,073,564 | £2,658,732 | £2,650,691 | £2,634,250 | £2,593,148 | £2,346,540 | £2,209,535 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | 5 | | | | £97,649,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 596 | | -£1.899.605 -£2,470,763 | | | | | -£2,359,133 -£2,928,602 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | -£2,404,164 -£3,011,142 | +£3,043,802 +£3,618,703 | | | | | -£3,500,090 -£4,073,577 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | -£4,195,447 -£4,774,016 | | | | | -£4.649.043 -£5,226,468 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | -£4,843,137 -£5,457,428 | -£5,354,390 -£5,936,553 | | | | | -£5,805,833 -£6,387,117 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£6,073,501 -£6,691,336 | -£8,520,485 -£7,106,168 | -£8,528,538 -£7,114,209 | -£6,544,998 -£7,130,650 | -£6,586,156 -£7,171,752 | -£6,833,107 -£7,418,360 | -£8,970,301 -£7,555,365 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | s | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% | £3.451.743 £2.850.447 | £2.715.955 | £2.707.716 | £2.690.829 | £2.648.614 £2.079.620 | £2.395.317 | £2.254.598 £1.687.167 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £2,247,239 £1.642.136 | £1,575,537 £1,002,498 | £1,567,358 £994,345 | £1,550,600 £977,645 | £1,508,707 £935,893 | £1,257,344 £685,383 | £1,117,698 £546.210 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £1,035,158 £426,325 | £427,597 -£149,147 | £419,468 -£157,255 | £402,819 -£173,857 | £361,197 -£215,362 | £111,464 -£464,393 | -£27,277 -£602,743 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | -£727,716 -£1.308.090 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | +£1,890,253 +£2,474,185 | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% | +£2,645,036 | -£3,059,868 | -£3,067,909 | -£3,084,350 | -£3,125,452 | ≠£3,372,080 | +£3,509,065 |
| Lower Value Secondary Offices / Commun | nity Space | • | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £4,527,047 £3.923,839 | £3,823,295 £3,252,137 | £3,815,088 £3,243,958 | £3,798,268 £3.227,200 | £3,756,220 £3.185.307 | £3,503,929 £2.933.944 | £3,363,767 £2,794,298 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £3,318,736 £2,711,758 | £2,679,098 £2,104,197 | £2,670,945 £2,096,068 | £2,654,245 £2,079,419 | £2,612,493 £2,037,797 | £2,361,983 £1,788,064 | £2,222,810 £1,649,323 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £2,102,925 £1,492,253 | £1.527.453 £948,884 | £1.519.345 £940,794 | £1.502.743 £924,235 | £1.461.238 £882,834 | £1.212.207 £634,432 | £1.073.857 £496,432 |
| 60% LAR: 40% CIR | 35% 40% | £879,763 £285,472 | £308,510 -£213,653 | £300,435 -£221,714 | £343,912 -£238,205 | £302,805 -£279,432 | £54,759 -£526,794 | -£62,933 -£684,217 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£968,436 | -£1,383,268 | -£1,391,309 | -£1,407,750 | £1,448,852 | -£1,695,460 | -£1,247,401 -£1,832,485 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | \$ | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £7.110.243 £6,508,947 | £6.374.455 £5,805,195 | £6.366.216 £5,796,988 | £6.349.329 £5,780,168 | £6.307.114 £5,738,120 | £6.053.817 £5,485,829 | £5.913.098 £5,345,667 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £5,905,739 £5,300,636 | £5,234,037 £4,660,998 | £5,225,858 £4,652,845 | £5,209,100 £4,636,145 | £5,167,207 £4,594,393 | £4,915,844 £4,343,883 | £4,776,198 £4,204,710 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £4.693.658 £4,084,825 | £4.086.097 £3,509,353 | £4.077.968 £3,501,245 | £4.061.319 £3,484,643 | £4.019.697 £3,443,138 | £3.769.964 £3,194,107 | £3.631.223 £3,055,757 |
| 60% LAR: 40% CIR | 30% 35% 40% 45% | £3,474,153 £2.861.663 | £2,930,784 £2,350,410 | £2,922,694 £2,342,335 | £2,906,135 £2,325,812 | £2,864,734 £2.284.505 £1,702.468 | £2,016,332 £2,036,659 | £2,478,332 £1.898.967 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £2,247,372 £1,631,299 | £1,768,247 £1,184,315 | £1,760,160 £1,176,264 | £1,743,090 £1,159,802 | £1,702,408 £1,118,644 | £1,455,106 £871,693 | £1,317,003 £734,499 |
| 00 % LAK : 40% UIK | JU% | £1,013,404 | £098,03Z | 1,090,091 | 1 20/4,100 | 2003,048 | 1200,440 | £ 145,430 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|--------------------------|---|--|---|---|--|--|--|
| Resi 8 - 20 Flats | | | | Value Area | Zone A - Low | er Cenral Zone | | |
| No Units | 20 0.1 Ha | 1 | - | Sales value inflation | | Base | 1 | |
| Site Area Residual land values: | 0.1 Ha | ı | | Build cost inflation Tenure | | LAR : CIR | I. |] |
| Tonure 60% LAR 40% CR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Lev £10.516.764 £9.841.95 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 19.759.466 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent 19.751.227 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5774-341 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 15 692 125 5504,885 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £9.438.259 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15 269 108 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £9,177,635 £8,505,211 £7,830,911 | £8,486,557 £7,847,272 | £8,478,378 £7,839,119 £7,197,996 | £8,461,621 £7,822,419 £7,181,348 | £8,419,726 £7,780,667 £7,139,726 | £8,168,364 £7,530,156 £6,889,993 | £8,028,718 £7,390,985 £8,751,251 £6,109,541 £5,465,870 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £7,154,755 £6,476,763 | £7,206,126 £6,563,137 £5,918,322 | £6,555,028 £5,910,232 | £6,538,426 £5,893,673 | £6,496,921 £5,852,272 | £6,247,890 £5,603,870 | £6,109,541 £5,465,870 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £5.796.950 £5,115,337 | £5.271.702 £4.623.294 | £5.263.628 £4,615,232 | £6,538,426 £5,893,673 £5,247.104 £4,598,741 | £5.205.797 | £4.957.951 £4,310,152 | £4.820.259 £4,172,730 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £4,431,941 £3,746,784 | £3,973,116 £3,321,188 | £3,965,066 £3,313,146 | £3,948,603 £3,296,706 | £4,557,514 £3,907,444 £3,255,604 | £3,660,494 £3,008,996 | £3,523,300 £2,871,991 |
| Residual Land values compared to benchr | mark land value | s | | | | | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £751,884 £83,265 | -£5,434 -£640.939 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | -£1,278,343 -£1,917,628 | -£1,286,522 -£1,925,781 | | -£1,945,174 -£1,984,233 -£2,625,174 | | |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 25% | | -£2,036,774 -£3,201,763 -£3,846,578 | | | -£3,267,979 -£3,012,628 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | -£5,799,834 -£6,451,754 | -£5,816,297 -£6,468,194 | | | |
| Residual Land values compared to benchr Medium Value Secondary Offices | | 5 | | | | £57.186.000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £4.798.184 £4.129.565 | £4.040.866 £3.405.361 | £4.032.627 £3.397.153 | £4.015.741 £3.380.334 | £3.973.525 £3.338.285 | £3.720.228 £3.085.995 | £3.579.508 £2.945.832 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £3,459,035 £2,786,611 | £2,767,957 £2,128,672 | £2,759,778 £2,120,519 | £2,743,021 £2,103,819 | £2,701,126 £2,062,067 | £2,449,764 £1.811.556 | £2,310,118 £1,672,385 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £2,112,311 £1,436,155 | £1,487,528 £844,537 | £1,479,398 £836,428 | £1,462,748 £819,826 | £1,421,126 £778,321 | £1,171,393 £529,290 | £1,032,651 £390,941 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £758,163 £78.350 | £199,722 -£446.898 | £191,632 -£454.972 | £175,073 -£471.496 | £133,672 -£512.803 | | |
| 60% LAR: 40% CIR | 45% | | | -£1,103,368 -£1,753,534 | | | | |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% | £1,971,816 | -£2,397,412 | ±2,405,454 | +E2,421,894 | +£2,462,998 | +£2,709,804 | -£2,846,609 |
| Lower Value Secondary Offices / Commun | | • | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & Solo, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt Mety, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% | £6,474,784 £5,806,165 | £5,717,466 £5,081,961 £4 444 557 | E5,709,227 E5,073,753 | £5,692,341 £5,056,934 £4,419,621 | £5,650,125 £5,014,885 | £5,396,828 £4,762,595 | £5,256,108 £4,622,432 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £4,463,211 £3,788.911 | £3,805,272 £3,164.126 | £3,797,119 £3,155.996 | £3,780,419 £3,139,348 | £3,738,667 £3,097.726 | £3,488,156 £2,847.993 | £3,348,985 £2,709.251 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £3.112.755 £2,434,763 | £2.521.137 £1,876,322 | £2.513.028 £1,868,232 | £2.496.426 £1,851,673 | £2.454.921 £1,810,272 | £2.205.890 £1,561,870 | £2.067.541 £1,423,870 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £1,754,950 £1,073,337 | £1,229,702 £581,294 | £1,221,628 £573,232 | £1,205,104 £556,741 | £1,163,797 £515,514 | £915,951 £268,152 | £778,259 £130,730 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £389.941 -£295,216 | -£68.884 -£720,812 | -£76.934 -£728,854 | £93,397 -£745,294 | -£134.556 -£786,396 | -£381.506 -£1,033,004 | -£518.700 -£1,170,009 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land value | s | | | | £20,601,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, ClLl, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CI., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments 67.832.025 | Sustainability | Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £8,496,884 £7,788,065 £7,117,535 | £7,069,368 £7,063,861 £6,426,457 | £7,055,653 £6,418,278 | £7,074,241 £7,038,834 £6,401,521 | £7.632.025 £6,996,785 £6,359.626 | £7.378.728 £6,744,495 £6.108.264 | £6,604,332 £5,968.618 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £6,445,111 £5.770.811 | £5,787,172 £5.146.026 | £5,779,019 £5.137.896 | £5,762,319 £5.121.248 | £5,720,567 £5.079.626 | £5,470,056 £4.829.893 | £5,330,885 £4.691.151 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £5,094,655 £4,416,663 | £4,503,037 £3,858,222 | £4,494,928 £3,850,132 | £4,478,326 £3,833,573 | £4,436,821 £3,792,172 | £4,187,790 £3,543,770 | £4,049,441 £3,405,770 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £3.736.850 £3,055,237 | £3.211.602 £2,563,194 | £3.203.528 £2,555,132 | £3.187.004 £2,538,641 | £3.145.697 £2,497,414 | £2.897.851 £2,250,052 | £2,760,159 £2,112,630 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,371,841 £1,686,684 | £1,913,016 £1,261,088 | £1,904,966 £1,253,046 | £1,888,503 £1,236,606 | £1,847,344 £1,195,504 | £1,600,394 £948,896 | £1,463,200 £811,891 |
| | | | | | | | | |

Resi 8 - 20 Flats Zone A - Medium Central Zone No Units Site Area Base Base LAR : CIR 20 0.1 Ha Residual land values Base Build Costs, Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Payments, Sustainability 8 Access Prt M4(2) & Wchair Prt M4(3) & BREEAM Excellent BREEAM Excellent 8 Tenure %AH Building Safety Levy 2022 & Stairca Biodiversity Embodied Carbon 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to Higher Value Secondary Offices £97.649.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs. Excellent, Biodoversity,
Renewable Offset
Payments, Sustainability &
Embodied Carbon Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity BREEAM Excellent Biodiversity & Renewable Offset Payments Base Build Costs and Access Prt M4(2) & Building Safety Levy odiversity, Renewab Offset Payments & Sustainability Wchair Prt M4(3) & BREEAM Excellent Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR sidual Land values compared to dium Value Secondary Offices rk land val Base Build Costs. Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewab Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases Base Build Costs and Payments, Sustainability & Embodied Carbon Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure Biodiversity Payments 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% CIF 80% LAR : 40% CIF 80% LAR : 40% CIF 80% LAR : 40% CIF Residual Land values compared to benchmark land value Secondary Offices / Community Space Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Base Build Costs Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs and Access Prt M4(2) & Tenure Building Safety Levy 2022 & Stairca BREEAM Excelle Embodied Carbor 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benc £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Raso Build Costs Access Prt M4(2). 2022 & Staircases Base Build Costs Building Safety Levy S106, CIL, Build Regs Wchair Prt M4(3), BREEAM Excellent, Wchair Prt M4(3), BREEAM Excellen Prt M4(3), BREEAM Access Prt M4(2), Excellent, Biodo versity, odiversity, Renewa Offset Payments & Sustainability Building Safety Levy & S106, CIL, Building Reg 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Wchair Prt M4(3), BREEAM Excellent Biodiversity 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR

| Local Plan Viability Testing | 2025 | | _ | | | | | | | |
|--|---|--|---|---|--|---|--|--|--|--|
| Resi 8 - 20 Flats | | | | Value Area | Zone A - High | er Central Zone | | | | |
| No Units | 20 0.1 Ha | 1 | - | Sales value inflation | | Base | 1 | | | |
| Site Area Residual land values: | 0.1 Ha | | | Build cost inflation Tenure | | PIL PIL | I. |] | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy E16-653,733 E15-88,288 | Base Build Costs, Access Prt M4(2), Building Safety Lev gs 5106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1409224 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E13592348 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E14298.835 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £14,538,268 £13,620,890 £12,701,618 | £13,739,088 £12,858,763 £11,976,578 | £13,730,860 £12,850,585 £11,968,425 | £13,714,041 £12,833,826 £11,951,725 | £13,671,992 £12,791,933 £11,909,973 | £14.296.835 £13,419,701 £12,540,570 £11,659,463 | £13,279,540 £12,400,925 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% 40% 45% 50% | £11,780,472 £10,857,468 £9,932,627 £9,005,967 £8,077,506 £7,147,264 £8,215,258 | E11,076,757 E11,092,532 E10,206,642 E9,316,927 E8,429,407 E7,538,098 E6,645,020 E5,750,191 | £11,984,403 £11,084,403 £10,198,533 £9,310,838 £8,421,332 £7,530,037 £6,636,970 £5,742,150 | £11,067,754 £10,181,931 £9,294,277 £8,404,809 £7,513,546 £6,620,507 £5,725,709 | £11,906,131 £11,026,131 £10,140,427 £9,252,876 £8,363,501 £7,472,319 £6,579,348 £5,684,607 | £11,076,398 £10,776,398 £9,891,396 £9,004,475 £8,115,686 £7,224,957 £6,332,399 £5,437,999 | E12.400.925 E11,520,291 E10,637,658 E9,753,045 E8,866,475 E7.977,964 E7,087,534 E6,195,204 E5,300,994 | | |
| Higher Value Secondary Offices | mark land value | 5 | | | | £97,649,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £5,688,833 £4,773,368 | £4,852,573 £3.974.168 | £4,844,334 £3.985.960 | £4,827,448 £3.949.141 | £4,785,231 £3.907.092 | £4,531,935 £3.854.801 | £4,391,215 £3.514.640 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £2,936,718 £2,015,572 | £2,211,678 £1,327,632 | £2,203,525 £1,319,503 | £2,186,825 £1,302,854 | £2,145,073 £1,261,231 | £1,894,563 £1,011,498 | £1,755,391 £872,758 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £1.092.568 £167,727 | £441.742 -£445,973 | £433.633 -£454,062 | £417.031 -£470,623 | £375.527 -£512,024 | £126.496 -£760,425 | -£11.855 -£898,425 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | -£1,335,493 -£2,226,802 -£3,119,880 | -£1,343,366 -£2,234,863 -£3,127,930 | -E1,360,091 -E2,251,354 -F3 144 393 | | | -£1,780,930 -£2,877,368 -£3,569,696 | | |
| 60% LAR: 40% CIR | 50% | £3,549,642 | -£4,014,709 | -£4,022,750 | -£4,039,191 | -£4,080,293 | -£4,326,901 | -£4,463,908 | | |
| Residual Land values comeared to benchmark land values Medium Value Secondary Offices £57,186,009 | | | | | | | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Statircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| | 0% | £9.735.133 £8.819.668 | £8.898.873 £8.020.468 | £8.890.634 £8.012.260 | £8.873.748 £7.995.441 | £8.831.531 £7.953.392 | £8.578.235 £7.701.101 | £8.437.515 £7.560.940 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £7,902,290 £6,983,018 | £7,140,163 £6.257.978 | £7,131,985 £6,249,825 | £7,115,226 £6,233,125 | £7,073,333 £6.191,373 | £6,821,970 £5.940.863 | £6,682,325 £5.801,691 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £6,061,872 £5,138,868 £4,214,027 | £5,373,932 £4,488,042 £3,600,327 | £5,365,803 £4,479,933 £3,592,238 | £5,349,154 £4,463,331 £3,575,677 | £5,307,531 £4,421,827 £3,534,276 | £5,057,798 £4,172,796 £3,285,875 | £4,919,058 £4,034,445 £3,147,875 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £3.287.367 £2.358.906 | £2,710.807 £1.819.498 | £3,552,236 £2.702.732 £1.811.437 | £3,373,077 £2.686.209 £1.794.946 | £3,334,276 £2,644,901 £1,753,719 | £3,260,676 £2,397,056 £1,506,357 | £2,147,675 £2,259.364 £1,368.934 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,428,664 £496,658 | £926,420 £31,591 | £918,370 £23,550 | £901,907 £7,109 | £860,748 -£33,993 | £613,799 -£280,601 | £476,604 -£417,606 | | |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | | • | | | | £40,420,000 | 1 | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £11,411,733 £10,496,268 £9,578,890 | £10,575,473 £9,697,068 £8,816,763 | £10,587,234 £9,688,860 £8,808,585 | £10,550,348 £9,672,041 £8,791,826 | £10,508,131 £9,629,992 £8,749,933 | £10,254,835 £9,377,701 £8,498,570 | £10,114,115 £9,237,540 £8,358,925 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £8,659,618 £7,738,472 | £7,934,578 £7,050,532 | £7,926,425 £7,042,403 | £7,909,725 £7,025,754 | £7,867,973 £6,984,131 | £7,617,463 £6,734,398 | £7,478,291 £6,595,658 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £6.815.468 £5.890,627 | £6.164.642 £5,276,927 | £6.156.533 £5,268,838 | £6.139.931 £5,252,277 | £6.098.427 £5,210,876 | £5.849.396 £4,962,475 | £5.711.045 £4,824,475 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £4,035,506 £3.105.264 | £3,496,098 £2,603,020 | £3,488,037 £2,594,970 | £3,471,546 £2,578,507 | £3,430,319 £2,537,348 | £3,182,957 £2,290,399 | £3,045,534 £2.153.204 | | |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% | £2,173,258 | £1,708,191 | £1,700,150 | £1,683,709 | £1,642,607 | £1,395,999 | £1,258,994 | | |
| Secondary Industrial/Storage/Distribution | rand value | - | | | | £20,601,000 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Sely Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewale Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £13.393.633 £12,478,168 £11,560,790 | £12.557.373 £11,678,968 £10,798,663 | £12.549.134 £11,670,760 £10,790,485 | £12.532.248 £11,653,941 £10,773,726 | £12,490,031 £11,611,892 £10,731,833 | £12.236.735 £11,359,601 £10,480,470 | £12.098.015 £11,219,440 £10,340,825 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £10,641,518 £9.720.372 | £9,916,478 £9.032,432 | £9,908,325 £9.024.303 | £9,891,625 £9.007.654 | £9,849,873 £8.968.031 | £9,599,363 £8.716.298 | £9,460,191 £8.577.558 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £8,797,368 £7,872,527 £6,945,967 | £8,146,542 £7,258,827 £6,360,307 | £8,138,433 £7,250,738 £6,361,232 | £8,121,831 £7,234,177 £6,344,709 | £8,080,327 £7,192,776 £6,303,401 | £7,831,296 £6,944,375 £6,055,558 | £7,692,945 £6,806,375 £5,917,864 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £6,017,406 £5,087,164 | £5,477,998 £4,584,920 | £5,469,937 £4,576,870 | £5,453,446 £4,560,407 | £5,412,219 £4,519,248 | £5,164,857 £4,272,299 | £5,027,434 £4,135,104 | | |
| 60% LAR: 40% CIR | 50% | £4,155,158 | £3,690,091 | £3,682,050 | £3,665,609 | £3,624,507 | £3,377,899 | £3,240,894 | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-------------------------------|--|--|--|---|--|---|--|
| Resi 9 - 30 Flats | | | | Value Area | Zono A. Zono d and | Eastern Central Zone | | |
| Resi 5 - 30 Flats | | | | Value Area | Zone A - Zone Tanu | Eastern Central 2011e | | |
| No Units | 30 | | | Sales value inflation | | Base | 1 | |
| Site Area | 30 0.1 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | 1 | |
| Residual land values: | | | | | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 23,001,858 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent E2520359 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 21,926,678 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22185/778 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 221,988,375 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 221,383,707 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £22,400,856 £21,199,853 | £20,818,115 £19,686,980 | £20,789,504 £19,658,369 | £21,902,678 £20,771,544 £19,640,409 | £20,726,644 £19,595,509 | £20,457,240 £19.326.106 | £20,307,572 £19.176.437 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £19,998,850 £18,797,848 £17,598,845 | £20,818,115 £19,686,980 £18,555,845 £17,424,710 £16,293,576 | £20,789,504 £19,658,369 £18,527,235 £17,396,100 £16,264,966 | £18,509,275 £17,378,140 £16,247,005 | £18,464,374 £17,333,239 £16,202,104 | £18,194,971 £17,063,836 £15,932,701 | £18,045,302 £16,914,167 £15,783,033 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £17,596,845 £16.395.843 £15,194,841 | £15.102.441 | | £16,247,005 £15.115.870 £13,984,735 | £16,202,104 £15.070.970 £13,939,835 | £14.801.000 | £15,783,033 £14.651.898 £13,520,764 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £13,993,837 £12,792,835 | £12,900,172 £11,769,037 | £14,002,696 £12,871,581 £11,740,426 | £12,853,602 £11,722,467 | £12,808,701 £11,677,566 | £13,070,432 £12,539,298 £11,408,163 | £12,389,629 £11,258,495 |
| 60% LAR : 40% CIR | 50% | £11,591,833 | £10,637,903 | £10,609,292 | £10,591,332 | £10,546,432 | £10,277,028 | £10,127,360 |
| Residual Land values compared to benchn Higher Value Secondary Offices | mark land values | | | | | £97,649,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodivorsity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £13,630,556 £12,635,956 £11,434,953 | £12,164,349 £11,053,215 £9,922,080 | £12,103,739 £11,024,604 £9,893,469 | £12,137,776 £11,006,644 £9,875,509 | £10,961,744 £9,830,609 | £11,623,475 £10,692,340 £9,561,206 | £10,542,672 £9,411,537 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £10,233,950 £9,032,948 | £8,790,945 £7,659,810 | £8,762,335 £7,631,200 | £8,744,375 £7,613,240 | £8,699,474 £7,568,339 | £8,430,071 £7,298,936 | £8,280,402 £7,149,267 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £7,831,945 £6,630,943 | £6,528,676 £5.397.541 | £6,500,066 £5,368,931 | £6,482,105 £5.350.970 | £6,437,204 £5,306,070 | £6,167,801 £5.036.666 | £6,018,133 £4.886,998 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £5,429,941 £4,228,937 | £4,266,407 £3,135,272 | £4,237,796 £3,106,661 | £4,219,835 £3,088,702 | £4,174,935 £3,043,801 | £3,905,532 £2,774,398 | £3,755,864 £2,624,729 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £3,027,935 £1.826.933 | £2,004,137 £873.003 | £1,975,528 £844.392 | £1,957,567 £826.432 | £1,912,666 £781.532 | £1,643,263 £512.128 | £1,493,595 £362.460 |
| Residual Land values compared to benchn | | | | | | | | |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £17.883.258 | £16.230.649 | £16.202.039 | £16.184.078 | £16.139.178 | £15.869.775 | £15.720.107 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £15,481,253 £14,280,250 | £13,968,380 £12,837,245 | £13,939,769 £12,808,635 | £13,921,809 £12,790,675 | £13,876,909 £12,745,774 | £13,607,508 £12,476,371 | £13,457,837 £12,326,702 |
| 60% LAR: 40% CIR | 20% | £13,079,248 £11,878,245 | £11,708,110 £10,574,976 | £11,677,500 £10,546,366 | £11,659,540 £10,528,405 | £11,614,639 £10,483,504 | £11,345,236 £10,214,101 | £11,195,567 £10,064,433 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £10,677,243 £9,476,241 | £9,443,841 £8,312,707 | £9,415,231 £8,284,098 | £9,397,270 £8,266,135 | £9,352,370 £8,221,235 | £9,082,966 £7.951.832 | £8,933,298 67,802,164 |
| 60% LAR - 40% CIR | 40% | £8,275,237 £7,074,235 | £7,181,572 £6,050,437 | £7,152,961 £6,021,826 | £7,135,002 £6,003,867 | £7,090,101 £5,958,966 | £6,820,698 £5,689,563 | £6,671,029 £5,539,895 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £5,873,233 | £4,919,303 | £4,890,692 | £4,872,732 | £4,827,832 | £4,558,428 | £4,408,760 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | nark land values ity Space | | | | | £40,420,000 | 1 | |
| Tonuro | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £19,059,858 £18,358,856 | £17,907,249 £16,776,115 | £17,878,639 £16,747.504 | £17,860,678 £16,729,544 | £17,615,778 £16.684.644 | £17,546,375 £16,415,240 | £17,396,707 £16.265.572 |
| 60% LAR: 40% CIR | 15% 20% | £15,956,850 £14,755,848 | £14,513,845 £13,382,710 | £14,485,235 £13,354 100 | £14,467,275 £13,336,140 | £14,422,374 £13,291,239 | £14,152,971 £13,021,836 | £14,003,302 £12,872,187 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £13,554,845 £12,353,843 | £12,251,576 £11,120,441 | £12,222,966 £11,091,831 | £12,205,005 £11,073,870 | £12,160,104 £11,028,970 | £11,890,701 £10,759,566 | £11,741,033 £10,609,898 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £11,152,841 £9.951.837 | £9,989,307 £8.858.172 | £9,960,696 £8.829.561 | £9,942,735 £8.811.602 | £9,897,835 £8.766,701 | £9,628,432 £8.497,298 | £9,478,764 £8.347.629 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £8,750,835 £7,549,833 | £7,727,037 £6,595,903 | £7,698,426 £6,567,292 | £7,680,467 £6,549,332 | £7,635,566 £6,504,432 | £7,366,163 £6,235,028 | £7,216,495 £6,085,360 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | mark land values | | | | | | 1 | |
| occordary industrial/Storage/Distribution | | | 1 | T. | 1 | £20,601,000 | 1 | 1 |
| Tonuro | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 251541758 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Reg 2022 & Staircases 252,886,149 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1980539 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £19,82,578 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £19,28275 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 151978.607 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £20,340,756 £19,139.753 | £18,758,015 £17,626.880 | £18,729,404 £17,598.269 | £18,711,444 £17,580.309 | £18,666,544 £17,535,409 | £18,397,140 £17,266.006 | £18,247,472 £17,116.337 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £17,938,750 £16,737,748 | £16,495,745 £15,364.610 | £16,467,135 £15,336.000 | £16,449,175 £15,318.040 | £16,404,274 £15,273.139 | £16,134,871 £15,003.736 | £15,985,202 £14,854.087 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £15,536,745 £14,335,743 | £14.233.476 £13,102,341 | £14.204.866 £13,073,731 | £14.186.905 £13,055,770 | £14.142.004 £13,010,870 | £13.872.601 £12,741,466 | £13.722.933 £12,591,798 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £13,134,741 £11,933,737 | £11,971,207 £10,840,072 | £11,942,596 £10,811,461 | £11,924,635 £10,793,502 | £11,879,735 £10,748,601 | £11,610,332 £10,479,198 | £11,460,664 £10,329,529 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £10.732.735 £9,531,733 | £9.708.937 £8,577,803 | £9.680.326 £8,549,192 | £9.662.367 £8,531,232 | £9.617.466 £8,486,332 | £9.348.063 £8,216,928 | £9.198.395 £8,067,260 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|---|---|---|---|--|---|---|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone A - King | s Cross Lower | | |
| No Units Site Area | 30 0.1 Ha | | • | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR | % AH 5% 10% 15% 20% 20% 35% 40% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy C73,871.88 (21,198.5) (11,988.64 (17,988.64) (17,988.64) (17,988.64) (17,988.64) (17,988.64) (17,988.64) (17,988.64) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases C1 985,259 C1 985,250 C1 985,25 | Base Build Costs, Access Prt M4(2), Suilding Safety Lovy, S106, CIL, Build Regs 2022 & Stifaceses, Wchair Prt M4(3) & SREEAM Excellent C1000555 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S100055 S10005 S | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Safety S166, CIL, S166, C | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments C1897/78 C1897/7 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Ext. 288 275 Ext. 282 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Garbon 2014-388,007 20 |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | • | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £13,38,059 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £121;55739 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 512:3778 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1511/33697 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £12,635,956 £11,434,953 | £11,053,215 £9,922,080 | £11,024,604 £9,893,469 | £11,006,644 £9,875,509 £8,744,375 | £10,961,744 £9,830,609 | £10,692,340 £9,561,206 | £10,542,672 £9,411,537 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £9,032,948 £7,831,945 | £7,659,810 £6,528,676 | £7,631,200 £6,500,066 | £7,613,240 £6,482,105 | £7,568,339 £6,437,204 | £7,298,936 £6,167,801 | £7,149,267 £6,018,133 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £6.630.943 £5,429,941 £4,228.937 | £5.397.541 £4,266,407 £3.135.272 | £5.368.931 £4,237,796 £3.106.661 | £5.350.970 £4,219,835 £3.088.702 | £5.306.070 £4,174,935 £3.043.801 | £5.036.666 £3,905,532 £2.774.398 | £4.886.998 £3,755,864 £2.624,729 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £3,027,935 £1.826.933 | £2,004,137 £873.003 | £1,975,526 £844.392 | £1,957,567 £826.432 | £1,912,666 £781.532 | £1,643,263 £512,128 | £1,493,595 £362.460 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | • | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% 15% | £17.883.258 £18,682,256 £15.481.253 | £16.230.649 £15,099,515 £13.968.380 | £16.202.039 £15,070,904 £13.939.769 | £16.184.078 £15,052,944 £13,921,809 | £16.139.178 £15,008,044 £13.876.909 | £15.869.775 £14,738,640 £13,607,508 | £15.720.107 £14,588,972 £13,457,837 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £14,280,250 £13,079,248 | £12,837,245 £11,706,110 | £12,808,635 £11,677,500 | £12,790,675 £11,659,540 | £12,745,774 £11,614,639 | £12,476,371 £11,345,236 | £12,326,702 £11,195,567 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £11,878,245 £10,677,243 | £10,574,976 £9,443,841 £8,312,707 | £10,546,366 £9,415,231 £8.284.096 | £10,528,405 £9,397,270 £8,266,135 | £10,483,504 £9,352,370 £8.221.235 | £10,214,101 £9,082,966 £7,951,832 | £10,064,433 £8,933,298 £7.802.164 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £8,275,237 £7,074,235 | £8.312.707 £7,181,572 £6,050,437 | £7,152,961 £6,021,826 | £7,135,002 £6,003,867 | £7,090,101 £5,958,966 | £7.951.832 £6,820,698 £5,689,563 | £6,671,029 £5,539,895 |
| Residual Land values compared to benchm | nark land value: | £5,673,233 | £4,919,303 | £4,690,692 | £4,072,732 | £4,027,032 | £4,556,428 | £4,406,700 |
| Lower Value Secondary Offices / Communit | ty Space | | 1 | | 1 | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M47 Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £18,358,856 £17,157,853 | £17,507,249 £16,776,115 £15,644,980 | £17,678,639 £18,747.504 £15,616,369 | £17,660,678 £16,729,544 £15,598,409 | £16,615,778 £16,684,644 £15,553,509 | £17,346,375 £16.415.240 £15,284,106 | £17,390,707 £18.285.572 £15,134,437 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £15,956,850 £14,755,848 £13,554,845 | £14,513,845 £13,382,710 £12,251,576 | £14,485,235 £13,354,100 £12,222,966 | £14,467,275 £13,336,140 £12,205,005 | £14,422,374 £13.291.239 £12,160.104 | £14,152,971 £13.021.836 £11,890.701 | £14,003,302 £12.872.167 £11,741.033 |
| 60% LAR : 40% CIR | 35% | £12,353,843 £11,152,841 | £11,120,441 £9,989,307 | £11,091,831 £9,960,696 | £11,073,870 £9,942,735 | £11,028,970 £9,897,835 | £10,759,586 £9,628,432 | £10,609,898 £9,478,764 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £8,750,835 £7,549,833 | £7,727,037 £6,595,903 | £7,698,426 £6,567,292 | £7,680,467 £6,549,332 | £8.766.701 £7,635,566 £6,504,432 | £7,366,163 £6,235,028 | £7,216,495 £6,085,360 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 |] | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Stope, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Building Safety Levy £21,541,758 £20,340,758 | 2022 & Staircases £19,889,149 £18,758,015 | BREEAM Excellent £19,860,539 £18,729,404 | Biodiversity £19,842,578 £18,711,444 | Payments £19,797,678 £18,666,544 | Sustainability £19,528,275 £18,397,140 | Embodied Carbon £19,378,607 £18,247,472 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £20,340,758 £19,139,753 £17,938,750 | £16,758,015 £17,626,880 £16,495,745 | £16,729,404 £17,598,269 £16,467,135 | £16,711,444 £17,580,309 £16,449,175 | £10,066,544 £17,535,409 £16,404,274 | £18,397,140 £17,266,006 £16,134,871 | £18,247,472 £17,116,337 £15,985,202 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | | £16,737,748 £15,536,745 £14,335,743 | £15,384,610 £14.233,476 £13,102,341 | £15,336,000 £14,204,866 £13,073,731 | £15,318,040 £14.186.905 £13,055,770 | £15,273,139 £14,142,004 £13,010,870 | £15,003,736 £13,872,601 £12,741,466 | £14,854,067 £13.722.933 £12,591.798 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £13,134,741 £11,933,737 | £11,971,207 £10,840,072 | £13,073,731 £11,942,598 £10,811,461 | £11,924,635 £10,793,502 | £13,879,735 £11,879,735 £10,748,601 | £11,610,332 £10,479,198 | £11,460,664 £10,329,529 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £10.732.735 £9,531,733 | £9,708,937 £8,577,803 | £9.680.326 £8,549,192 | £9.862.367 £8,531,232 | £9,617,466 £8,486,332 | £9.348.063 £8,216,928 | £9.198.395 £8,067,260 |

Resi 9 - 30 Flats Zone A - Kings Cross Higher No Units Site Area Base Base LAR : CIR 30 0.1 Ha Residual land values Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs Raso Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £24,661,982 S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent iodiversity, Renewa Offset Payments & Sustainability Building Safety Levy, S106, CIL, Build Regs Wchair Prt M4(3), BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity doversity, Renew Offset Payments, Sustainability & Embodied Carbo Base Build Costs and Access Prt M4(2) & Building Safety Levy 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% Residual Land values compared to Higher Value Secondary Offices mark land values Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Building Safety Levy 8 8106, CIL, Building Reg 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Wchair Prt M4(3), BREEAM Excellent Biodiversity odiversity, Renewa Offset Payments & Sustainability 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 40% 45% 50% Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Base Build Costs. Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Access Prt M4(2), 2022 & Staircases 2022 & Staircases Wchair Prt M4(3), BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re 2022 & Staircases Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent slodiversity, Renewa Offset Payments & Sustainability doversity, Renewa Offset Payments, Sustainability & Embodied Carbon 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR £40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewabl Offset Payments, Sustainability & Embedied Carbon Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Building Safety Levy S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewab Offset Payments & Pace Ruild Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & 2022 & Staircase BREEAM Excellen Sustainability Tenure **Building Safety Levy** Biodiversity Payments **Embodied Carbon** 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to bench Secondary Industrial/Storage/Distribution Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Rase Ruild Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon BREEAM Excellent iodiversity, Renewab Offset Payments & Sustainability Base Build Costs and Biodiversity & Renewable Offset Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40%

| Local Plan Viability Testing | 2025 | | | | | | | | | |
|--|--|--|---|--|---|---|--|---|--|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone A - Low | er Cenral Zone | | | | |
| Resi 5 - 30 Fiats | | | | Value Area | Zolle A - Low | er Cerriar Zone | | | | |
| No Units | 30 | | 1 | Sales value inflation | 1 | Base | 1 | | | |
| Site Area | 0.1 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Residual land values: | | | | | | | | | | |
| Tenure 60% LAR. 40% CR 60% LAR. 40% CR | % AH 5% 10% 10% 25% 25% 30% 35% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy Control of the Cost of the Cost Cost of the Cost of the Cost of the Cost Cost of the Cost of the Cost of the Cost Cost of the Cost of the Cost of the Cost Cost of the Cost of the Cost of the Cost of the Cost of the Cost Cost of the Cost br>Cost of the Cost of the | Base Build Costs, Access Prt Md; Ley & S106, CIL, Building Safety Levy 2022 & Starcases (27.35/85) (27.35/85) (27.35/85) (27.35/85) (27.35/85) (27.35/85) (27.35/85) (27.35/85) (27.35/85) (27.35/85) (27.35/85) (27.35/85) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staffcrases, Wchair Prt M4(3) & BREEAM Excellent EV 725(337) (21)24-357 (21)24 | Base Build Costs, Access Pt M4(2), Access Pt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Ptt M4(3), BREEAM Excellent & BOID (1997), C2276-47, C | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety, \$106, CIL, Building Safety, \$106, CIL, Building Safety, \$107, CIL, Building Safety, \$107, CIL, Building Safety, \$107, CIL, Building Safety, \$107, CIL, Building Safety, \$107, CIL, Building Safety, \$108, CIL, Buildin | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 27,196,782 20,197,787 20,296,117 20,396,1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon 27,097,114 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £15,927,585 £14,441,605 | £16,265,216 £14,853,661 £13,442,106 | £14,825,051 £13,413,496 | £14,807,091 £13,395,536 | £16,173,745 £14,762,190 £13,350,635 | £15,904,342 £14,492,787 £13,081,232 | £14,343,118 £12,931,563 | | |
| Residual Land values compared to benchm | mark land value | | | | | | | | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £19,536,502 £18,050,524 | £17,792,757 £16,381,202 | £17,764,147 £16,352,592 | £17,746,186 £16,334,631 | £17,701,286 £16,289,731 | £17,431,882 £16,020,327 | £17,282,214 £15,870,659 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £16,564,544 £15,078,564 | £14,969,647 £13,558,092 | £14,941,037 £13,529,482 | £14,923,076 £13,511,521 | £14,878,176 £13,466,620 | £14,608,772 £13,197,217 | £14,459,104 £13,047,549 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £13,592,584 £12,106,604 | £12,146,537 £10,734,981 | £12,117,927 £10,706,372 £9 294 816 | £12,099,966 £10,688,411 | £12,055,065 £10,643,510 | £11,785,862 £10,374,107 | £11,635,994 £10,224,439 | | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 30% 35% 40% | £10.620.624 £9,134,644 £7.648.664 | £9.323.426 £7,911,871 £6.500.316 | £9.294.816 £7,883,261 £6.471.706 | £9.276.856 £7,865,301 £6.453.746 | £9.231,955 £7,820,400 £6.408.845 | £8.962.552 £7,550,997 £6.139.442 | £5,989,773 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £6,162,685 £4.676.705 | £5,088,761 £3.677.206 | £5,060,151 £3.648.596 | £5,042,191 £3.630.636 | £4,997,290 £3.585.735 | £4,727,887 £3.316.332 | £4,578,218 £3.166.663 | | |
| Residual Land values compared to benchm | Rezidual Land values compared to benchmark land values Medium Value Secondary Offices £57,186,000 | | | | | | | | | |
| medium value secondary offices | | | | 1 | 1 | £57,186,000 | <u>.</u> | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £23.582.802 | £21.839.057 | £21.810.447 | £21.792.486 | £21.747.586 | £21.478.182 | £21.328.514 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £20,610,844 £19,124,864 | £19,015,947 £17,604,392 | £18,987,337 £17,575,782 | £18,989,376 £17,557,821 | £18,924,476 £17,512,920 | £18,655,072 £17,243,517 | £18,505,404 £17,093,849 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £17,638,884 £16,152,904 | £16,192,837 £14,781,281 | £16,164,227 £14,752,672 | £16,146,266 £14,734,711 | £16,101,365 £14,689,810 | £15,831,962 £14,420,407 | £15,682,294 £14,270,739 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £14,666,924 £13.180.944 | £13,369,726 £11.958.171 | £13,341,116 £11.929.561 | £13,323,156 £11.911.601 | £13,278,255 £11.866.700 | £13,008,852 £11.597.297 | £12,859,184 £11.447.629 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £11,694,964 £10,208,985 £8,723,005 | £10,546,616 £9,135,061 £7,723,508 | £10,518,006 £9,106,451 £7 694 898 | £10,500,046 £9,088,491 £7,676,936 | £10,455,145 £9,043,590 £7,632,035 | £10,185,742 £8,774,187 £7,362,632 | £8,624,518 67,212,983 | | |
| Residual Land values compared to benchr | mark land value | | | | | | | | | |
| Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £23.773.424 £22,287,444 | £22.104.102 £20,692,547 | £22.075.492 £20,663,937 | £22,057,531 £20,645,976 | £22.012.631 £20,601,076 | £21,743,227 £20,331,672 | £21.593.559 £20,182,004 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £20,801,484 £19,315,484 | £19,280,992 £17,869,437 | £19,252,382 £17.840.827 | £19,234,421 £17.822.866 | £19,189,520 £17.777.965 | £18,920,117 £17.508.562 | £18,770,449 £17,358,894 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £17,829,504 £16,343,524 £14,857,544 | £16,457,881 £15,046,326 £13,634,771 | £16,429,272 £15,017,716 £13,606,161 | £16,411,311 £14,999,756 £13,588,201 | £16,366,410 £14,954,855 £13,543,300 | £15,097,007 £14,685,452 £13,273,897 | £15,947,339 £14,535,784 £13,124,229 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £13.371.584 £11,885,585 | £12.223.216 £10,811,661 | £12.194.606 £10,783,051 | £12.176.646 £10,765,091 | £12.131.745 £10,720,190 | £11.862.342 £10,450,787 | £11.712.673 £10,301,118 | | |
| 60% LAR : 40% CIR | 50% | £10,399,605 | £9,400,108 | £9,371,496 | £9,353,536 | £9,308,635 | £9,039,232 | £8,889,563 | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark rand value | • | | | | £20,601,000 | | | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments 625 406 086 | Sustainability | Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £21,241,302 £25,755,324 £24,269,344 | £25,497,557 £24,086,002 £22,674,447 | £24,057,392 £22,645.837 | £23,450,960 £24,039,431 £22,627.876 | £23,994,531 £22,582.976 | £23,725,127 £22,313.572 | £23,575,459 £22,163,904 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £22,783,364 £21,297,384 | £21,262,892 £19,851,337 | £21,234,282 £19,822,727 | £21,216,321 £19,804,766 | £21,171,420 £19,759,865 | £20,902,017 £19,490,462 | £20,752,349 £19,340,794 | | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR 80% LAR: 40% CIR | 25% 30% 35% 40% | £19.811.404 £18,325,424 | £18.439.781 £17,028,226 £15.616.671 | £18.411.172 £16,999,616 | £18.393.211 £16,981,656 | £18.348.310 £16,936,755 £15,525,200 | £18,078,907 £16,667,352 | £17,929,239 £16,517,684 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £10,039,444 £15,353,464 £13,867,485 | £15,616,671 £14,205,116 £12,793,561 | £15,588,061 £14,176,506 £12,764,951 | £15,570,101 £14,158,546 £12,746,001 | £15,525,200 £14,113,645 £12,702,000 | £15,255,797 £13,844,242 £12,432,687 | £15,108,129 £13,694,573 £12,283,018 | | |
| | 45% 50% | £12.381.505 | £11,382,006 | £11,353,396 | £11,335,436 | £11,290,535 | £11,021,132 | £10,871,463 | | |

| Local Plan Viability Testing | 2025 | | | | | | | | |
|---|--|---|---|---|--|--|--|---|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone A - Mediu | ım Central Zone | | | |
| No Units | 30 | I | 1 | Sales value inflation | | Base |] | | |
| Site Area | 30 0.1 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 | |
| Residual land values: | | | | | | | | | |
| Tenure | % AH 5% 10% 15% 20% 35% 45% 45% 45% hmark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy Ext 452:19 Ext 4 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staticases \$43,109,000 \$13,400 \$13,400,000 \$13, | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity L935429 L935429 L9354399 L | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, Cil., Building Safety Levy, S16e, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 14.009.29 12.706.64 12.706.64 12.706.64 12.706.64 12.706.65 12.7 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Building Safety Safety Safety S166, S1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (23,399,27) 21,354,545,545,545,545,545,545,545,545,545 | |
| rigner value Secondary Onices | 1 | | ı | ı | 1 | £97,649,000 | <u>.</u> | ı | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £26,185,972 £24,367,519 £22,549,085 | £24,335,900 £22,597,188 £20,858,475 | £24,307,289 £22,568,577 £20,829,865 | £24,289,330 £22,550,617 | £24,244,429 £22,505,716 | £23,975,026 £22,236,314 £20,497,601 | £23,825,357 £22,086,645 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £20,730,612 £18,912,158 | £19,119,763 £17,381,051 | £19,091,153 £17,352,441 | £19,073,193 £17,334,481 | £19,028,292 £17,289,580 | £18,758,889 £17,020,177 | £18,609,220 £16,870,508 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £17,093,705 £15.275.252 | £15,642,339 £13.903.627 | £15,613,728 £13.875.016 | £15,595,769 £13.857.056 | £15,550,868 £13.812.156 | £15,281,465 £13.542.753 | £15,131,796 £13.393.084 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £13,456,799 £11,638,346 | £12,164,915 £10,426,202 | £12,136,304 £10,397,592 | £12,118,343 £10,379,631 | £12,073,443 £10,334,731 | £11,804,041 £10,065,328 | £11,654,372 £9,915,659 £8,176,947 | |
| 60% LAR : 40% CIR | 50% | £8.001.439 | £6.948.778 | £6.920.168 | £6.902.207 | £6.857.307 | £6.587.904 | £6.438.235 | |
| Residual Land values compared to bench Medium Value Secondary Offices | Residual Land values command to benchmark land values Medium Value Second Offices 657,186,000 | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | £30.232.272 £28,413,819 | £28.382.200 £26,643,488 | £28.353.589 £26,614,877 | £28.335.630 £26,596,917 | £28.290.729 £26,552,016 | £28.021.326 £26,282,614 | £27.871.657 £26,132,945 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £28,595,385 £24,776,912 £22,958,458 | £24,904,775 £23,166,063 | £24,876,165 £23,137,453 £21,398,741 | £24,858,205 £23,119,493 £21,380,781 | £24,813,304 £23,074,592 £21,335,880 | £24,543,901 £22,805,189 £21,066,477 | £24,394,232 £22,655,520 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £22,556,456 £21,140,005 £19,321,552 | £19,688,639 £17,949,927 | £1,356,741 £19,660,028 £17,921,316 | £19,642,069 £17,903,356 | £19,597,168 £17,858,456 | £19,327,765 £17,589,053 | £19,178,096 £17,439,384 | |
| | 35% 40% 45% 50% | £17.503.099 £15,684,646 | £16.211.215 £14,472,502 | £16.182.604 £14,443,892 | £16.164.643 £14,425,931 | £16.119.743 £14,381,031 | £15.850.341 £14,111,628 | £15.700.672 £13,961,959 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £13,866,193 £12,047,739 | £12,733,790 £10,995,078 | £12,705,180 £10,966,468 | £12,687,219 £10,948,507 | £12,642,319 £10,903,607 | £12,372,916 £10,634,204 | £12,223,247 £10,484,535 | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commu | nmark land value nity Space | 5 | | | | £40,420,000 |] | | |
| Tonure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 25,058,872 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 25055,800 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 25030,189 | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Ex01/229 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22599: 329 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 225,097,928 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 22548 237 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £30.090.419 £28,271,965 £28,453.512 | £28.320.088 £26,581,375 £24,842.663 | £28.291.477 £26,552,765 £24,814.053 | £28.273.517 £26,534,805 £24,798.093 | £28.228.616 £26,489,904 £24,751,192 | £27.959.214 £26.220,501 £24,481.789 | £27.809.545 £26,070,832 £24,332.120 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £24.635.058 £22,816,805 | £23.103.951 £21,365,239 | £23.075.341 £21,336,628 | £23,057,381 £21,318,669 | £23.012.480 £21,273,768 | £22.743.077 £21,004,365 | £22.593.408 £20,854,696 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £20,998,152 £19,179,699 | £19,626,527 £17,887,815 | £19,597,916 £17,859,204 | £19,579,956 £17,841,243 | £19,535,056 £17,796,343 | £19,265,653 £17,526,941 | £19,115,984 £17,377,272 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £15,542,793 £13,724,339 | £14,410,390 £12,671,678 | £14,381,780 £12,643,068 | £14,363,819 £12,625,107 | £14,318,919 £12,580,207 | £14,049,516 £12,310,804 | £13,899,847 £12,161,135 | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | nmark land value | | | · · | · · | £20,601,000 | 1 | | |
| ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | |
| | | Base Build Costs and | Access Prt M4(2), Building Safety Levy & | S106, CIL, Build Regs 2022 & Staircases, | 2022 & Staircases, Wchair Prt M4(3), | BREEAM Excellent, Biodiversity & | BREEAM Excellent, Biodiversity, Renewable | Biodoversity, Renewable Offset Payments, | |
| Tenura | % AH | Access Prt M4(2) & | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Sustainability & | |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Building Safety Levy £33,890,772 £32,072,319 | £32,040,700 | BREEAM Excellent £32,012,089 £30,273,377 | Biodiversity £31,994,130 £30,255,417 | Payments £31,949,229 £30,210,516 | Sustainability £31,679,826 £29,941,114 | Embodied Carbon £31,530,157 £29,791,445 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 10% 15% 20% | £30,253,865 £28,435,412 | £28,563,275 £26,824,563 | £28,534,665 £26,795,963 | £28,516,705 £26,777,993 | £30,210,516 £28,471,804 £26,733,092 | £28,202,401 £28,463,689 | £28,052,732 £28,314,020 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £26,616,958 £24,798,505 | £25,085,851 £23,347,139 | £25,057,241 £23,318.528 | £25,039,281 £23,300,569 | £24,994,380 £23,255,668 | £24,724,977 £22,986,265 | £24,575,308 £22.836.596 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £22,980,052 £21,161,599 £19,343,146 | £21,608,427 £19,869,715 £18,131,002 | £21,579,816 £19,841,104 £18,102,302 | £21,561,856 £19,823,143 £18,084,431 | £21,516,956 £19,778,243 £18,039,531 | £21,247,553 £19,508,841 £17,770,128 | £21,097,884 £19,359,172 £17,620,459 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £17.524.693 £15,706.239 | £16,392,290 £14,653,578 | £16,363,680 £14,624,968 | £16,345.719 £14,607.007 | £16,300,819 £14,562,107 | £16.031.416 £14.292.704 | £15.881.747 £14,143.035 | |
| | | 2.0,.00,200 | 2,500,010 | 2,524,500 | 2,567,007 | 2,502,101 | 2.1,202,104 | 2, .40,000 | |

| Local Plan Viability Testing | 2025 | | | | | | | | | |
|---|--|--|--|--|--|--|--|---|--|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone A - High | or Central Zone | | | | |
| No Units Site Area | 30 0.1 Ha | | | Sales value inflation | | Base | | | | |
| Residual land values: | 0.1110 | | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Tenure 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR 69% LAR. 49% CR Residatal Land values compared to bench | % AH % Sh 15% 15% 25% 30% 45% 45% 50% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (57, 14, 18) (57, 18, 18) | Base Build Costs, Access Prt M4(2), Building Safety Levil 2006, CIL, Building Regs 2022 & Staircases 25, 147, 157, 157, 157, 157, 157, 157, 157, 15 | Base Build Costs, Access Prt M4(2), Building Safety Legid Regs 2022 & Staircases, Wichair Prt M4(3) & BREAM Excellent 57,939-910 513,999-10 513 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(2), EXPENSION EXPENSIO | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Sti06, CIL, Build Regs 2022 & Stiarcases, Wcharl Prt M4(2), Biodiversity & Renewable Offset Payments 2018 2 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Stide, Cit., Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Excellent, Excellent | Base Build Costs, Access Prt M4(2), Building Safety Ley, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sussinability & Embodied Carbon 25,377,277 21,307 21,307 | | |
| Higher Value Secondary Offices | | | 1 | ī | T | £97,649,000 | | ı | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £29,985,668 £27,977,230 £25,968,792 | £28,074,839 £28,149,179 £24,223,520 | £28,046,228 £26,120,569 | £28,028,268 £26,102,609 | £27,983,368 £26,057,708 | £27,713,965 £25,788,305 | £27,564,296 £25,638,636 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £23,960,354 £21,951,916 | £22,297,861 £20,372,203 | £22,269,250 £20,343,592 | £22,251,291 £20,325,631 | £22,206,390 £20,280,731 | £21,936,987 £20,011,328 | £21,787,319 £19,861,660 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £19,943,478 £17.935.040 | £18,446,543 £16.520.884 | £18,417,933 £16.492.274 | £18,399,972 £16,474,313 | £18,355,072 £16.429.413 | £18,085,668 £16,160,009 | £17,936,000 £16.010.341 | | |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 30% 35% 40% 45% | £15,926,602 £13,918,164 | £14,595,225 £12,669,566 | £14,566,614 £12,640,955 | £14,548,654 £12,622,995 | £14,503,754 £12,578,094 | £14,234,351 £12,308,691 | £14,084,682 £12,159,022 | | |
| 60% LAR : 40% CIR | 50% | £9.901.288 | £8.818.247 | £8.789.637 | £8.771.677 | £8.726.776 | £8.457.373 | £8.307.704 | | |
| Residual and values command to benchmark land values Medium Value Secondary Offices E57,186,000 E57,186,000 | | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt McYey, Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £34.031.968 £32,023,530 | £32.121.139 £30,195,479 | £32.092.528 £30,166,869 | £32.074.568 £30,148,909 | £32,029,668 £30,104,008 | £31.760.265 £29,834,605 | £31.610.596 £29,684,936 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £28,006,654 £25,998,216 | £26,269,520 £26,344,161 £24,418,503 | £26,241,210 £26,315,550 £24,389,892 | £26,223,230 £26,297,591 £24,371,931 | £26,776,345 £26,252,690 £24,327,031 | £27,908,946 £25,983,287 £24,057,628 | £25,833,619 £23,907,960 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £23,989,778 £21,981,340 | £22,492,843 £20,567,184 | £22,464,233 £20,538,574 | £22,446,272 £20,520,613 | £22,401,372 £20,475,713 | £22,131,968 £20,206,309 | £21,982,300 £20,056,641 | | |
| | 35% 40% 45% 50% | £19.972.902 £17,964,464 | £18.641.525 £16,715,866 | £18.612.914 £16,687,255 | £18.594.954 £16,669,295 | £18.550.054 £16,624,394 | £18.280.651 £16,354,991 | £18.130.982 £16,205,322 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £15,956,026 £13,947,588 | £14,790,206 £12,864,547 | £14,761,596 £12,835,937 | £14,743,636 £12,817,977 | £14,698,735 £12,773,076 | £14,429,332 £12,503,673 | £14,279,663 £12,354,004 | | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land values | s | | | | £40,420,000 | 1 | | | |
| Tenure 60% LAR: 40% GR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 25,708,568 23,700,130 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 233797759 51822079 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E33,769,128 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £33,751,168 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellont, Biodiversity & Renewable Offset Payments 23,706,268 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 233,498,885 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 233,27,196 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £29,683,254 £27,674,816 | £28,020,761 £28,095,103 | £25,917,010 £27,992,150 £26,066,492 | £25,655,650 £27,974,191 £26,048,531 | £25,634,545 £27,929,290 £26,003,631 | £25,085,046 £27,659,887 £25,734,228 | £25,435,677 £27,510,219 £25,584,560 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £25,666,378 £23,657,940 | £24,169,443 £22,243,784 | £24,140,833 £22,215,174 | £24,122,872 £22,197,213 | £24,077,972 £22,152,313 | £23,808,568 £21,882,909 | £23,658,900 £21,733,241 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £21,649,502 £19.641.064 £17.632.636 | £20,318,125 £18.392.466 £16.466.806 | £20,289,514 £18.363.855 £18.438.198 | £20,271,554 £18,345,895 £18,420,238 | £20,226,654 £18.300.994 | £19,957,251 £18,031,591 | £19,807,582 £17,881,922 £15,956,263 | | |
| 60% LAR : 40% CIR | 50% | £15,624,188 | £14,541,147 | £14,512,537 | £14,494,577 | £14,449,676 | £14,180,273 | £14,030,604 | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | nmark land values | | | | | £20,601,000 |] | | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (27,60,48) | Base Build Costs, Access Prt M4(2), Building Safety Lovy 8 5106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stairbreases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £35,682,030 £33,673,592 | £33,853,979 £31,928,320 | £33,825,369 £31,899,710 | £33,807,409 £31,881,750 | £33,762,508 £31,836,849 | £33,493,105 £31,567,446 | £33,343,436 £31,417,777 £39,492,119 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £31,865,154 £29,656,716 £27.648,278 | £30,002,861 £28,077,003 £26,151,343 | £29,974,050 £28,048,392 £28,122,733 | £29,958,091 £28,030,431 £26,104,772 | £29,911,190 £27,985,531 £26,059,872 | £29,041,787 £27,716,128 £25,790,468 | £29,492,119 £27,566,460 £25,640.800 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £25,639,840 £23,631,402 | £24,225,684 £22,300,025 | £24,197,074 £22,271,414 | £24,179,113 £22,253,454 | £24,134,213 £22,208,554 | £23,864,809 £21,939,151 | £23,715,141 £21,789,482 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £21,622,964 £19.614.526 | £20,374,366 £18,448,706 | £20,345,755 £18.420.096 | £20,327,795 £18.402.136 | £20,282,894 £18,357,235 | £20,013,491 £18.087.832 | £19,863,822 £17,938,163 | | |
| 60% LAR: 40% CIR | 50% | £17,606,088 | £16,523,047 | £16,494,437 | £16,476,477 | £16,431,576 | £16,162,173 | E18,012,504 | | |

| Local Plan Viability Testing | 2025 | | , | | | | 1 | |
|--|--------------------------|---|--|--|---|---|---|---|
| Resi 10 - 50 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
| | | | | | | | | |
| No Units Site Area | 50 0.14 Ha | 1 | _ | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.14 Ha | 1 | | Build cost inflation Tenure | | Base LAR : CIR | II. |] |
| Tenure 60, UM, 40, UR 60, UM, 40, UR 60, UM, 40, UR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2018) 275 (19.65) 275 (19.65) 275 (19.65) 275 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases 2028 & Staircases (16,85,837) 514,2364 513,073,916 513,073,916 513,073,916 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent £18,0829 £18,41,198 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S10s, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £18,6555 £18,500.58 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments £17,581,474 £16,997,289 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E15,000,059 E16,000,059 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15,138,088 15,142,223 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £15,063,865 £13,688,894 | £13,073,916 £11,801,104 | £13,049,679 £11,776,930 | £14,277,179 £13,008,987 £11,736,353 | £14,175,134 £12,907,259 £11,634,910 | £13,562,859 £12,296,883 £11,026,252 £9,751,012 | £13,222,706 £11,957,786 £10,688,108 |
| 60% LAR - 40% CIR | 30% | £12.309.516 £10,925,772 £9,537,710 £8,145,371 | £10.523.914 £9,242,390 £7,955,370 £6,656,491 | | £10.459.320 | | £9.751.012 £8,466,994 | £9.413.024 £8.125.325 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £9,537,710 £8,145,371 | £7,955,370 £6,656,491 £5,353,346 | £9,218,317 £7,930,971 £6,632,125 | £7,890,051 £6,591,273 | £9,076,973 £7,787,751 £6,489,142 £5,186,221 | £8,466,994 £7,173,946 £5,876,361 £4,574,286 | £6,832,943 £5,535,926 |
| Residual Land values compared to benchm | 0 | £6,748,805 | E5,353,346 | E5,329,008 | £5,288,210 | £5,186,221 | £4,574,286 | £4,234,322 |
| Higher Value Secondary Offices | 0 | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Legs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £6,568,906 £5,212,018 | £4,170,634 £2,915,780 | £4,146,069 £2,891,309 | £4,104,797 £2,850,201 | £4,001,617 £2,747,429 | £3,382,532 £2,130,802 | £3,038,596 £1,788,231 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £2,484,525 £1,114,008 | £392,448 -£875,941 | £368,141 -£900,178 | £327,322 -£940,870 | £225,277 -£1,042,598 | -£386,998 -£1,652,974 | -£727,151 -£1,992,071 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | -£260,963 -£1.640.342 | | | | | | -£3,261,749 -£4,536,833 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | -£3,024,085 -£4,412,147 | | | | | -£5,482,863 -£6,775,911 | -£5,824,532 -£7,116,914 |
| 60% LAR : 40% CIR | 50% | -£5,804,466 -£7,201,053 | £7,293,367 -£8.596.511 | -£7,317,732 -£8.620.852 | -£8.661.647 | -£8.763.638 | £6,073,496 -£9,375,571 | -£6,413,931 -£9,715,535 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land values | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £12.349.334 | £9.951.062 | £9.926.498 | £9.885.228 | £9.782.045 | £9.162.961 | £8.819.025 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £9,630,971 £8,264,953 | £7,436,798 £6,172,877 | £7,412,413 £6,148,569 | £6,030,029 £7,371,457 £6,107,751 | £7,269,063 £6,005,706 | £6,654,705 £5,393,430 | £6,313,394 £5,063,278 |
| 60% LAR: 40% CIR | 20% | £6,894,437 £5,519,466 | £4,904,487 £3,631,675 | £4,880,250 £3,607,501 | £4,839,559 £3,566,924 | £4,737,830 £3,465,481 | £4,127,455 £2,856,823 | £3,788,357 £2,518,680 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £4,140,087 £2.756.344 | £2,354,485 £1.072,961 | £2,330,366 £1.048.889 | £2,289,891 £1.008.504 | £2,188,704 £907.545 | £1,581,584 £297.566 | £1,243,596 -£44.103 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £1,368,281 -£24,057 -£1,420,824 | -£214,058 -£1,512,938 -£2,816,083 | | | | -£995,483 -£2,293,068 -£3,595,142 | -£1,336,486 -£2,633,503 -£3,935,108 |
| Residual Land values compared to benchm | nark land values | *£1,420,024 | 4.2,610,065 | *EZ,040,#23 | ₹£2,001,£10 | -22,583,208 | -E.3,030,142 | 1 23,830,100 |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £14,744,477 £13,387,589 £12,098,114 | £12,346,205 £11.091.351 £9,831.941 | £12,321,840 £11.086.880 £9,807.558 | £12,280,389 £11.025,772 £9,766,599 | £12,177,188 £10.923.001 £9,684.208 | £11,558,104 £10,306,373 £9,049,848 | £11,214,168 £9.963.802 £8,708.537 |
| 60% LAR: 40% CIR | 15% 20% | £10,660,096 £9.289.579 | £8,568,020 £7,299,630 | £8,543,712 £7,275,393 | £8,502,894 £7,234,701 | £8,400,849 £7,132,973 | £7,788,573 £6.522.598 | £7,448,420 £6.183.500 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £7,914,608 £6,535,230 | £6,026,818 £4,749,628 | £6,002,644 £4,725,509 | £5,962,067 £4,685,034 | £5,860,624 £4,583,847 | £5,251,966 £3,976,726 | £4,913,823 £3,638,739 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £5,151,487 £3.763,424 £2.371,086 | £3,468,104 £2.181.085 £882.205 | £3,444,032 £2.156,686 £857,830 | £3,403,847 £2.115,766 £816,988 | £3,302,687 £2.013,465 £714,857 | £2,092,709 £1,399,660 £102,076 | £2,351,040 £1.058.657 |
| 60% LAR : 40% CIR | 50% | £974,519 | -£420,940 | -£445,280 | -£486,075 | -£588,065 | £1,199,999 | -£1,539,963 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land values | | | | | £20,601,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$17.55/263 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S166, CIL, Building Regs 2022 & Staircases Ets,77;491 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E15152986 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E15,111,655 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £15,008,474 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £14.396.399 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £1405454 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £16,218,875 £14,857,400 | £13,922,637 £12,663,227 | £13,898,166 £12,638,842 | £13,857,058 £12,597,885 | £13,754,286 £12,495,491 | £13,137,659 £11,881,134 | £12,795,088 £11,539,823 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £13,491,382 £12,120,865 | £11,399,305 £10,130,916 | £11,374,998 £10,106,679 | £11,334,179 £10,085,987 | £11,232,134 £9,964,259 | £10,619,859 £9,353,883 | £10,279,706 £9,014,786 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £10.745.894 £9,366,516 £7,982.772 | £8.858.104 £7,580,914 £6,299,390 | £6.633.930 £7,556,795 £6,275.317 | £6,793.353 £7,516,320 £6,234.933 | £6,091,910 £7,415,132 £6,133,973 | £6,868,252 £6,808,012 £5,523,994 | £7.745.108 £6,470,024 £5,182,325 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £6,594,710 £5,202,371 | £5,012,370 £3.713.491 | £4,987,971 £3.689.125 | £4,947,051 £3.648.273 | £4,844,751 £3.546.142 | £4,230,946 £2.933.361 | £3,889,943 £2.592.926 |
| 60% LAR : 40% CIR | 50% | £3,805,805 | £2,410,346 | £2,386,006 | £2,345,210 | £2,243,221 | £1,631,286 | £1,291,322 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--------------------------|---|--|--|--|---|--|--|
| | | | | | | | | |
| Resi 10 - 50 Flats | | | | Value Area | Zone A - King | s Cross Lower | | |
| | | | J | | | |] | |
| No Units Site Area | 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 |
| Residual land values: | | | | Tenure | | LAR: CIR | | I |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Citl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £20,518,763 £19,161,875 £17,800,400 | £18,120,491 £16,865,637 | £18,095,928 £16,841,166 £15,581,842 | £18,054,655 £16,800,058 | £17,951,474 £16,697,286 £15,438,491 | £17,332,389 £16,080,659 £14,824,134 | £16,988,454 £15,738,088 £14,482,823 |
| | 10% 15% 20% | £17,800,400 £18,434,382 £15,063,865 £13,688,894 | £16,865,637 £15,806,227 £14,342,305 £13,073,916 £11,801,104 £10,523,914 | £15,581,842 £14,317,998 | £16,800,058 £15,540,885 £14,277,179 £13,008,987 £11,736,353 | £15,438,491 £14,175,134 | | £14,482,823 £13,222,706 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% | £13,688,894 | £13,073,916 £11,801,104 | £14,317,998 £13,049,679 £11,776,930 | £13,006,967 £11,736,353 | £14,175,134 £12,907,259 £11,634,910 | £12,296,883 £11,026,252 £9,751.012 | £13,222,706 £11,957,786 £10,688,108 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £12,309,516 £10,925,772 £9,537,710 £8,145,371 | £9,242,390 | £10.499.795 £9,218,317 | £10,459,320 £9,177,933 £7,890,051 £6,591,273 | £10.358.132 £9.076,973 £7,787,751 £8,489,142 | £8,466,994 £7,173,946 £5,876,361 | £9.413.024 £8,125,325 |
| 60% LAR: 40% CIR | 40% 45% | £8,145,371 | £9,242,390 £7,955,370 £6,656,491 £5,353,346 | £9,218,317 £7,930,971 £6,632,125 £5,329,006 | £7,890,051 £6,591,273 £5,288,210 | £6,489,142 | £7,173,946 £5,876,361 | £6,832,943 £5,535,926 |
| 60% LAR: 40% CIR Residual Land values compared to bench: | 50% | £6,748,805 | £5,353,346 | £5,329,006 | £5,288,210 | £5,186,221 | £4,574,286 | £4,234,322 |
| Higher Value Secondary Offices | mark rand value: | • | | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £6,568,906 £5,212,018 | £4,170,634 £2,915,780 | £4,146,069 £2,891,309 | £4,104,797 £2,850,201 | £4,001,617 £2,747,429 | £3,382,532 £2,130,802 | £3,038,596 £1,788,231 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £3,630,543 £2,484,525 £1,114,008 | £1,030,309 £392,448 | £1,031,984 £368,141 | £327,322 £340,870 | £1,400,034 £225,277 | -£386,998 -£1,652,974 | £727,151 -£1,992,071 |
| 60% LAR : 40% CIR | 20% 25% | -£260,963 | | | | | | -£1,592,071 -£3,261,749 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £1.040.342 £3,024,085 | | | | | | -£5,824,532 -£7,116,014 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £5,804,486 | | | | | -£8,073,496 | -£8,413,931 -£9,715,535 |
| Residual Land values compared to benchi | | 3 | -20.000.011 | -2.0.02.0.002 | 1.0.001.041 | -20.700.000 | 1 -23.070.071 | -2.5.1 10.000 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Sefent | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt. Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 76 An | Building Safety Levy £12.349.334 | £9.951.062 | £9.926.498 | £9.885.226 | £9.782.045 | £9.162.961 | £8.819.025 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £10,992,446 £9,630,971 | £8,696,208 £7,436,798 | £8,671,737 £7,412,413 £6 148,569 | £8,630,629 £7,371,457 | £8,527,858 £7,269,063 | £7,911,230 £6,654,705 | £7,568,659 £6,313,394 |
| 60% LAR: 40% CIR | 15% 20% | £8,264,953 £6,894,437 | £6,172,877 £4,904,487 | £6,148,569 £4,880,250 | £6,107,751 £4,839,559 | £6,005,706 £4,737,830 | £5,393,430 £4,127,455 | £5,053,278 £3,788,357 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £5,519,466 £4,140,087 | £3,631,675 £2,354,485 | £3,607,501 £2,330,366 | £3,566,924 £2,289,891 | £3,465,481 £2,188,704 | £2,856,823 £1,581,584 | £2,518,680 £1,243,596 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £2,756,344 £1,368,281 | £1.072.961 -£214,058 | £1.048.889 -£238,457 | £1.008.504 -£279,377 | £907.545 -£381,678 | £297.566 -£995,483 | -£44,103 -£1,336,486 |
| 60% LAR : 40% CIR | 45% 50% | -£24,057 -£1,420,624 | -£1,512,938 -£2,816,083 | -£1,537,304 -£2,840,423 | -£1,578,155 -£2,881,218 | -£1,680,286 -£2,983,208 | +£2,293,068 +£3,595,142 | -£2,633,503 -£3,935,106 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | • | | | | £40,420,000 | 1 | |
| Lower value Secondary Offices / Commun | ity Space | | | | | Base Build Costs, | Base Build Costs, | Base Build Costs, Access Prt M4(2), |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, \$106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £13.387.589 £12.026.114 | £11.091.351 £9.831.941 | £11.066.880 £9.807.556 | £11.025.772 £9.766.599 | £10.923.001 £9.664.206 | £10.306.373 £9.049.848 | £9.963.802 £8.708.537 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £10,660,096 £9.289.579 | £8,568,020 £7,299,630 | £8,543,712 £7,275,393 | £8,502,894 £7,234,701 | £8,400,849 £7,132,973 | £7,788,573 £8,522,598 | £7,448,420 £8,183,500 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £7,914,608 66 535 230 | £6,026,818 £4 749,628 | £6,002,644 £4,725,500 | £5,962,067 £4,685,034 | £5,860,624 £4,583,847 | £5,251,966 £3,976,726 | £4,913,823 £3,638,730 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £5,151,487 £3,763,424 | £3,468,104 £2,181,085 | £3,444,032 £2,158,688 | £3,403,647 £2,115,766 | £3,302,687 £2,013,485 | £2,692,709 £1,399,880 | £2,351,040 £1,058,657 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,371,086 £974,519 | £882,205 £420,940 | £857,839 £445.280 | £816,988 -£486,075 | £714,857 £588.065 | £102,075 | -£238,360 -£1,539,983 |
| Residual Land values compared to bench | mark land value | 3 | | | | | | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure 9% LAR: 4% GR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1,757,753 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S 106, Cil., Building Reg 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CiL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renowable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 10% | £10,218,875 £14,857,400 | £13,922,837 £12,663,227 | £13,698,168 £12,638,842 | £13,857,058 £12,597,885 | £13,754,286 £12,495,491 | £13,137,659 £11,881,134 | £12,795,088 £11,539,823 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £13,491,382 £12,120,865 | £11,399,305 £10,130,916 | £11,374,998 £10,106,679 | £11,334,179 £10,065,987 | £11,232,134 £9,964,259 | £10,619,859 £9,353,883 | £10,279,706 £9,014,786 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £10.745.894 £9,366,516 | £8.858.104 £7,580,914 | £8.833.930 £7,556,795 | E8.793.353 £7,516,320 | £8.691.910 £7,415,132 £6.133.973 | £8.083.252 £6,808,012 | £7.745.108 £6,470,024 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £7,962,772 £6,594,710 | £5,012,370 £3,712,401 | £0,2/5,31/ £4,987,971 | £6,234,933 £4,947,051 £3,648,273 | £6,133,973 £4,844,751 £3,546,142 | £5,523,994 £4,230,946 | £5,162,325 £3,889,943 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £3,805,805 | £3.713.491 £2,410,346 | £2,386,006 | £2,345,210 | £3,040,142 £2,243,221 | £1,631,286 | £1,291,322 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | , | | | | | | | |
|--|---|---|--|---|--|---|---|---|--|--|
| Resi 10 - 50 Flats | | | | Value Area | Zone A - King | s Cross Higher | | | | |
| No Units | 50 0.14 Ha | | ı | Sales value inflation | | Base |] | | | |
| Site Area Residual land values: | 0.14 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | | | | |
| Tenure 6% LAR. 4% CR 6% LAR. 4% CR 6% LAR. 4% CR 6% LAR. 4% CR | % AH 5% 10% 20% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (22359673 (2025 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases En 012201 E18.5277 E18.5277 E18.5277 E18.5277 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 516s. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent 21,987,299 \$15,9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity 211,08511 £19,945,722 £19,563,810 £15,563,810 £15,563,810 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 219,843,950 218,950 218,950 21 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability L0044697 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$156, CIL, Building Safety Lovy, \$156, CIL, Building Safety Lovy, \$156, CIL, Building Safety Lovy, \$156, CIL, Building Safety, \$156, CIL, Bu | | |
| 60% LAR - 40% CIR | 30% | £14.665.787 £13.113.739 | £12.842.508 £11,395,369 | £12.818.389 £11.371.298 | £12.777.914 £11.330.914 | F12 676 728 | £12.069.606 £10.624.191 | £14,607,608 £13,172,317 £11.732.317 £10,287,656 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £11,557,370 £9,996,728 | £9,943,941 £8,488,268 | £9,919,910 £8,464,269 | £9,879,604 £8,424,031 | £11,229,953 £9,778,841 £8,323,436 | £12.069.606 £10,624,191 £9,174,261 £7,715,062 | £8,838,383 £7,374,627 | | |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% | £8,431,855 | £7,024,892 | £7,000,552 | £6,959,757 | £6,857,768 | £6,245,832 | £5,905,869 | | |
| Higher Value Secondary Offices | imark land value | • | | | | £97,649,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £9,935,007 £8,409,816 | £7,482,912 £6,062,443 | £7,458,347 £6,037,972 | £7,417,074 £5,996,865 | £7,313,894 £5,894,093 | £6,694,810 £5,277,465 | £6,350,874 £4,934,895 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £6,880,034 £5,345,711 | £4,637,420 £3,207,884 | £4,613,035 £3,183,577 | £4,572,077 £3,142,758 | £4,469,684 £3,040,713 | £3,855,326 £2,428,438 | £3,514,016 £2,088,285 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £3,806,889 £2,263,614 | £1,773,880 £335,455 | £1,749,644 £311,281 | £1,708,953 £270,703 | £1,607,223 £169,261 | £996,848 -£439,398 | £657,750 -£777,540 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £/15.930 -£836,118 | | | | | -£1.880.251 -£3,325,667 | -£2.217.540 -£3,662,201 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | | | | | | | -£6,575,231 -£8,043,988 | | |
| Residual Land values compared to benchmark land values | | | | | | | | | | |
| Medium Value Secondary Offices | | | ı | ı | | £57,186,000 | | 1 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Tenure | % AH 0% | Building Safety Levy £15.715.436 | 2022 & Staircases £13.263.340 | BREEAM Excellent £13.238.775 | Biodiversity £13.197.503 | Payments £13.094.323 | Sustainability £12.475.239 | Embodied Carbon £12.131.303 | | |
| 60% LAR: 40% GIR 60% LAR: 40% GIR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | £14,190,244 £12,680,463 £11,126,140 £9,587,318 £8,044,043 £6,496,358 £4,944,310 £3,387,942 £1,627,299 | £11,842,872 £10,417,848 £8,988,313 £7,554,309 £6,115,884 £4,673,079 £3,225,941 £1,774,513 £318,840 | £11,818,401 £10,393,463 £8,964,005 £7,530,073 £8,091,710 £4,648,960 £3,201,870 £1,750,481 £294,640 | £11,777,293 £10,352,506 £8,923,187 £7,489,381 £6,051,132 £4,608,486 £3,161,485 £1,710,175 £254,602 | £11,674,522 £10,250,113 £8,821,142 £7,387,652 £5,949,889 £4,507,299 £3,060,524 £1,609,412 £154,007 | £11,057,894 £9,635,754 £8,208,866 £6,777,276 £5,341,031 £3,900,178 £2,454,762 £1,004,832 | £10,715,324 £9,294,445 £7,888,714 £6,438,179 £5,002,888 £3,562,888 £2,118,227 £688,954 4794,502 | | |
| Residual Land values compared to bench | mark land value | 3 | -2.1,144,000 | 121,100,070 | -1,100,011 | -21,011,001 | -21,020,007 | -22,200,000 | | |
| Lower Value Secondary Offices / Commun | nity Space | | | | | £40,420,000 | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 284,10579 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Excissions | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £15522549 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £154,894,869 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E44270381 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E14252448 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £16.585,387 £15,055,606 | £14.238.015 £12,812,991 | £14,213,544 £12,788,606 | £14,172,436 £12,747,649 | £14,069,664 £12,645,256 | £13,453,037 £12,030,897 | £13.110.467 £11,689,587 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £13,021,263 £11,982,460 £10,439,186 | £11,383,490 £9,949,452 £8,511,098 | £11,359,148 £9.925.216 £8.486.853 | £11,518,330 £9.884.524 £8.446.275 | £9.782.795 £8.344.832 | £9.172.419 £7.736.174 | £8.833.322 £7.398.031 | | |
| 60% LAR : 40% CIR | 20% 25% 30% 35% | £8,891,501 £7,339,453 | £7,068,222 £5,621,084 | £7,044,103 £5,597,013 | £7,003,628 £5,566,628 | £6,902,442 £5,455,667 | £6,295,321 £4,849,905 | £5,958,031 £4,513,370 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £5.783.084 £4,222,442 | £4.169.656 £2,713,963 | £4.145.624 £2,689,983 | £4.105.318 £2,649,745 | £4.004.555 £2,549,150 | £3.399.975 £1,940,776 | £3.064.097 £1,600,341 | | |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% mark land value | £2,057,570 | £1,250,607 | £1,226,268 | £1,165,4/1 | £1,063,482 | 1,546 | £131,583 | | |
| Secondary Industrial/Storage/Distribution | 1 | | | | | £20,601,000 | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £20,941,864 £19,416,673 | £18,489,769 £17,069,301 | £18,465,204 £17,044,829 | £18,423,931 £17,003,722 | £18,320,752 £16,900,950 | £17,701,667 £16,284,323 | £17,357,732 £15,941,752 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £17,886,891 £16,352,569 | £15,644,277 £14,214,741 | £15,619,892 £14,190,434 | £15,578,934 £14,149,616 | £15,476,542 £14,047,570 | £14,862,183 £13,435,295 | £14,520,873 £13,095,142 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £14,813,746 £13,270,471 | £12,780,738 £11.342.312 £9.890,508 | £12,756,502 £11.318.138 | £12,715,810 £11,277,580 | £12,614,080 £11.176.118 £9,733,728 | £12,003,705 £10.567.459 | £11,664,608 £10.229.317 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £10,170,739 £8,614,370 | £8,452,369 £7,000,941 | £8,428,298 £8,976,910 | £8,387,914 £8,986,604 | £8,286,953 £8,835,841 | £7,681,191 £6,231,261 | £5,789,317 £7,344,656 £5,895,383 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £7.053.728 £5,488,855 | £5.545.268 £4,081,892 | £5.521.269 £4,057,552 | £5.481.031 £4,016,757 | £5.380.436 £3,914,768 | £4.772.062 £3,302,832 | £4.431.627 £2,962,869 | | |
| | | | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | | | |
|---|--|--|---|---|--|---|--|--|--|--|
| Resi 10 - 50 Flats | | | | Value Area | Zone A - Low | er Cenral Zone | | | | |
| No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Tenure 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR Residual Land values compared to bench | % AH 5% 15% 15% 25% 25% 30% 45% 45% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Log (2) 290-892 (2) 290-892 (2) 240-993 (2) 240-993 (2) 240-993 (2) 240-993 (2) 240-993 (2) 270-993 (2) 27 | Base Build Costs, Access Prt M4(2), & Building Safey Level, & S106, Cit., Building Regs 2022 & Staircases CAT-565, 26 CT-566, 26 CT- | Base Build Costs, Access Prt M4(2), Building Safety Le, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 54,70625 271,543,541 271,541 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(2), EXEMPT SAFETY EXAMINED SAFETY EXAMIN | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), Biodiversity & Renewable Offset Payments 2437024 221400.591 211400.591 211400.591 211400.592 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability D3050344 D0706235 E0706235 E151544696 E11.61677 E15.616677 E15.616677 E15.616677 | Base Build Costs, Access Prt M4(2), Building Safety Levilland, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (2014) | | |
| Higher Value Secondary Offices | | | 1 | | 1 | £97,649,000 | <u> </u> | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £13,301,110 £11,607,612 | £10,795,188 £9,209,107 | £10,770,625 £9,184,637 | £10,729,352 £9,143,528 | £10,626,171 £9,040,757 | £10,007,087 £8,424,129 | £9,663,151 £8,081,559 | | |
| 60% LAR - 40% CIR | 15% | £9,909,527 £8,206,898 £6,499,771 | £7,018,469 £6,023,320 £4,423,703 | £7,594,084 £5,999,013 £4,399,466 | £7,053,128 £5,958,194 £4,358,774 | £7,450,734 £5,856,149 £4,257,045 | £6,836,376 £5,243,874 £3,646,670 | £0,495,085 £4,903,721 £3,307,572 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £4,788,190 £3,072,201 | £2,819,663 £1,211,245 | £2,795,490 £2,795,126 | £2,754,912 £1 146,651 | £2,653,469 £1,045,465 | £2,044,811 £438,343 | £1,706,667 £101,054 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £1,351,848 -£372,825 | -£401,507 -£2,018,549 | -£425,579 -£2,042,581 | +£465,963 +£2,082,886 | -£568,923 -£2,183,650 | -£1,172,686 -£2,788,230 | -£1,509,220 -£3,124,108 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,101,772 £3.834.950 | -£3,639,835 -£5,265,324 | -£3,663,835 -£5,289,298 | -E3,704,073 -E5,329,481 | -£3,804,669 -£5,429,937 | -£4,408,241 -£6,032,675 | -£4,743,560 -£6,372,443 | | |
| Residual Land values comande to benchmark land values Medium Value Scondary Offices (\$57,186,000) | | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bloidiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £19.081.538 £17,388,041 | £16.575.617 £14,989,536 | £16.551.053 £14,965,066 | £16.509.781 £14,923,957 | £16.406.600 £14,821,185 | £15.787.515 £14,204,558 | £15.443.580 £13,861,987 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £15,689,956 £13,987,327 £12,280,200 | £13,398,898 £11,803,749 £10,204,132 | £13,374,513 £11,779,441 £10,179,895 | £13,333,556 £11,738,623 £10,139,203 | £13,231,162 £11,636,578 £10.037,474 | £12,616,805 £11,024,302 £9,427,098 | £12,275,494 £10,684,150 £9,088,001 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £10,568,619 £8,852,629 | £8,600,092 £6,991,673 | £8,575,918 £8,967,554 | £8,535,340 £6,927,080 | £8,433,898 £6,825,893 | £5,427,086 £7,825,239 £6,218,772 | £5,881,482 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £7.132.277 £5,407,603 | £5.378.922 £3,761,879 | £5,354,849 £3,737,848 | £5.314.466 £3,697,543 | £5.213.505 £3,596,779 | £4.607.743 £2,992,199 | £4.271.208 £2,656,321 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £3,678,656 £1,945,478 | £2,140,593 £515,105 | £2,116,593 £491,131 | £2,076,355 £450,948 | £1,975,759 £350,492 | £1,372,187 -£252,246 | £1,036,869 -£592,014 | | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land values | | | | | £40,420,000 | 1 | | | |
| Tenure 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR | % AH 0% 5% 5% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 159 373.14 151.055.080 151.055.080 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases 2 2 2 2 5 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent Excellent 15,79,959 15,79,959 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(2), BREEAM Excellent & Biodiversity \$17,3100 \$15,726,99 \$44,375. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Brite AM Excellent, Biodiversity & Renewable Offset Payments 177-16.32 15.502.555 15.502.555 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Statrcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 155,98701 155,511,947 154,1445 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S166, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E17,838,723 E14,970,937 E14,970,937 E14,970,937 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £12,963,762 £11,247,772 | £12,399,275 £10,995,235 £9,386,816 | £10,971,061 £9,362,697 | £12,334,340 £10,930,483 £9,322,222 | £12,432,010 £10,829,041 £9,221,036 | £11,622,241 £10,220,382 £8,613,915 | £11.483.144 £9,882,238 £8,276,625 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £9,527,419 £7.802.746 | £7,774,065 £6.157.022 | £7,749,992 £6.132.991 | £7,709,609 £6.092.686 | £7,608,648 £5,991,922 | £7,002,886 £5,387,341 | £6,666,351 £5,051,464 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £6,073,799 £4,340,621 | £4,535,738 £2,910,248 | £4,511,738 £2,886,274 | £4,471,498 £2,846,090 | £4,370,902 £2,745,635 | £3,767,330 £2,142,897 | £3,432,012 £1,803,129 | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land values | : | | | | £20,601,000 | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 24307.997 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 27180248 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 27,77,482 | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 221738.209 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 21(3)3028 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 22(10)3944 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 220.070.098 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £22,614,469 £20,916,384 | £20,215,984 £18,625,326 | £20,191,494 £18,600,941 | £20,150,385 £18,559,985 | £20,047,614 £18,457,591 | £19,430,986 £17,843,233 | £19,088,416 £17,501,922 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £19,213,755 £17,508,628 | £17,030,177 £15,430,560 | £17,005,870 £15,406,323 | £16,965,052 £15,365,632 | £16,863,006 £15,263,902 | £16,250,731 £14,653,527 | £15,910,578 £14,314,429 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 35% 40% | £14,079,058 £12,358,705 | £13,820,521 £12,218,102 £10,605,350 | £12,193,983 £10,581,278 | £13,761,769 £12,153,508 £10,540,894 | £12,052,320 £12,052,322 £10,439,934 | £13,001,008 £11,445,200 £9,834,171 | £12,713,524 £11,107,911 £9,497,637 | | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 40% 45% 50% | £10,634,032 £8,905,085 | £8,988,308 £7.367.022 | £8,964,276 £7,343,022 | £8,923,971 £7.302.784 | £8,823,207 £7,202,188 | £8,218,627 £6.598.616 | £7,882,749 £6.263.297 | | |
| 60% LAR : 40% CIR | 50% | £7,171,907 | £5,741,533 | £5,717,559 | £5,677,376 | £5,576,920 | £4,974,183 | £4,634,414 | | |

| Local Plan Viability Testing | 2025 | | _ | | | | | | | |
|--|--|---|--|--|---|--|--|--|--|--|
| Resi 10 - 50 Flats | | | | Value Area | Zone A - Mediu | m Central Zone | | | | |
| No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation | | Base Base | } | | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Tenure (%) LUX (%) CP (%) LU | % AH 5% 10% 15% 20% 30% 30% 45% 50% mark land value | Base Build Costs and Access Prt M4(2) & Building Side (1) & Side (| Base Build Costs, Access Prt M4(2), Access Prt M4(2), S166, Cll., Building Safey Levy & S166, Cll., Building Regs 2022 & Staircesses 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S168, Cit, Building Safety Levy S168, Cit, Buildings 2022 & Staircases, Werbair Prt M4(3) & BREEATO-Collent 204, 469, 759 (24, 469, 75) (24, 469, 75) (24, 469, 75) (24, 469, 75) (24, 469, 75) (25, 47) (25, 47) (26, 47) (27, 48) (27, 48) (27, 48) (27, 48) (27, 48) (27, 48) (28, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CLI, Build Regs 2022 & Staircases, Wichari Prt M4(3), RREEAM Excellent & Biodivasty 201, 201, 201, 201, 201, 201, 201, 201, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S186, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Renewable Offset Payments 2023 Staircases, 2023 Staircases, 2024 Staircases, 2024 Staircases, 2025 Staircases, 2026 Staircases, 2027 Staircases, 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit., Build Regs 2022 & Staircases, Wichari Prt M4(2), BREEAM Excellent, Bloodversity, Renewable Offset Psymmits & Sustainability 2571425 27774255 27774255 27774255 27774255 277745 27774 | Base Build Costs, Access Prt M4(2), Building Safey Ley, 9106, Cit, Build Regs 2022 & Staircasse, Wichair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability to Embodied Gorbin 27,460,763 [27,460,764] [27,46 | | |
| rigiter value secondary Onices | 1 1 | | ı | | 1 | £97,649,000 | <u>.</u> | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £21,155,348 £19,069,139 | £18,523,837 £16,551,322 | £18,499,272 £16,526,851 | £18,458,000 £16,485,743 | £18,354,819 £16,382,972 | £17,735,735 £15,766,344 | £17,391,800 £15,423,774 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £10,978,341 £14,883,000 £12,783,181 | £14,574,252 £12,592,671 £10,606,621 | £14,549,867 £12,568,363 £10,582,384 | £14,508,910 £12,527,545 £10,541,893 | £14,408,517 £12,425,499 £10,439,983 | £13,792,158 £11,813,224 £9,829,588 | £13,450,849 £11,473,071 £9,490,490 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £10,678,869 £8,570,168 | £8,616,149 £6,621,298 | £8,591,975 £8,597,179 | £8,551,398 £8,556,704 | £8,449,955 £8,455,518 | £7,841,298 £5,848,397 | £7,503,153 £7,511,107 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £6,457,102 £4,339,718 | £4,622,113 £2,618,640 | £4,598,042 £2,594,608 | £4,557,658 £2,554,303 | £4,456,697 £2,453,539 | £3,850,936 £1,848,959 | £3,514,401 £1,513,081 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,218,058 £92.169 | £610,921 -£1.401.000 | £586,921 -£1.424.974 | £546,683 -£1.465.157 | £446,087 -£1.565.613 | -£157,485 -£2.168.351 | -£492,804 -£2.503.205 | | |
| Residual Land values commande to benchmark land values Medium Value Scordardy Offices £57,168,000 £57,168,000 | | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £26.935.777 £24,849,567 | £24.304.265 £22,331,751 | £24.279.701 £22,307,280 | £24.238.428 £22,266,172 | £24.135.247 £22,163,400 | £23.516.164 £21,546,773 | £23.172.228 £21,204,203 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £22,758,769 £20,663,429 £18,563,590 | £20,354,081 £18,373,099 £16,387,050 | £20,330,296 £18,348,792 £16,362,813 | £20,289,338 £18,307,973 £16,322,121 | £20,186,946 £18,205,928 £16,220,392 | £19,572,587 £17,593,653 £15,610,017 | £19,231,277 £17,253,500 £15,270,919 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £16,459,297 £14,350,596 | £14,396,577 £12,401,727 | £14,372,403 £12,377,608 | £14,331,827 £12,337,133 | £14,230,383 £12,235,946 | £13,621,725 £11,628,825 | £13,283,582 £11,291,536 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £12.237.531 £10,120,147 | £10.402.542 £8,399,069 | £10.378.471 £8,375,036 | £10.338.086 £8,334,731 | £10.237.126 £8,233,968 | £9.631.364 £7,629,388 | £9.294.830 £7,293,510 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £7,998,487 £5,872,598 | £6,391,349 £4,379,429 | £6,367,350 £4,355,454 | £6,327,112 £4,315,272 | £6,226,516 £4,214,816 | £5,622,943 £3,612,077 | £5,287,625 £3,277,223 | | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land values nity Space | • | | | | £40,420,000 | 1 | | | |
| Tenure 99% LAR: 49% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 28330919 27244710 | Base Build Costs, Access Prt M4(2), Building Safety Levy, & 5106, CIL, Building Regs 2022 & Staircases 2020 203 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3) & BREEAM Excellent 128,074,844 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 20xx33311 | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 28,353,390 24,558,543 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability 225/11 305 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 225097376 | | |
| 60% LAR : 40% CIR | 10% 15% | £25,153,912 £23,058,572 | £22,749,824 £20,768,242 | £22,725,439 £20,743,935 | £22,684,481 £20,703,116 | £22,582,089 £20,601,071 | £21,967,730 £19,988,796 | £21,626,420 £19,648,643 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £20.958.733 £18.854,440 £16.745.739 | £18,782,193 £16,791,720 £14,796,870 | £18,757,956 £16,767,546 £14,772,751 | £18.717.264 £16,726,969 £14.732.276 | £18.615.535 £16.625,526 £14.631.089 | £18.005.159 £16,016,867 £14.023.988 | £17.666.062 £15,678,725 £13,686.678 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £14,632,674 £12,515,289 | £12,797,685 £10.794,211 | £12,773,614 £10,770,179 | £12,733,229 £10,729,874 | £12,632,268 £10.629.111 | £12,026,507 £10.024,531 | £11,689,972 £9.688.653 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £10,393,630 £8,267,740 | £8,786,492 £6,774,572 | £8,762,493 £6,750,597 | £8,722,255 £6,710,415 | £8,621,659 £6,609,959 | £8,018,086 £6,007,220 | £7,682,768 £5,672,366 | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land values | | | | | £20,601,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy Safety Levy 6 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircase 2022 & Staircase | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 129,506,139 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 129.44.857 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 123,91276 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Ustalinability Exp. 2472592 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 228-38657 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £30,075,996 £27,985,198 | £27,558,180 £25,581,110 | £27,533,708 £25,556,725 | £27,492,601 £25,515,767 | £27,389,829 £25,413,374 | £26,773,202 £24,799,015 | £26,430,631 £24,457,706 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £25,889,858 £23,790,019 | £23,599,528 £21,613,479 | £23,575,220 £21,589,242 | £23,534,402 £21,548,550 | £23,432,357 £21,446,820 | £22,820,081 £20,836,445 | £22,479,929 £20,497,348 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £21.685.726 £19,577,025 £17.463.050 | £19.623.006 £17.628,155 £15.628.971 | £19.598.832 £17,604,036 £15,604,800 | £19,558,255 £17,563,561 £15,564,515 | £19.456.812 £17,462,375 £15,463,554 | £18.848.153 £16.855,254 £14.857.793 | £18.510.010 £16,517,964 £14.521.258 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £15,346,575 £13,224,915 | £13,625,497 £11.617.778 | £13,601,465 £11.593.778 | £13,561,160 £11.553.540 | £13,460,396 £11,452,944 | £12,855,816 £10,849,372 | £12,519,939 £10.514.054 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £11,099,026 | £9,605,857 | £9,581,883 | £9,541,700 | £9,441,245 | £8,838,506 | £8,503,652 | | |

| Local Plan Viability Testing | 2025 | | _ | | | | | | | |
|---|--------------------------|---|--|--|--|---|--|--|--|--|
| Resi 10 - 50 Flats | | | | Value Area | Zone A - High | or Central Zone | | | | |
| No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Tenure 69% LAR 40% CR 60% LAR 40% CR 60% LAR 40% CR 60% LAR 40% CR 60% LAR 40% CR | % AH 5% 10% 15% 20% 25% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 15,950,341 CS 448,7521 CS 448,7521 CS 448,7521 CS 448,7521 CS 448,7521 CS 454,754 CS 454,754 CS 454,754 CS 454,754 CS 454,754 CS 454,754 CS 454,754 CS 454,754 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases C55,005,005 C12,005,005 C12,005,005 C12,005,005 C12,005,005 C12,005,005 C12,005,005 C12,005,005 C12,005,005 C12,005,005 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, Cil., Build Regs 2022 & Stifaceses, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16s, CIL, Building Safety Levy, S16s, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$8,225,227 \$1,225,237,237,237,237,237,237,237, | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Excellent, S17(19) Excellent, S17(1 | Base Build Costs, Access Prt M4(2), Building Safery Levil S166, CIt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,55,506 53,506 5 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £25.661.721 £23.324.248 | £23.662.614 £21,442,612 £19,218,319 | £23,638,495 £21,418,540 £19,194,286 £16,965,781 | £23.598.021 £21,378,155 £19,153,981 £16,925,543 | £23,496,834 £21,277,196 £19,053,218 £16,824,948 | £22.889.713 £20,671,433 £18,448,638 £16,221,375 | £22.552.423 £20,334,899 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £20,982,456 £18,636,390 | £19,218,319 £16,989,781 £14,757,043 | £19,194,286 £16,965,781 £14,733,068 | £19,153,981 £16,925,543 £14,692,886 | £19,053,218 £16,824,948 £14,592,429 | £18,448,638 £16,221,375 £13,989,691 | £18,112,780 £15,886,057 £13,654,836 | | |
| | | £16,286,093 | £14,/5/,043 | £14,733,068 | £14,692,886 | £14,592,429 | £13,989,691 | £13,654,836 | | |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land values | • | | | | £97,649,000 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £25,643,484 £23,332,868 | £22,940,206 £20,746,874 | £22,915,643 £20,722,403 | £22,874,370 £20,681,295 | £22,771,189 £20,578,524 | £22,152,105 £19,961,896 | £21,808,169 £19,619,325 | | |
| 60% LAR - 40% CIR | 15% | £21,017,664 £18,697,917 | £18,548,985 £18,346,585 | £18,524,600 £18,322,278 | £18,483,643 £16,281,460 | £18,381,250 £16,179,414 | £17,766,891 £15,567,138 | £17,425,582 £15,226,986 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £16,373,671 £14,044,971 | £14,139,717 £11,928,427 | £14,115,480 £11,904,253 | £14,074,788 £11,863,675 | £13,973,060 £11,762,233 | £13,362,684 £11,153,574 | £13,023,587 £10,815,431 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £11./11.884 £9,374,391 | £9./12./5/ £7,492,755 | £9.688.638 £7,468,683 | £9.648.164 £7,428,298 | £9.546.977 £7,327,338 | £8.939.856 £6,721,576 | £8.602.566 £6,385,041 | | |
| 60% LAR: 40% CIR | 45% | £4,686,532 | £5,208,402 £3,039,924 | £5,244,429 £3,015,924 | £5,204,124 £2,975,686 | £5,103,361 £2,875,091 | £4,496,781 £2,271,518 | £4,162,903 £1,936,199 | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% | £2.330.230 | £807.100 | £/63.211 | £743.028 | £042.572 | £39.034 | 4£295,U21 | | |
| Medium Value Secondary Offices £57,186,000 | | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £31.423.912 £29,113,296 | £28,720,635 £26,527,303 | £28.696.071 £26,502,832 | £28.654.799 £26,461,724 | £28.551.618 £26,358,952 | £27.932.533 £25,742,325 | £27.588.598 £25,399,754 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £26,798,092 £24,478,345 | £24,329,414 £22,127,013 | £24,305,029 £22,102,706 | £24,264,072 £22,061,889 | £24,161,679 £21,959,842 | £23,547,320 £21,347,567 | £23,206,010 £21,007,414 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £22,154,099 £19,825,400 | £19,920,146 £17,708,855 | £19,895,909 £17,684,681 | £19,855,217 £17,644,104 | £19,753,488 £17,542,661 | £19,143,112 £16,934,003 £14,720,284 | £18,804,016 £16,595,860 | | |
| 60% LAR: 40% CIR | 35% 40% | £17,492,292 £15.154.820 | £13,273,183 | £13,249,111 | £13,208,727 | £13,107,767 | £14,720,284 £12.502.005 | £14,382,995 £12.165.470 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £12,813,028 £10,466,961 | £8,820,352 | £8,796,353 | £10,984,553 £8,756,115 | £8,655,520 | £8,051,946 | £9,943,332 £7,716,628 | | |
| Residual Land values compared to benchi | | 20,110,000 | 20,007,014 | 20,003,039 | 10,023,407 | 10,423,000 | £0,020,202 | 20,460,407 | | |
| Lower Value Secondary Offices / Commun | nity Space | | | | | £40,420,000 | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £31.508.439 £29,193,235 | £28.922.446 £26,724,557 | £28.897.975 £26,700,172 | £28.856.867 £26,659,214 | £28.754.095 £26,556,822 | £28.137.468 £25,942,463 | £27.794.896 £25,601,153 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £26,873,488 £24.549.242 | £24,522,156 £22,315,288 | £24,497,849 £22,291,051 | £24,457,031 £22,250,360 | £24,354,985 £22,148.631 | £23,742,710 £21.538.255 | £23,402,557 £21.199.159 | | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 25% 30% 35% | £22,220,543 £19,887,435 | £20,103,998 £17,888,329 | £20,079,824 £17,864,210 | £20,039,246 £17,823,735 | £19,937,804 £17,722,548 | £19,329,145 £17,115,427 | £18,991,003 £16,778,138 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% | £17,049,903 £15,208,170 | £15,668,326 £13,444,033 | £13,420,001 | £13,379,898 | £13,002,910 £13,278,932 | £14,697,147 £12.674.352 | £14,000,013 £12,338,475 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £12,862,104 £10,511,808 | £11,∠15,495 £8,982,757 | £11,191,496 £8,958,782 | £11,151,258 £8,918,600 | £11,050,663 £8,818,143 | £8,215,405 | £10,111,7/1 £7,880,550 | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land values | | | | | £20,601,000 | 1 | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £36,650,341 £34,339,725 | £33,947,064 £31,753,731 | £33,922,500 £31,729,260 | £33,881,227 £31,688,152 | £33,778,046 £31,585,381 | £33,158,962 £30,968,753 | £32,815,026 £30,626,182 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £32,024,521 £29,704,774 | £29,555,843 £27,353,442 | £29,531,458 £27,329,135 | £29,490,500 £27,288,317 | £29,388,107 £27,186,271 | £28,773,749 £26,573,996 | £28,432,439 £26,233,843 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAP: 40% CIP | 25% | £27,380,528 £25.051.829 £22.718.721 | £25,146,574 £22,935,284 £20,719,614 | £25,122,337 £22,911,110 £20,695,495 | £22,081,646 £22,870,532 £20,655,021 | £24,979,917 £22,769,090 £20,553,834 | £24,369,541 £22,160,431 £19,946,713 | £24,030,444 £21,822,288 £19,609,423 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £20,381,248 £18,039,456 | £18,499,612 £16,275,319 | £18,475,540 £16,251,286 | £18,435,155 £16,210,981 | £18,334,198 £16,110,218 | £17,728,433 £15,505,638 | £17,391,899 £15,169,760 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £15.693.390 £13.343.093 | £14.046.781 £11.814.043 | £14.022.781 £11.790.088 | £13.982.543 £11.749.888 | £13.881.948 £11.649.429 | £13.278.375 £11.046.691 | £12.943.057 £10.711.836 | | |
| | | 2.2,270,000 | 2,514,040 | | | | | 2.2,.11,000 | | |

| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, S166, Cit, Build R | Local Plan Viability Testing | 2025 | | | | | | | | |
|--|---|--|--|--|--|--|--|--|--|--|
| Temps | Resi 11 - 60 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | | |
| Temps | No Units Site Area | 60 0.14 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | | |
| Trans | Residual land values: | | | | Tenure | | LAR : CIR | | 1 | |
| Base Build Costs | Tenure 60% LAR 60% CIR 60% LAR 60% CIR 60% LAR 60% CIR 60% LAR 60% CIR 60% LAR 60% CIR 60% LAR 60% CIR 60% LAR 60% CIR 60% LAR 60% CIR 60% LAR 60% CIR 60% LAR 60% CIR 60% LAR 60% CIR | 0% 5% 10% 15% 20% 25% 30% 35% 40% 45% | Access Prt M4(2) & Building Safety Levy E24,560,731 E23,026,572 E21,366,823 E19,741,539 E18,090,775 E16,434,595 E14,773,024 E13,106,146 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases E02,247,910 E17,209,553 E16,622,194 E11,201,533 E16,622,194 E11,2611,336 E11,067,963 | Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E21728.860 E08701.771 E17.779.399 E15.692.656 E14.199.075 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircasses, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 21,078,578 517,330,210 515,030,581 514,070,539 515,039,438 | Access Prt M4(2), S106, Cit., Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments C10,0272 C10,0272 C11,040,000 C11,040,0 | Access Prt M4(2), S106, CIL, Build Regs Building Safferses, Wchair Prt M4(3), SREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability C019458 C11778647 C11325456 C11325456 C11325456 C11325456 C11325456 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 20.379/15 E10.32/25 E10.32/25 E10.32/25 E10.32/25 E10.32/25 | |
| Base Build Costs | | | | | | | | | B B | |
| Column C | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | |
| Column | 60% LAR : 40% CIR | 5% 5% | £10,874,989 £9,240,831 | £7,973,048 £6,462,169 | £7,943,119 £6,432,355 | £7,892,837 £6,382,272 | £7,767,131 £6,257,064 | £7,012,895 £5,505,821 | £6,593,874 £5,088,464 | |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £5,955,798 £4,305,033 | £3,423,812 £1,896,443 | £3,394,198 £1,866,915 | £3,344,469 £1,817,340 | £3,220,145 £1,693,402 | £3,992,906 £2,474,205 £949,775 | £3,677,064 £2,059,793 £536,650 | |
| Part | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £2,648,844 £987,283 | £363,686 -£1,174,405 | £334,233 -£1,203,791 | £284,798 -£1,253,102 | £161,209 -£1,376,379 | | | |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | | | | | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Storage Prt M4(2), Building Safety Levy, Storage Prt M4(3), B | 60% LAR : 40% CIR | 50% | -£5,711,586 | -£7,379,033 | -£7,408,242 | £7,457,196 | -£7,579,584 | -£8,313,906 | -£8,721,863 | |
| Base Build Costs, Access PT M4(2), Building Safety Levy, Stock Cuts, Duilding Safety Levy, Stock Cuts, Duilding Safety Levy, Stock Cuts, Building Safety Levy, Stock Cuts, Bui | | | | | | | | | | |
| Tenum | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | |
| Control Cont | | % AH | Building Safety Levy £16,587,413 | 2022 & Staircases £13,685,471 | BREEAM Excellent | Biodiversity £13,605,261 | Payments £13.479.555 | Sustainability £12.725.318 | Embodied Carbon | |
| Column | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £14,953,254 £13,313,505 | £12,174,592 £10,658,162 | £12,144,778 £10,628,453 | £12,094,695 £10,578,555 | £11,969,488 £10,453,808 | £11,218,245 £9,705,330 | £10,800,887 £9,289,507 | |
| Column | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £11,060,221 £10,017,457 £8.361,267 | £9,136,236 £7,608,867 £6,076,109 | £9,100,622 £7,579,339 £6,046,657 | £9,036,692 £7,529,763 £5,997,221 | £5,932,569 £7,405,825 £5,873,632 | £6,662,199 £5,132,099 | £7,772,217 £6,249,074 £4,720,135 | |
| Respond Property | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £6,699,706 £5,032,828 | £4,538,018 £2,994,646 | £4,508,633 £2,965,318 | £4,459,321 £2,916,118 | £4,336,045 £2,793,117 | £3,596,384 £2,055,111 | £3,185,460 £1,645,107 | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Website Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Website Prt M4(3), BREEAM Excellent, Bloodversity & Renewable Offset Payments & Sustainability & Renewable O | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £3,360,687 £1,683,339 | £1,446,048 -£107,722 | £1,416,769 -£136,961 | £1,367,665 -£185,984 | £1,244,904 -£308,541 | £508,338 -£1,043,879 | £99,135 -£1,452,400 | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Store, Cl. Building Safety Levy, Store, | Residual Land values compared to benchm | nark land values | 103/ | £1,000,000 | *£1,693,616 | ·C.1,744,713 | -z.1,667,160 | -£2,601,462 | -23,009,439 | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs S106, | Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | | |
| Cont. Cont | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | |
| Cont. Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £17,320,219 £15,680,470 | £14,541,557 £13,025,127 | £14,511,743 £12,995,418 | £14,461,660 £12,945,520 | £14,336,453 £12,820,772 | £13,585,210 £12,072,295 | £13,167,852 £11,656,472 | |
| ## 1 | 60% LAR : 40% CIR | 15% 20% 25% | £14,035,186 £12,384,422 £10,728,232 | £11,503,200 £9,975,831 £8,443,074 | £11,473,586 £9,946,303 £8,413,622 | £11,423,857 £9,896,728 £8,364,186 | £11,299,534 £9,772,790 £8,240,597 | £10,553,593 £9,029,163 £7,499,063 | £10,139,182 £8,616,038 £7,087,100 | |
| Continue | | 30% 35% | £9,066,671 £7,399,793 | £6,904,983 £5,361,611 | £6,875,597 £5,332,283 | £6,826,286 £5,283,083 | £6,703,010 £5,160,082 | £5,963,348 £4,422,076 | £5,552,425 £4,012,072 | |
| Research Land values concept the benchmark tend values (Concept productivation of the Concept production of the Concept | | 40% 45% 50% | £5,727,652 £4,050,304 £2,3£7,902 | £3,813,013 £2,259,243 £700,256 | £3,783,733 £2,230,004 £674,446 | £3,734,629 £2,180,981 £622,492 | £3,611,869 £2,058,424 £499,904 | £2,875,303 £1,323,085 | £2,466,100 £914,565 | |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, | Residual Land values compared to benchm | | 3.007,002 | 2,00,300 | 2011,140 | 2002,192 | 2420,004 | | 2002,414 | |
| Base Build Costs, Access Pft M4(2), Base Build Costs, Access Pft M4(2), Base Build Costs, Access Pft M4(2), Building Safety Levy, Base Build Costs, Access Pft M4(2), Building Safety Levy, Base Build Costs, Access Pft M4(2), Building Safety Levy, Base Build Costs, Access Pft M4(2), Building Safety Levy, Bu | oecondary industrial/Storage/Distribution | _ | | | | 1 | £20,601,000 | I | | |
| 607-L87, 670-GR 595 (19.47):444 (13.62).100 (19.72):344 (13.72).466 (15.61):349 (14.70):71 (14.64):448 (65):446 (65):450 (14.70):71 (14.64):448 (65):450 (14.70):71 (| Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | |
| 60% LAR: 40% CIR 20% £15.182.398 £12.773.808 £12.744.280 £12.694.705 £12.570.766 £11.827.140 £11.414.015 | 60% LAR : 40% CIR 60% LAR : 40% CIP | 5% 5% | £21,752,354 £20,118,195 £18,478,446 | £18,850,412 £17,339,534 £15,823,103 | £18,820,484 £17,309,720 £15,793,394 | £18,770,202 £17,259,637 £15,743,496 | £18,644,496 £17,134,429 £15,618,749 | £17,890,259 £16,383,186 £14,870,271 | £17,471,239 £15,965,829 £14,454,448 | |
| 691. LPC : 591. CR 291 E3356.258 5134.1000 E1321.358 E11421.150 E1325.250 E336.075 E | 60% LAR: 40% CIR | 15% 20% | £16,833,162 £15,182,398 | £19,623,103 £14,301,177 £12,773,808 | £15,793,394 £14,271,563 £12,744,280 | £10,743,496 £14,221,833 £12,694,705 | £19,618,749 £14,097,510 £12,570,766 | £14,870,271 £13,351,570 £11,827,140 | £12,937,158 £11,414,015 | |
| CPU LAN - CPU CPU CPU CPU CPU CPU CPU CPU CPU CPU | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIP | 25% 30% | £13,526,208 £11,864,647 £10,197,759 | £11,241,050 £9,702,959 £8,150,597 | £11,211,598 £9,673,574 £8,120,259 | £11,162,163 £9,624,262 £8,091,050 | £11,038,573 £9,500,986 £7,950,059 | £10,297,040 £8,761,325 £7,230,062 | £9,885,076 £8,350,401 £6,810,049 | |
| 69% LAR: -59% CR 50% 55.165.778 \$2.469.332 \$2.466.122 \$2.442.168 \$2.297.781 \$2.364.459 \$2.165.932 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £8,525,628 £6,848.280 | £6,610,989 £5,057.219 | £6,730,269 £6,581,710 £5,027.980 | £6,532,606 £4,978.957 | £7,958,058 £6,409,845 £4,856,401 | £7,220,062 £5,673,279 £4,121.062 | £5,264,076 £3,712.541 | |
| | 60% LAR : 40% CIR | 50% | £5,165,778 | £3,498,332 | £3,469,123 | £3,420,168 | £3,297,781 | £2,563,459 | £2,155,502 | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|----------------------------------|---|---|---|---|--|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone A - King | s Cross Lower | | |
| No Units Site Area | 60 0.14 Ha | | ' | Sales value inflation Build cost inflation | | Base | | |
| Residual land values: | 0.14 Ha | | | Tenure | 1 | Base Base LAR: CIR | | 1 |
| Tenure 6% LM: 6% CR 6% LM: 6% CR 6% LM: 6% CR 6% LM: 6% CR 6% LM: 6% CR | % AH 5% 10% 15% 20% 25% 35% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E4865731 (51,000) (51,000) (51,000) br>(51,000) (51,0 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases \$17,67,99 \$17,95,95 \$17,95 \$17 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (1778 800 E1810 771 (1778 800 E1810 771 (1778 800 E1810 771 (1778 800 E1810 771 (1778 800 E1810 771 (1788 800 E18 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Building Safety Levy, 5166, CIL, Buildings 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (1197,519 (1197 | Base Build Costs, Access Prt M4(2), Bottless Prt M4(2), Bottless Prt M4(2), Strong Prt M4(2), Bottless Prt M4(2), Bread Prt M4(2), BREAM Excellent, Biodiversity & Renewable Offset Payments (1156, 97) (1156, 97 | Base Build Costs, Access Ptf M4(2), Backess Ptf M4(2), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Extra Ptf M4(2), Backess Ptf M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S195, C.L. Building Safety Levy, S195, C.L. Building Safety Levy, S195, C.L. Building Safety Levy, S195, C.L. Building Safety Building Safety Building Safety Building Safety Expected Carbon (5) 179418 Embodied Carbon (5) 179418 Embodied Carbon (5) 179418 Embodied Carbon (6) 179418 Embodied Carbon (7) 1 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £9,756,656 £8,074,155 | £7,965,596 £6,406,709 | £7,936,357 £6,377,499 | £7,887,333 £6,328,545 | £7,764,777 £6,206,157 | £7,029,438 £5,471,835 | £6,620,918 £5,063,878 |
| Residual Land values compared to benchm | nark land values | | | | | | 1 | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Stalicases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2v), Sulding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% | £10,874,989 £9,240,831 | £7,973,048 £6,462,169 | £7,943,119 £6,432,355 | £7,892,837 £6,382,272 | £7,767,131 £6,257,064 | £7,012,895 £5,505,821 | £6,593,874 £5,088,464 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £7,601,081 £5,965,798 | £4,945,738 £3,423,812 | £4,916,030 £3,394,198 | £4,866,131 £3,344,469 | £4,741,384 £3,220,145 | £3,992,906 £2,474,205 | £3,577,084 £2,059,793 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £4,305,033 £2,648,844 | £1,896,443 £363,686 | £1,866,915 £334,233 | £1,817,340 £284,798 | £1,693,402 £161,209 | £949,775 -£580,325 | £536,650 -£992,289 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | -£679,595 -£2,351,737 | -£2,717,778 -£4,266,375 | | | | | -£4,067,316 -£5,613,289 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£4,029,085 -£5,711,586 | -£5,820,145 -£7,379,033 | -£5,849,384 -£7,408,242 | -£5,898,408 -£7,457,196 | -£6,020,964 -£7,579,584 | -£6,756,303 -£8,313,906 | -£7,164,824 -£8,721,963 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land values | | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £16,587,413 £14,953,254 | £13,685,471 £12,174,592 | £13,655,543 £12,144,778 | £13,605,261 £12,094,695 | £13,479,555 £11,969,488 | £12,725,318 £11,218,245 | £12,306,298 £10,800,887 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £13,313,505 £11,668,221 | £10,658,162 £9,136,236 | £10,628,453 £9,106,622 | £10,578,555 £9,056,892 | £10,453,808 £8,932,569 | £9,705,330 £8,186,628 | £9,289,507 £7,772,217 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £10,017,457 £8,361,267 | £7,608,867 £6,076,109 | £7,579,339 £6,046,657 | £7,529,763 £5,997,221 | £7,405,825 £5,873,632 | £6,662,199 £5,132,099 | £6,249,074 £4,720,135 |
| 60% LAR : 40% CIR | 35% | £5,032,828 £3,360,687 | £2,994,646 £1,446,048 | £2,965,318 £1,416,769 | £2,916,118 £1,367,665 | £2,793,117 £1,244,904 | £2,055,111 £508,338 | £1,645,107 £99,135 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £1,683,339 £837 | -£107,722 -£1,666,609 | -£136,961 -£1,695,818 | -£185,984 -£1,744,773 | -£308,541 -£1,867,160 | -£1,043,879 -£2,601,482 | -£1,452,400 -£3,009,439 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | nark land values | | | | | £40,420,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (\$85.478 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £5022597 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E1597225 | Base Build Costs, Access Prt M4(2), Stoff, Safety Levy, Stoff, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Et502223 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E4472,203 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £17,320,219 £15,680,470 | £14,541,557 £13,025,127 | £14,511,743 £12,995,418 | £14,461,660 £12,945,520 | £14,336,453 £12,820,772 | £13,585,210 £12,072,295 | £13,167,852 £11,656,472 |
| 60% LAR : 40% CIR | 20% | £12,384,422 £10,728,232 | £9,975,831 £8,443,074 | £9,946,303 £8,413,622 | £9,896,728 £8,364,186 | £9,772,790 £8,240,597 | £9,029,163 £7,499,063 | £8,616,038 £7,087,100 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £9,066,671 £7,399,793 | £6,904,983 £5,361,611 | £6,875,597 £5,332,283 | £6,826,286 £5,283,083 | £6,703,010 £5,160,082 | £5,963,348 £4,422,076 | £5,552,425 £4,012,072 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £5,727,652 £4,050,304 £2,3£7,992 | £3,813,013 £2,259,243 £700,356 | £3,783,733 £2,230,004 £674,446 | £3,734,629 £2,180,981 £622,492 | £3,611,869 £2,058,424 £499,904 | £2,875,303 £1,323,085 | £2,466,100 £914,565 |
| Residual Land values compared to benchm | nark land values | 200, 100, as | 2,100,000 | 20/1,140 | , LORE, 192 | 2-02,004 | | 2002,014 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 22,1762,344 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Leys, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £58,20484 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 518.77.029 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £15644496 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability £17,890,299 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £20,118,195 £18,478,446 | £17,339,534 £15,823,103 | £17,309,720 £15,793,394 | £17,259,637 £15,743,496 | £17,134,429 £15,618,749 | £16,383,186 £14,870,271 | £15,965,829 £14,454,448 |
| | 20% | £16,833,162 £15,182,398 £13,535,309 | £14,301,177 £12,773,808 | £14,271,563 £12,744,280 | £14,221,833 £12,694,705 £11,162,462 | £14,097,510 £12,570,766 £11,039,573 | £13,351,570 £11,827,140 £10,297,040 | £12,937,158 £11,414,015 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £11,864,647 £10,197,769 | £9,702,959 £8,159,587 | £9,673,574 £8,130,259 | £9,624,262 £9,624,262 | £9,500,986 £7,958,058 | £8,761,325 £7,220,052 | £8,350,401 £6,810,048 |
| 60% I AD - 40%, CID | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £8,525,628 £6,848,280 | £6,610,989 £5,057,219 | £6,581,710 £5,027,980 | £6,532,606 £4,978,957 | £6,409,845 £4,856,401 | £5,673,279 £4,121,062 | £5,264,076 £3,712,541 |

LB Camden

| LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|---|--------------------------------|---|--|--|--|--|---|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone A - King | s Cross Higher | | |
| | | | | | | | | |
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation Build cost inflation | | Base Base LAR: CR | 1 | |
| Residual land values: | | | | Tenure | | LAR: CIR | <u> </u> |] |
| | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | £26,881,691 £25,044,750 | £25,756,173 £24,047,325 £22,330,926 | £20,720,246 £24,017,511 £22,301,218 | £25,677,964 £23,967,428 £22,251,318 £20,529,687 £18,802,589 | £23,842,222 £23,126,572 | £23,090,979 £21,378,093 | £22,673,620 £22,673,620 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £25,044,760 £23,196,257 £21,342,275 | £20,609,031 £18,881,693 | £20,579,417 £18,852,164 | £20,529,687 £18,802,589 | £20,405,364 £18,678,651 | £19,659,423 £17,935,025 | £19,245,012 £17,521,899 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £19,482,866 £17,618,086 £15,747,989 | £17,148,966 £15,410,905 £13,667,564 | £17,119,514 £15,381,519 £13,638,237 | £17,070,078 £15,332,209 £13,589,035 | £16,946,489 £15,208,931 | £16,204,955 £14,469,270 £12,728,029 | £15,792,992 £14,058,348 £12,318,025 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £15,747,989 £13,872,630 | £13,667,564 £11,918,997 | £13,638,237 £11,889,718 | £13,589,035 £11,840,614 | £13,466,035 £11,717,852 | £12,728,029 £10,981,286 | £12,318,025 £10,572,083 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £13,872,630 £11,992,063 £10,106,342 | £10,165,258 £8,406,400 | £10,136,018 £8,377,192 | £10,086,995 £8,328,237 | £9,964,439 £8,205,850 | £9,229,100 £7,471,528 | £8,820,579 £7,063,571 |
| Residual Land values compared to bench ligher Value Secondary Offices | mark land values | | | | | £97,649,000 |] | |
| | | | | | | | | Base Build Costs, |
| | | Base Build Costs and | Base Build Costs, Access Prt M4(2), Building Safety Levy & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3). | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabi Offset Payments. |
| _ | | Access Prt M4(2) & | S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Sustainability & |
| Tenure | % AH 0% | Building Safety Levy | 2022 & Staircases £11,972,432 | BREEAM Excellent | Biodiversity £11,892,223 | Payments £11,766,516 | Sustainability E11,012,279 | Embodied Carbon £10,593,260 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £13,095,950 £11,259,019 | £10,261,584 £8,545,185 | £10,231,770 £8,515,477 | £10,181,687 £8,465,577 | £10,056,481 £8,340,831 | £9,305,238 £7,592,352 | £8,887,879 £7,176,531 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £7,556,533 £5,607,125 | £5,095,952 £3,363,235 | £5,066,423 | £5,016,847 £3,294,337 | £4,892,910 £2,160,748 | £4,149,284 £3,449,212 | £3,736,158 £3,007,251 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £3,832,345 £1,962,248 | £3,363,225 £1,625,164 | £3,333,773 £1,595,778 | £3,264,337 £1,546,468 | £3,160,748 £1,423,190 | £2,419,213 £683,529 | £2,007,251 £272,607 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £86,889 -£1,793,678 | | | | | | -£3,213,658 -£4,965,163 |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% mark land values | -£3,679,400 | -£5,379,341 | -£5,408,549 | -£5,457,505 | -£5,579,891 | -£6,314,213 | -£6,722,170 |
| Medium Value Secondary Offices | mark and values | | | | | £57,186,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabli Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £20,639,568 | 2022 & Staircases £17,684,856 | BREEAM Excellent £17,654,928 | Biodiversity £17,604,646 | Payments £17,478,939 | Sustainability £16,724,703 | Embodied Carbon £16,305,683 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £18,808,373 £16,971,443 | £15,974,008 £14,257,609 | £15,944,194 £14,227,900 | £15,894,111 £14,178,001 | £15,768,904 £14,053,255 | £15,017,661 £13,304,776 | £14,600,303 £12,888,954 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £15,122,940 £13,268,957 | £12,535,713 £10,808,375 | £12,506,099 £10,778,846 | £12,456,370 £10,729,271 | £12,332,047 £10,605,334 | £11,586,105 £9,861,707 | £11,171,695 £9,448,581 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £11,409,548 £9,544,768 | £9,075,648 £7,337,587 | £9,046,196 £7,308,202 | £8,996,761 £7,258,891 | £8,873,171 £7,135,614 | £8,131,637 £6,395,953 | £7,719,674 £5,985,030 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £7,674,671 £5,799,312 | £5,594,246 £3,845,679 | £5,564,919 £3,816,400 | £5,515,718 £3,767,296 | £5,592,717 £3,644,534 | £4,654,711 £2,907,968 | £4,244,708 £2,498,765 |
| | | £2,033,024 | £333,083 | £303,874 | £254,919 | £132,532 | -£601,790 | -£1,009,746 |
| Residual Land values compared to bench ower Value Secondary Offices / Commun | mark land values nity Space | | | | 1 | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £21,175,338 £19,338,407 | £18,340,972 £16,624,574 | £18,311,158 £16,594,865 | £18,261,075 £16,544,965 | £18,135,869 £16,420,219 | £17,384,626 £15,671,740 | £16,967,267 £15,255,919 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £17,489,905 £15,635,922 | £14,902,678 £13,175,340 | £14,873,064 £13,145,811 | £14,823,334 £13,096,236 | £14,699,011 £12,972,298 | £13,953,070 £12,228,672 | £13,538,659 £11,815,546 |
| 60% LAR : 40% CIR | 25% 30% | £13,776,513 £11,911.733 | £11,442,613 £9,704,552 | £11,413,161 £9,675.166 | £11,363,725 £9,625.856 | £11,240,136 £9,502.578 | £10,498,602 £8,762.917 | £10,086,639 £8,351.995 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £10,041,636 £8,166,277 | £7,961,211 £6,212,644 | £7,931,884 £6,183,365 | £7,882,682 £6,134,261 | £7,759,682 £6,011,499 | £7,021,676 £5,274,933 | £6,611,672 £4,865,730 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £6,285,710 £4,399,989 | £4,458,905 £2,700,047 | £4,429,665 £2,670,839 | £4,380,643 £2,621,884 | £4,258,086 £2,499,497 | £3,522,747 £1,765,175 | £3,114,226 £1,357,218 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land values | | | | | £20,601,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 25804.590 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 222,918,899 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 222,706,857 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (226.4), 880 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 221889644 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEMB Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £23,973,314 £22,136,384 | £21,138,949 £19,422,550 | £21,109,135 £19,392,841 | £21,059,052 £19,342,942 | £20,933,845 £19,218,196 | £20,182,602 £18,469,717 | £19,765,244 £18,053,895 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £20,287,881 £18,433,898 | £17,700,654 £15,973,316 | £17,671,041 £15,943,787 | £17,621,311 £15,894,212 | £17,496,988 £15,770,275 | £16,751,046 £15,026,648 | £16,336,636 £14,613,522 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £16,574,489 £14,709,709 | £14,240,589 £12,502,528 | £14,211,137 £12,473,143 | £14,161,702 £12,423,832 | £14,038,113 £12,300,555 | £13,296,578 £11,560,894 | £12,884,615 £11,149,971 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 40% | £12,039,013 £10,964,253 | £10,759,166 £9,010,621 £7,255,664 | £8,981,341 67,227,644 | £8,932,237 £7,170,640 | £8,809,475 £7,056,063 | £8,072,910 £6,330,734 | £7,663,706 £5,942,202 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | £7,197,965 | £5,498,024 | £5,468,816 | £5,419,860 | £5,297,474 | £4,563,151 | £4,155,195 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|--|--|--|---|---|--|--|
| Rosi 11 - 60 Flats | | | | Value Area | Zone A - Low | or Cenral Zone | | |
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation Build cost inflation | | Base Base LAR: CIR | | |
| Residual land values: | 0.14112) | | | Tenure | | LAR : CIR | | |
| Tenure 60% List 20% CR | % AH 5% 10% 15% 20% 20% 35% 40% 45% 50% mark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2007) | Base Build Costs, Access Prt M4(2); Build Costs (Access Prt M4 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs, Wilder Safety Lovy, S106, CIL, Build Regs, Wilder Safety Safe | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), BKEEAM Excellent, Company Company Renewable Offset Payments C 1984 (2) C 1984 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Whatir Prt M4(3), BREEAM Excellent, Guiden Safety Safety Sustainability | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, Cill, Building Safety Levy, S106, Cill, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Psyments, Embodied Carbon C |
| Ingini Value decondary dinces | | | I | I | | 137,649,000 | | ı |
| Tenure | % AH 0% 5% 10% 15% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £18,908,467 £16,933,305 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases E15071818 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent E15541,889 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £15,891,607 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £15765,001 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £15011 <i>88</i> 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £14,502,544 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £12,850,521 £10,801,004 | £10,222,766 £8,295,459 | £10,193,153 £8,265,931 | £10,143,423 £8,216,356 | £10,019,100 £8,092,417 | £9,273,159 £7,348,791 | £8,858,748 £6,935,666 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £8,745,407 £6,677,408 | £6,362,763 £4,424,733 | £6,333,311 £4,395,348 | £6,283,875 £4,346,037 | £6,160,286 £4,222,760 | £5,418,753 £3,483,099 | £5,006,789 £3,072,175 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £4,604,092 £2,525,513 £441,727 | £2,481,422 £532,886 £1,420,821 | £2,452,095 £503,608 | £2,402,895 £454,503 | £2,279,894 £331,742 £1,621,640 | £1,541,888 -£404,824 -£2,356,979 | £1,131,885 -£814,027 -£2,765,501 |
| 60% LAR: 40% CIR | 50% | -£1,647,212 | -£3,379,648 | -£3,408,857 | -£3,457,812 | -£3,580,198 | -£4,314,520 | -£4,722,477 |
| Residual Land values compared to benchin Medium Value Secondary Offices | mark land values | | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 5% | £24,678,891 £22,645,729 £20,607,063 | £21,684,241 £19,773,424 £17.857,055 | £21,654,313 £19,743,610 £17,827,346 | £21,604,031 £19,693,527 £17,777,448 | £21,478,325 £19,568,319 £17,652,701 | £20,724,088 £18,817,076 £16,904,222 | £20,305,068 £18,399,719 £16,488,400 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £18,562,945 £16,513,428 | £15,935,190 £14,007,882 | £15,905,576 £13,978,355 | £15,855,846 £13,928,779 | £15,731,523 £13,804,841 | £14,985,583 £13,061,214 | £14,571,171 £12,648,089 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £14,457,830 £12,389,831 £10,316,516 | £12,075,186 £10,137,157 £8 193 846 | £12,045,734 £10,107,772 £8 164 519 | £11,996,299 £10,058,461 £8,115,318 | £11,872,710 £9,935,184 £7,992,317 | £11,131,176 £9,195,523 £7,254,311 | £10,719,212 £8,784,599 £6,844,308 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £8,237,937 £6,154,151 | £6,245,310 £4,291,602 | £6,216,031 £4,262,362 | £6,166,926 £4,213,340 | £6,044,165 £4,090,784 | £5,307,600 £3,355,445 | £4,898,396 £2,946,923 |
| 60% LAR: 40% CIR Residual Land values compared to benchn | 50% | £4,065,212 | £2,332,775 | £2,303,566 | £2,254,612 | £2,132,225 | £1,397,903 | £989,946 |
| Lower Value Secondary Offices / Commun | nity Space | | | | | £40,420,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £27,045,855 | 2022 & Staircases £24,051,206 | BREEAM Excellent £24,021,277 | Biodiversity £23,970,995 | Payments £23,845,290 | Sustainability £23,091,053 | Embodied Carbon £22,672,033 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £22,974,027 £20,929,909 | £20,224,020 £18,302,155 | £20,194,311 £18,272,541 | £20,144,412 £18,222,811 | £20,019,665 £18,098,488 | £19,271,186 £17,352,547 | £18,855,365 £16,938,136 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £18,880,393 £16,824,795 | £16,374,847 £14,442,151 | £16,345,319 £14,412,699 | £16,295,744 £14,363,263 | £16,171,806 £14,239,674 | £15,428,179 £13,498,141 | £15,015,054 £13,085,177 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 35% 40% 45% | £14,755,756 £12,683,480 £10,604.901 | £10,560,811 £8,612,274 | £10,531,483 £8,582,996 | £10,482,283 £8,533.891 | £10,359,282 £8,411.130 | £9,621,276 £7,674,564 | £11,101,004 £9,211,273 £7,265,361 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £8,521,116 £6,432,176 | £6,658,567 £4,699,740 | £6,629,327 £4,670,531 | £6,580,305 £4,621,576 | £6,457,748 £4,499,190 | £5,722,409 £3,764,868 | £5,313,888 £3,356,911 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | mark land values | | | | | £20,601,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 29545.832 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2508/9244 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 250:788-972 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 275880000 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 252-70.009 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £27,810,670 £25,772,004 | £24,938,365 £23,021,996 | £24,908,551 £22,992,287 | £24,858,468 £22,942,389 | £24,733,261 £22,817,642 | £23,982,018 £22,069,163 | £23,564,660 £21,653,341 |
| 60% LAR: 40% CIR | 15% 20% 25% | £23,727,886 £21,678,369 £19,622.771 | £21,100,131 £19,172,824 £17,240,128 | £21,070,517 £19,143,296 £17,210.675 | £21,020,788 £19,093,721 £17,161,240 | £20,896,464 £18,969,782 £17,037.651 | £20,150,524 £18,226,156 £16,296.117 | £19,/35,112 £17,813,031 £15,884.153 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £17,554,772 £15,481,457 | £15,302,098 £13,358,787 | £15,272,713 £13,329,460 | £15,223,402 £13,280,260 | £15,100,125 £13,157,258 | £14,360,464 £12,419,252 | £13,949,540 £12,009,249 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £13,402,878 £11,319,092 £9,230,163 | £11,410,251 £9,456,543 £7,497,717 | £11,380,973 £9,427,303 £7,468,607 | £11,331,867 £9,378,281 £7,419,553 | £11,209,107 £9,255,725 £7,297.166 | £10,472,541 £8,520,386 £6,562,844 | £10,063,338 £8,111,864 £6,154,888 |
| 00 N DAY - 9070 CIR | 30% | £#j£30,103 | LI MALJI II | £7,400,007 | Lr,+19,003 | Lr,LJ1,100 | 20,002,044 | 20,109,000 |

| Local Plan Viability Testing | 2025 | | _ | | | | | | | |
|--|---|---|---|---|--|---|--|---|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone A - Mediu | m Central Zone | | | | |
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation Build cost inflation | | Base LAR: CIR | | | | |
| Residual land values: | | | | Tenure | | LAR: CIR | | 1 | | |
| Tenure 69% LAR 49% CIR 69% CI | % AH 5% 5% 10% 15% 15% 15% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | Base Build Costs and Access Prt M4(2) & Building Safety Levy (50) 72797 EV 10, 758 EV 10 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Stalrcases 2022 & Stalrcases 2024 & Stalrcases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent EAM Exc | Base Build Costs, Access Prt M4(2), VS 166, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Excellent & Biodiversity Excellent & Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Building Safety Levy, Whatir Prt M4(3), Biodiversity & Renewable Offset Payments 28, 26, 245 28, 26, 26, 26, 26, 26, 26, 26, 26, 26, 26 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Windows Safety Levy, Windows Safety Levy, Safety Safe | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Sties, CIL, Build Regs 2022 & Startrases, Storage Startrases, BREAM Excellent, BREAM Excellent, Brodied Carbon Excellent, Sustainability & Embodied Carbon Excellent, | | |
| | | | | | | | | Base Build Costs, | | |
| Tenure 60 LM: 60 CB 60 LM: 60 CB 60 LM: 60 CB 60 LM: 60 CB 60 LM: 60 CB | % AH 0% 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E28,991,951 C28,991,971 C09,961,944 E18,941,973 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staticases 253,477,705 22,743,575 151,728,876 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 225,217,725 (22,40,159) E15,006,648 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 225,168,200 122,708,307 E15,046,666 E15,046,666 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22,574,383 22,676,066 E17,524,211 E15,530,006 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 224,901,482 221,905,655 E17,189,481 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 223,888,700 221,525,665 E14,700,338 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £15,814,958 £13,283,553 | £13,349,666 £10,954,183 | £13,320,657 £10,925,239 | £13,271,964 £10,876,670 | £13,150,232 £10,755,088 | £12,417,676 £10,015,427 | £12,005,712 £9,604,505 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £8,205,084 £5,657,676 | £6,132,025 £3,711,722 | £6,102,747 £3,682,482 | £6,053,641 £3,633,460 | £5,930,881 £3,510,904 | £5,194,315 £2,775,565 | £4,785,112 £2,367,044 | | |
| Construct | | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £34,103,977 £31,599,561 | £30,959,629 £28,590,949 | £30,930,150 £28,561,583 | £30,880,623 £28,512,253 | £30,756,807 £28,388,928 | £30,013,906 £27,648,975 | £29,601,183 £27,237,890 | | |
| 000 LAR - 20% CIR 00% LAR - 20% CIR 00% LAR - 20% CIR 00% LAR - 20% CIR 00% LAR - 20% CIR 00% LAR - 20% CIR 00% LAR - 20% CIR 00% LAR - 20% CIR 00% LAR - 20% CIR 00% LAR - 20% CIR 00% LAR - 20% CIR 00% LAR - 20% CIR | 10% 15% 20% 25% 30% 35% 40% 45% | £29,089,640 £26,574,288 £24,053,496 £21,527,382 £18,995,976 £16,459,334 £13,917,508 £11,370,099 £8,806,982 | £26, 216, 802 £23, 837, 241 £21, 452, 319 £19, 062, 089 £16, 666, 606 £14, 259, 580 £11, 844, 449 £9, 424, 146 £6, 998, 725 | £25,007,000 £25,187,539 £23,806,072 £21,423,234 £19,033,080 £16,637,663 £14,230,253 £11,815,170 £9,394,906 £6,969,515 | £26,138,391 £23,759,090 £21,374,404 £18,984,388 £16,589,093 £14,181,052 £11,766,065 £9,345,883 £6,920,561 | £26,015,519 £23,536,634 £21,252,330 £18,862,655 £16,467,512 £14,058,051 £11,643,304 £9,223,327 £6,798,174 | £25 278,289 £22,901,905 £20,519,878 £18,130,100 £15,727,851 £13,320,045 £10,906,739 £8,487,988 £6,063,852 | £24,868,717 £22,493,722 £20,112,961 £17,718,136 £15,316,928 £12,910,041 £10,497,535 £8,079,467 £5,655,895 | | |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | ark land values ity Space | | | | | £40,420,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £33,966,525 £31,456,605 | £30,957,914 £28,583,767 | £30,928,547 £28,554,504 | £30,879,218 £28,505,355 | £30,755,893 £28,382,484 | £30,015,940 £27,645,253 | £29,604,854 £27,235,681 | | |
| 60% LAR : 40% CIR | 20% | £28,941,233 £26,420,461 £23,894,346 | £28,204,206 £23,819,284 £21,429,054 | £26,175,036 £23,790,199 £21,400,045 | £26,126,055 £23,741,369 £21,351,352 | £26,003,599 £23,619,294 £21,229,620 | £25,268,869 £22,886,843 £20,497,064 | £24,860,686 £22,479,926 £20,085,101 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £21,362,941 £18,826,298 | £19,033,571 £16,626,545 | £19,004,627 £16,597,217 | £18,956,058 £16,548,017 | £18,834,477 £16,425,016 | £18,094,816 £15,687,010 | £17,683,893 £15,277,006 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £16,284,472 £13,737,064 £11,173,947 | £14,211,413 £11,791,110 £9,365,689 | £14,182,135 £11,761,870 £9,336,480 | £14,133,030 £11,712,848 £9,287,525 | £14,010,269 £11,590,292 £9,165,139 | £13,273,703 £10,854,953 £8,430,817 | £12,864,500 £10,446,432 £8,022,860 | | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £35,764,502 £34,254,582 | £33,755,890 £31,381,743 | £33,726,524 £31,352,480 | £33,677,194 £31,303,332 | £33,553,869 £31,180,460 | £30,178,847 £32,813,916 £30,443,230 | £32,402,831 £30,033,658 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £31,739,209 £29,218,437 | £29,002,182 £26,617,260 | £28,973,013 £26,588,175 | £28,924,031 £26,539,346 | £28,801,576 £26,417,271 | £28,066,846 £25,684,820 | £27,658,663 £25,277,902 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £20,092,323 £24,160,917 £21,624,275 | £24,227,031 £21,831,547 £19,424,521 | £24,198,021 £21,802,604 £19,395,194 | £24,149,329 £21,754,035 £19,345,994 | £24,027,597 £21,632,453 £19,222,992 | £23,295,041 £20,892,792 £18,484,986 | £22,883,077 £20,481,870 £18,074,983 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAP : 40% CIR | 40% 45% 50% | £19,082,449 £16,535,041 £13,971,924 | £17,009,390 £14,589,087 £12,162,666 | £16,980,111 £14,559,847 £12,124,457 | £16,931,006 £14,510,825 £12,095,502 | £16,808,245 £14,388,268 £11,962,445 | £16,071,680 £13,652,929 £11,239,703 | £15,662,476 £13,244,409 £10,830,937 | | |
| 00% LAR . 40% CIR | 30% | £15,971,924 | £12,103,000 | E 12,154,407 | E.12,000,002 | £11,963,110 | E11,220,793 | £10,020,037 | | |

| Resi 11 - 60 Flats | | | | Value Area | Zone A - Highs | r Central Zone | | |
|--|--|--|--|--|--|--|--|--|
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation Build cost inflation | | Base Base LAR: CIR | | |
| Residual land values: | 0.14 Ha | | | Tenure Tenure | | LAR : CIR | | 1 |
| Tenure 60% LAX -60% CR 60% LAX -60% CR 60% LAX -60% CR 60% LAX -60% CR 60% CAX -60% CR | % AH 5% 10% 15% 20% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 647,65157 542,0145 542,0145 542,0145 542,0145 543,0025 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CII, Building Rega 2022 & Stransees (5135) 50 (5135) 50 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Silos, Cill, Build Regs 2022 & Stalkrases, Wchair Prt M4(3) & BREEAM Excellent (24,30,112) (24,30,112) (25,30,00) (25,30,00) (25,30,00) | Base Build Costs, Access Prt M4(2), Builds Safety Levy, S166, CIL, Build Regs 2022, 8 Staircases, Wchair Prt M4(3), BREEAM Excellent 8, Biodiversity (42,23,56) (58,37,10) (58,37,10) (58,37,10) (58,37,10) (58,37,10) (58,37,10) (58,37,10) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S105, Cit., Build Regas Wichalr Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (44.15), Wild Company (44.15), Will Company (44.15), Will Company (44.15), Will Company (44.15), Will Company (44.15), Will Company (44.15), Will Company (44.15), Will Company (44.15), Will Company (44.15), Will Company (44.15), Will Co | Base Build Costs, Access Prt M4(2), Building Safety Levy, S186, Cit., Build Regs Whair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (13,385,985) (58,11,575) (58,513,575) (5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Building Safety Levy S166, Cit, Buildings S202 & Staircases S202 & Staircases SREEAM Excellent, Biodoversity, Renewable Griset Payments, Sustainability & Embodied Carbon Copted Ltd Embodied Carbon Copted Ltd Excellent, Buildings Excellent, |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £30,839,328 £28,033,398 | £28,449,675 £25,784,008 £23,113,195 | £28,420,731 £25,755,122 | £28,372,161 £25,706,661 | £28,250,737 £25,585,508 | £27,522,192 £24,858,594 | £29,774,544 £27,117,445 £24,449,492 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £25,222,284 £22,406,040 £19,584,720 | £23,113,195 £20,430,346 £17,738,299 | £23,084,356 £20,401,106 £17,709,089 | £23,035,990 £20,352,083 £17,660,135 | £22,915,073 £20,229,527 £17.537.748 | £22,179,565 £19,494,188 £16,803,426 | £21,770,361 £19,085,668 £16,395,469 |
| Residual Land values compared to benchm | | 213,004,120 | 217,700,230 | 217,100,000 | 217,000,133 | 211,000,140 | 210,000,420 | 210,000,400 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$105, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 5% | £33,777,316 £31,003,612 | £30,546,849 £27,913,187 | £30,517,371 £27,883,821 | £30,467,844 £27,834,492 | £30,344,027 £27,711,166 | £26,971,213 | £29,188,403 £26,560,128 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £25,439,743 £22,649,684 | £22,629,515 £19,979,611 | £22,600,346 £19,950,526 | £22,551,364 £19,901,696 | £22,428,908 £19,779,621 | £21,694,178 £19,047,171 | £21,285,996 £18,640,253 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £19,854,281 £17,053,587 | £17,324,399 £14,663,934 | £17,295,390 £14,634,990 | £17,246,697 £14,586,420 | £17,124,965 £14,464,996 | £16,394,576 £13,736,451 | £15,988,803 £13,331,704 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £14,247,657 £11,436,543 | £11,998,267 £9,327,454 | £11,969,381 £9,298,615 | £11,920,920 £9,250,249 | £11,799,767 £9,129,332 | £11,072,853 £8,393,823 | £10,663,751 £7,984,620 |
| 60% LAR : 40% CIR | 45% 50% | £8,620,299 £5,798,979 | £5,952,557 | £8,923,348 | £8,874,394 | £3,752,007 | £5,708,447 £3,017,685 | £5,299,926 £2,609,728 |
| Residual Land values compared to benchm Medium Value Secondary Offices | ark land values | | | | | £57,186,000 | l | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £36,716,036 £33,936,827 | £33,625,611 £30,986,481 | £33,596,244 £30,957,218 | £33,546,915 | £33,423,590 | £32,683,637 | £32,272,551 £29,638,397 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £31,152,166 £28,362,107 | £28,341,938 | | | | 130,047,969 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% | | £25,692,035 | £25,662,950 | £28,263,787 £25,614,119 | £28,141,332 £25,492,044 | £30,047,969 £27,406,602 £24,759,594 | £26,998,419 £24,352,677 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | £25,566,705 £22,766,010 | £25,692,035 £23,036,822 £20,376,358 | £25,662,950 £23,007,813 £20,347,413 | £28,263,787 £25,614,119 £22,969,121 £20,298,844 £17,622,242 | £28,141,332 £25,492,044 £22,837,388 £20,177,419 | £30,047,969 £27,406,602 £24,759,594 £22,107,000 £19,448,875 £16,785,775 | £26,998,419 £24,352,677 £21,701,227 £19,044,127 £16,276,176 |
| | 30% 35% 40% 45% | £25,566,705 £22,766,010 £19,960,080 £17,148,966 | £25,692,035 £23,036,822 £20,376,358 £17,710,691 £15,039,878 £12,357,028 | £25,662,950 £23,007,813 £20,347,413 £17,681,804 £15,011,038 £12,327,788 | £28,263,787 £28,614,119 £22,959,121 £20,298,844 £17,633,343 £14,962,672 £12,78,766 | £28,141,332 £25,492,044 £22,837,388 £20,177,419 £17,512,190 £14,841,756 £12,156,209 | £20,047,969 £27,406,602 £24,759,594 £22,107,000 £19,448,875 £16,785,276 £14,106,247 £11,420,871 | £26,988,419 £24,382,677 £21,701,227 £19,044,127 £16,376,175 £13,697,044 £11,012,350 |
| 60% LAR : 40% CIR | 40% 45% 50% | £25,566,705 £22,766,010 £19,960,080 £17,148,966 £14,332,723 £11,511,403 | £25,086,035 £23,036,822 £20,376,358 £17,710,691 £15,039,878 £12,357,028 £9,664,981 | £25,662,950 £23,007,813 £20,347,413 £17,681,804 £15,011,038 £12,327,788 £9,635,772 | £28,263,787 £28,614,119 £22,959,121 £20,298,844 £17,633,343 £14,962,672 £12,278,766 £9,586,817 | £28,141,332 £28,492,044 £22,837,388 £20,177,419 £17,512,190 £14,841,755 £12,195,209 £9,464,431 | £30,047,969 £27,406,602 £24,759,594 £22,107,000 £19,448,875 £16,785,276 £14,106,247 £11,420,871 £8,730,109 | £26,988,419 £24,382,677 £21,701,227 £19,044,127 £16,376,175 £13,697,044 £11,012,360 £8,322,152 |
| 60% LAR: 40% CIR Residual Land Values compared to benchm Lower Value Secondary Offices / Communit | 40% 45% 50% ark land values | £25,566,705 £22,766,010 £19,960,080 £17,148,966 £14,332,723 £11,511,403 | £29,096,822 £20,376,359 £17,710,691 £15,039,878 £12,357,028 £9,664,981 | 225,862,950 £20,077,413 £20,347,413 £17,681,804 £15,011,038 £12,327,788 £9,635,772 | 228.363.767 225.614.119 22.269.121 20.269.844 £17.633.467 £14.982.467 £14.278.766 £9.566.817 | £28,141,332 £28,402,044 £22,837,388 £20,177,419 £17,512,190 £14,841,755 £12,156,209 £9,464,431 | E30,047,969 E27,406,602 E24,759,564 E22,107,000 E19,448,675 E16,756,276 E14,106,247 E11,420,671 E8,730,109 | £20,998,419 £24,352,677 £21,701,227 £19,044,127 £16,376,175 £18,977,044 £11,012,350 £8,322,152 |
| 699, LAY: 499, GPI Residual Land values command to benchm Lower Value Secondary Offices / Communit Tenure | 40% 45% 50% ark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy | 23.05.612 (20.75.612 (20.75.612 (20.75.612 (15.05.617 (15.05. | CESSEZ PSO COLOR | E3.933.27 C2.935.27 C3.935.844 C3.935.844 C4.935.75 | £12,156,209 £9,464,431 | Base Build Costs, Access Pri M4(2), Access Pri M4(2), Access Pri M4(2), Access Pri M4(2), Access Pri M4(2), Access Pri M4(2), Access Pri M4(2), Access Pri M4(2), Access Pri M4(2), Access Pri M4(2), Bible Regs 2022 & Staircases, Wohair Pri M4(3), BREEAM Excellent, Biodiversity, Renewable Official Principles | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Bisself Cut, Access Prt M4(2), Access Prt M4(2), Bisself Cut, Bisself Cut, Build Regs 2022 & Staircases, Wehal Prt M4(3), BrEEAM Excellent, Biodoversity, Renewable Coffset Payments, Embodied Carbon Embodied Carbon Embodied Carbon |
| 699. LAY: 49h. GP. Resideal Land values command to benchm Lover Value Secondary Offices / Communit Tenure | 40% 45% 50% ark land values y Space | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | E12.196.200 S3.464.431 E49.470.000 Base Build Costs, Aucess Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Starcases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| SPELIAR - GPL CRF GPL CR | 40% 45% 50% ark land values y Space 96 AH 0% 5% 10% 10% 10% 10% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | E12.196.200 S3.464.431 E49.470.000 Base Build Costs, Aucess Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Starcases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Fenure Tenure Tenure OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR OPA LAR OPA CR | 40% 45% 50% ark land values y Space 96 AH 96 AH 97 5% 10% 15% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | E12.196.200 S3.464.431 E49.470.000 Base Build Costs, Aucess Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Starcases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | 40% 45% 50% sr land values y Space 9% 40% 5% 10% 5% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | E12.196.200 S3.464.431 E49.470.000 Base Build Costs, Aucess Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Starcases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure Tenure Tenure OPILAR: GPI. CPI. Tenure Tenure OPILAR: GPI. CPI. OPILAR: GPI | 40% 45% 45% 45% 45% 45% 45% 45% 45% 45% 45 | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wichair Prt M4(3), REFEAM Excellent, Excellen | Access Prt M4(2), S106, CIL, Build Regs Building Safety Levy, S106, CIL, Build Regs Cu22 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 127,093,355 126,004,001 127,755,509 12 | Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure Sept. LAR. Comp. Com. | 40% 45% 45% 45% 45% 45% 45% 45% 45% 45% 45 | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | E12.196.200 S3.464.431 E49.470.000 Base Build Costs, Aucess Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Starcases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), S106, CIL, Build Regs Building Safety Levy, S106, CIL, Build Regs Cu22 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 127,093,355 126,004,001 127,755,509 12 | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure Tenure OPS LAR OPS CR | 40% 45% 45% 45% 45% 45% 45% 45% 45% 45% 45 | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wichair Prt M4(3), REFEAM Excellent, Excellen | Access Prt M4(2), S106, CIL, Build Regs Building Safety Levy, S106, CIL, Build Regs Cu22 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 127,093,355 126,004,001 127,755,509 12 | Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure Tenure OPPLAN | 6% AH | Access Prt M4(2) & Building Safety Levy #1,825,701 #1,8 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staticases 2022 & Staticases 2022 & Staticases 2022 & Staticases 2022 & Staticases 2022 & Staticases 2023 & Staticases 2024 & Staticases 2024 & Staticases 2025 & Staticases | Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Starcases, Wichair Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research M4(3) & Research Prt M4(3) | Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regal Building Safety Levy, S106, Cit, Build Regal Whair Prt M4(3), BREEAM Excellent 8, Biodiversity C15472732 C1776154 C17761 | E48.400.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Biodiversity & Renewable Offset Poyments E57.70 244 E77.80 245 E | Access Prt M4(2), Suliding Safety Lovy, S106, CIL, Building Safety Lovy, Wichair Prt M4(3), Building Safety Lovy, S106, CIL, Building Safety Lovy, Wichair Prt M4(3), Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Suliding Safety Levy, S166, CIL, Build Regs 2022 & Strianses, Wchair Prt M4(3), BOTH STATE AND STA |
| ### Compared to Service Community of the | 9% AH | Access Prt M4(2) & Building Safety Levy #1,825,701 #1,8 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staltcases | Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Starcases, Wichair Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research M4(3) & Research Prt M4(3) | Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regal Building Safety Levy, S106, Cit, Build Regal Whair Prt M4(3), BREEAM Excellent 8, Biodiversity C15472732 C1776154 C17761 | E48.400.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Biodiversity & Renewable Offset Poyments E57.70 244 E77.80 245 E | Access Prt M4(2), Suliding Safety Lovy, S106, CIL, Building Safety Lovy, Wichair Prt M4(3), Building Safety Lovy, S106, CIL, Building Safety Lovy, Wichair Prt M4(3), Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Suliding Safety Levy, S166, CIL, Build Regs 2022 & Strianses, Wchair Prt M4(3), BOTH STATE AND STA |
| ### Compared to Service Community of the | 675, at sect values of 575 per control of 575 per c | Access Prt M4(2) & Building Safety Levy #1,825,701 1 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staticases 2022 & Staticases 2022 & Staticases 2022 & Staticases 2022 & Staticases 2022 & Staticases 2023 & Staticases 2024 & Staticases 2024 & Staticases 2025 & Staticases | Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Starcases, Wichair Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research M4(3) & Research Prt M4(3) | Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regal Building Safety Levy, S106, Cit, Build Regal Whair Prt M4(3), BREEAM Excellent 8, Biodiversity C15472732 C1776154 C17761 | E48.400.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Biodiversity & Renewable Offset Poyments E57.70 244 E77.80 245 E | Access Prt M4(2), Suliding Safety Lovy, S106, CIL, Building Safety Lovy, Wichair Prt M4(3), Building Safety Lovy, S106, CIL, Building Safety Lovy, Wichair Prt M4(3), Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Suliding Safety Levy, S166, CLL, Build Regs 2022 & Striacases, Wichair Prt M4(3), BOTH STATE AND S |
| Tenure Tenure 509-LAR 09-CR 509-L | 40% AH Washington Co. 10% AH Washington Co. | Access Prt M4(2) & Building Safety Levy #1,825,701 1 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staltcases | Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Starcases, Wichair Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research Prt M4(3) & Research M4(3) & Research Prt M4(3) | Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regal Building Safety Levy, S106, Cit, Build Regal Whair Prt M4(3), BREEAM Excellent 8, Biodiversity C15472732 C1776154 C17761 | E48.400.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Biodiversity & Renewable Offset Poyments E57.70 244 E77.80 245 E | Access Prt M4(2), Suliding Safety Lovy, S106, CIL, Building Safety Lovy, Wichair Prt M4(3), Building Safety Lovy, S106, CIL, Building Safety Lovy, Wichair Prt M4(3), Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Suliding Safety Levy, S166, CLL, Build Regs 2022 & Striacases, Wichair Prt M4(3), BOTH STATE AND S |

| Resi 12 - 75 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
|--|---|--|--|---|---|--|--|--|
| | | | | | | | | |
| No Units Site Area | 75 0.2 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | |
| Residual land values: | | | | Tenure | | LAR : CIR | | I |
| Tonure 50% LAR 40% CIR 60% LAR 40% CIR Residual Land values compared to benchmu | % AH 0% 5% 10% 10% 10% 35% 40% 45% 50% 45% 40% 45% 40% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 58 n 45 20 58 10 20 20 20 20 20 20 20 20 20 20 20 20 20 | Base Build Costs, Access Prt M4(2), Building Safey Levil 5106, Cit., Building Regs 2022 & Staircases 54, 47, 67, 12, 27, 569 12, 27, 569 16, 56, 117 16, 57, 117 16, 57, 117 16, 57, 117 16, 57, 117 16, 57, 117 16, 57, 117 16, 57, 117 16, 57, 117 16, 57, 117 17, 58, 56, 117 18, 57, 57, 57, 57, 57, 57, 57, 57, 57, 57 | Base Build Costs, Access Prt M4(2), Building Safety Le, \$106, CIL, Build Regs 2022 & Staincases, Wichair Prt M4(3) & BREAM Excellent \$23, 148, 148, 148, 148, 148, 148, 148, 148 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, CIL, Build Regs 2022 & Staircases, Wichari Prt M4(2), Brack Prt M4(2), 521, 245, 245, 245, 245, 245, 245, 245, 245 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bicdiversity & Renewable Offset Payments 2024 Payments 2024 Payments 2025 Payment | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wcharl Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 202, 08, 743 20, 144, 753 21, 144, 157, 144 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 144, 157, 147 21, 147, 147 21, 147, 147 21, 147, 147 21, 147, 147 21, 147, 147 21, 147, 147 21, 14 | Base Build Costs, Access Prt M4(2), Building Safety Leg 1916, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2519/27946 2519/252-258 2519/252 |
| Higher Value Secondary Offices | | | 1 | 1 | 1 | £97,649,000 | | |
| Tonure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £9,511,480 £9,480,570 | £4,994,742 £3,101,840 | £3,914,080 £2,025,149 | £3,851,477 £1,962,776 | £3,694,968 £1,806,843 | £4,032,045 £2,755,914 £871,244 | £4,166,676 £2,234,216 £351,467 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £5,402,742 £3,338,064 | £1,201,754 -£705,447 | £128,706 -£1,775,173 | £66,545 -£1,837,142 | -£88,860 -£1,992,064 | -£1,021,285 -£2,921,597 | -£1,539,300 -£3,438,005 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £1,266,604 -£811,572 -£2,898,303 | -£2,619,692 -£4,540,909 -£6,469,029 | | -£3,748,211 -£5,666,588 -£7,502,108 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£11,110,630 -£13,047,843 |
| 60% LAR : 40% CIR Residual Land values compared to benchma | 50% | -£9.190.051 | -£12.294.092 | +£13.350.497 | -£13.411.690 | -£13.564.673 | -£14.482.575 | -£14.996.768 |
| Medium Value Secondary Offices | ar iuno vuides | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Statircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 59 | £19.541.521 | £14.866.506 | £13.781.545 | £13.718.692 | £13.561.559 | £12.618.764 | £12.094.988 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £17,447,030 £15,446,689 £13,388,861 | £12,980,981 £11,087,959 £9,187,872 | £11,500,156 £10,011,267 £8.114.825 | £9,948,894 £8,052,664 | £9,792,961 £7.897,259 | £8,857,363 £6,964,833 | £8,337,585 £6,446,819 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £11,324,182 £9,252,722 | £7,280,671 £5,366,427 | £6,210,945 £4,299,702 | £6,148,976 £4,237,908 | £5,994,055 £4,083,421 | £5,064,521 £3,156,503 | £4,548,113 £2,641,549 |
| 60% LAR : 40% CIR | 30% 35% | £7,174,546 £5.089.726 | £3,445,210 £1.517.090 | £2,381,169 £455.421 | £2,319,531 £393,920 | £2,165,435 £240.169 | £1,240,857 -£682,339 | £727,204 -£1.194.843 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £2,998,326 £900,417 £1,203,933 | -£417,861 -£2,359,572 -£4,307,974 | | +£1,538,849 -£3,478,705 -£5,425,571 | | | +£3,124,512 +£5,081,725 +£7,010,650 |
| Residual Land values compared to benchma | ark land values | | | | | | | |
| Lower Value Secondary Offices / Community | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy | 2022 & Staircases £18,175,585 | BREEAM Excellent £17,090,624 | Biodiversity £17,027,771 | Payments £16,870,638 | Sustainability £15,927,843 | Embodied Carbon £15,404,087 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £20.808.677 £18,755,768 £16,697,940 | £16.289.940 £14,397,037 £12,496,951 | £15.209.277 £13,320,346 £11,423,904 | £15.146.674 £13,257,973 £11,361,743 | £14,990,165 £13,102,040 £11,206,338 | £14.051.111 £12,166,442 £10,273,912 | £13.529.414 £11,646,664 £9,755,898 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £14.633.261 £12,561,801 | £10.589.750 £8,675,506 | £9.520.024 £7,608,781 | £9.458.055 £7,546,987 | £9.303.133 £7,392,500 | £8.373.600 £6,465,582 | £7.857.192 £5,960,628 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £10,483,625 £8,398,805 £8,307,405 | £6,754,288 £4,826,169 £2.891,218 | £5,590,248 £3,764,500 | £5,628,610 £3,702,999 £1,770,320 | £5,474,514 £3,549,248 £1,616,770 | £4,549,936 £2,626,740 £606,074 | £4,036,283 £2,114,236 £184,587 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £4,209,496 £2,105,146 | £949,507 -£998,895 | -£108,348 -£2,055,299 | -£169,626 -£2,116,492 | -£322,821 -£2,269,476 | -£1,241,994 -£3,187,378 | -£1,752,646 -£3,701,571 |
| Residual Land values compared to benchma Secondary Industrial/Storage/Distribution | ark land values | | | | | £20,601,000 | 1 | |
| out y made and otorage bistribution | | | | I | | £20,601,000 | | |
| | 1 | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, |
| Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 276:245 224,718,322 22667,412 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 2027 (279 2020) 1584 515,08,682 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E19,120,922 £19,120,922 £17,231,991 | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £29,393,416 £19,058,319 £17,198,618 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments £20,782,282 £18,901,810 £12,013,685 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £19,859,487 £17,962,756 £16,078,087 | Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E19,315,712 E17,441,058 E15,558,309 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% 20% | Access Prt M4(2) & Building Safety Levy £26,762,245 £24,718,322 £22,667,412 £20,609,584 £18,544,906 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £20,393,416 £10,0318 £15,273,387 £13,389,700 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments 10,703,282 11,701,865 115,117,963 113,214,778 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% | Access Prt M4(2) & Building Safety Levy £26,762,245 £24,718,322 £22,667,412 £20,609,584 £18,544,906 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £20,393,416 £10,0318 £15,273,387 £13,389,700 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments 10,703,282 11,701,865 115,117,963 113,214,778 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|---|--|---|---|--|--|--|
| Resi 12 - 75 Flats | | | | Value Area | Zone A - King | s Cross Lower | | |
| No Units Site Area | 75 0.2 Ha | | - | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | İ | |
| Tenure | % AH 5% 10% 10% 15% 35% 30% 40% 40% 40% 40% 40% 40% 40% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (20,000 pt.) (20,000 p | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases 2 81,5716 52,577,571 51,571,572 51,577,572 51,577,572 51,577,572 51,577,572 51,577,572 51,577,572 51,577,577 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 25,08255 23,185,09 21,747,555 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, Cil., Build Regs 2022 & Stiarcases, Wchair Prt M4(3), Biodiversity 25:00:402 (25:05:402 (2 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Slide, Citt, Build Regs 2022 & Stafficases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments C2444-269 C149-78-78 C19-78-78 Base Build Costs, Access Prt M4(2), Access Prt M4(2), Stlof, Cill, Build Regs 2022 & Stlarcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 20306,742 20306,742 20306,743 20306, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 22,31699 21,507,655 21 |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £11,555,403 £9,511,480 | £6,880,387 £4,994,742 | £5,795,426 £3,914,080 | £5,732,573 £3,851,477 | £5,575,440 £3,694,968 | £4,632,645 £2,755,914 | £4,108,870 £2,234,216 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £7,460,570 £5,402,742 £3,338,084 | £3,101,840 £1,201,754 | £2,025,149 £128,706 | £1,962,776 £66,545 | £1,806,843 -£88,860 -£1,992,064 | £8/1,244 -£1,021,285 -£2,921,597 | £351,487 -£1,539,300 -£3,438,005 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £1,266,604 -£811,572 | | | | | | -£5,344,569 -£7,258.915 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£9,180,961 -£11,110,630 |
| 60% LAR : 40% CIR | 50% | -£7,085,701 -£9,190,051 | -£10,345,691 -£12,294,092 | -£11,403,545 -£13.350.497 | -£11,464,823 -£13,411,690 | -£11,618,018 -£13.564.673 | -£12,537,192 -£14.482.575 | +£13,047,843 +£14.996.768 |
| Residual Land values compared to benchm Medium Value Secondary Offices | ark land values | • | | | | £57,186,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £19.541.521 £17,497,598 | £14.866.506 £12,980,861 | £13.781.545 £11,900,198 | £13.718.692 £11,837,595 | £13.561.559 £11,681,086 | £12.618.764 £10,742,032 | £12.094.988 £10,220,335 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £15,446,689 £13,388,861 | £11,087,959 £9,187,872 | £10,011,267 £8,114,825 | £9,948,894 £8,052,664 | £9,792,961 £7,897,259 | £8,857,363 £6,964,833 | £8,337,585 £6,446,819 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £11,324,182 £9,252,722 £7,174,548 | £7,280,671 £5,366,427 | £6,210,945 £4,299,702 | £6,148,976 £4,237,908 | £5,994,055 £4,083,421 | £5,064,521 £3,156,503 | £4,548,113 £2,641,549 |
| | 35% 40% | £5,089,726 £2,089,326 | £1,517,090 | £455.421 | £2,315,031 £393.920 | £2,103,435 £240,169 | £1,240,837 -£682.339 -£2,613,008 | £127,204 -£1.194.843 -£3.124.512 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £900,417 -£1,203,933 | | | | | | -£5,061,725 -£7,010,650 |
| Residual Land values compared to benchm | ark land values | 1 | | | | | 1 | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £22,850,600 £20,806,677 | £18,175,585 £16,289,940 | £17,090,624 £15,209,277 | £17,027,771 £15.146.674 | £16,870,638 £14,990,165 | £15,927,843 £14,051,111 | £15,404,087 £13,529,414 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £16,697,940 £14,633,361 | £14,397,037 £12,496,951 £10,589,750 | £13,320,346 £11,423,904 £9,520,024 | £13,257,973 £11,361,743 £9,458,055 | £13,102,040 £11,206,338 £9,303,133 | £12,186,442 £10,273,912 £8,373,600 | £11,046,964 £9,755,898 £7,857,192 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £12,561,801 £10,483,625 | £8,675,506 £6,754,288 | £7,608,781 £5,690,248 | £7,546,987 £5,628,610 | £7,392,500 £5,474,514 | £6,465,582 £4,549,936 | £5,950,628 £4,036,283 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £8,398,805 £6,307,405 | £4,826,169 £2.891,218 | £3,764,500 £1.831.610 | £3,702,999 £1,770,230 | £3,549,248 £1.616.779 | £2,626,740 £696.071 | £2,114,236 £184.567 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | £4,209,496 £2,105,146 | £949,507 -£998,895 | -£108,348 -£2,055,299 | -£169,626 -£2,118,492 | -£2,269,476 | -£1,241,994 -£3,187,378 | -£1,752,846 -£3,701,571 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land values | | | | | £20,601,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £28,762,245 £24,718,322 | £22,087,229 £20,201,584 | £21,002,268 £19,120,922 | £20,939,416 £19,058,319 | £20,782,282 £18,901,810 | £19,839,487 £17,962,756 | £19,315,712 £17,441,058 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £22,667,412 £20,609,584 | £18,308,682 £16,408,596 | £17,231,991 £15,335,548 | £17,169,618 £15,273,387 | £17,013,685 £15,117,983 | £16,078,087 £14,185,557 | £15,558,309 £13,667,542 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30*/ | £18,544,906 £18,473,446 | £14,501,395 £12.587.150 | £13,431,669 £11.520.426 | £13,369,700 £11,458,632 | £13,214,778 £11.304,145 £9,386,158 | £12,285,245 £10,377,227 | £11,768,837 £9.862,273 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £14,395,270 £12,310,450 £10,219,050 | £8,737,813 £6,802,863 | £5,001,893 £7,676,145 £5,743,254 | £9,540,254 £7,614,644 £5.681,875 | £5,580,108 £7,460,893 £5,528,423 | £6,538,385 £4,607,716 | £7,947,928 £6,025,881 £4,096,212 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £8.121.141 £6,016.791 | £4.861.151 £2,912.750 | £3.803.297 £1,856.346 | £3.742.019 £1,795.152 | £3.588.824 £1,642.169 | £2.669.651 £724.267 | £2.158.999 £210.074 |
| | | | | | | | | |

| Local Flatt Viability Testing | | | 1 | | | | 1 | |
|--|--------------------------|--|--|---|---|--|---|--|
| Resi 12 - 75 Flats | | | | Value Area | Zone A - King | s Cross Higher | | |
| No Units Site Area | 75 0.2 Ha | | • | Sales value inflation | | Base |] | |
| Residual land values: | 0.2110 | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 6% LAF, 6% CP. 6% LAF, 6% CP. 6% LAF, 6% CP. 6% LAF, 6% CP. 6% LAF, 6% CP. | % AH 5% 10% 20% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy LS885(5) E11.305.21 29.80.70 E44.44(78) E44.44(78) E22.07.586 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases 2022 & Staircases 2019,840 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 27798,179 27798,179 27798,179 271,187,187 271,187,187 271,187 2 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1500(45) 157,749,72 157,749,72 157,749,72 157,749,72 157,749,72 157,749,72 157,749,73 157,749,73 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 128 247 550 127 777 766 127 777 766 128 136 150 15 11 11 1555 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 24840381 24843381 2595/56 2595/561 2595/5617 2595/5617 2595/5617 2595/5617 | Base Build Costs, Access Prt M4(2), Building Safety Levi 1966, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 12,18,095 21,12,1095 21,1095 21,1095 21,1095 21,1095 21,1095 21,1095 21,1095 2 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £22.017.586 £19,678,741 £17,333,318 £14,981,386 | £18.231.381 £16.053.300 | £17.167.341 £14,991,632 £12,808,780 £10,618,861 | £17.105.703 £14,930,131 £12,747,400 £10,557,583 | £16,951,606 £14,776,380 £12,593,948 £10,404,388 | £16.027.030 £13,853,872 £11,673,241 £9,485,215 | £15.513.377 £13,341,368 £11,161,737 £8,974,563 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £14,981,386 £12,623,012 | £13,868,388 £11,676,715 £9,478,352 | £10,618,861 £8,421,948 | £10,557,583 £8,380,755 | £10,404,388 £8,207,771 | £9,485,215 £7,289,869 | £8,974,563 £6,779,923 |
| Residual Land values compared to benchm | nark land value | s | | | | | 1 | |
| Higher Value Secondary Offices | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Access Prt Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £16,620,432 | 2022 & Staircases £11,879,619 | BREEAM Excellent £10,794,657 | Biodiversity £10,731,804 | Payments £10,574,671 | Sustainability £9,631,876 | Embodied Carbon £9,108,101 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £14,330,233 £12,032,992 £9,721,141 | £9,744,011 £7,601,149 £5,451,100 | £8,663,350 £6,524,458 £4,378,053 | £8,600,746 £6,462,083 | £8,444,237 £6,306,151 £4,160,487 | £7,505,183 £5,370,552 £3,228,081 | £6,983,486 £4,850,776 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £9,721,141 £7,402,439 £5,076,955 | £3,293,938 £1,129,732 | £4,378,053 £2,224,211 £63.007 | £4,315,892 £2,162,243 £1.212 | £4,160,487 £2,007,321 £153,274 | £3,228,061 £1,077,788 -£1,080,192 | £2,710,047 £561,381 -£1,595,146 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £2.744.757 £405,912 | -£1.041.448 -£3,219,528 | +£2.105.488 +£4,281,197 | -£2,167,126 -£4,342,698 | | | -£3.759.452 -£5,931,461 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | -£8,111,092 -£10,298,266 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% nark land value | -£.0.049.817 | *£9.794.477 | -£10.850.881 | £10.912.074 | -£11.065.058 | -£11.962.900 | *£12.492.900 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £24.606.551 £22.316.352 | £19.865.738 £17.730.130 | £18.780.776 £16.649.468 | £18.717.923 £16.586.865 | £18.560.790 £18.430.356 | £17.617.995 £15.491.301 | £17.094.219 £14.989.605 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £20,019,111 £17,707,259 | £15,587,267 £13,437,219 | £14,510,576 £12,364,171 | £14,448,202 £12,302,010 | £14,292,270 £12,146,605 | £13,356,671 £11,214,180 | £12,836,894 £10,696,165 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £15,388,558 £13,063,073 | £11,280,057 £9,115,850 | £10,210,330 £8,049,125 | £10,148,362 £7,987,330 | £9,993,439 £7,832,845 | £9,063,906 £6,905,927 | £8,547,499 £6,390,973 |
| | 35% 40% | £10,730,875 £8.392.030 | £6,944,671 £4.766.590 | £5,880,631 £3,704,921 | £5,818,992 £3,643,421 | £5,664,896 £3,489,669 | £4,740,320 £2.567.161 | £4,226,666 £2.054.657 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £6,046,607 £3,694,676 £1,336,301 | £2,581,677 £390,005 | £1,522,070 -£867,850 -£2,864,782 | £1,460,689 -£729,128 -£2,925,955 | £1,307,238 -£882,323 -£3,078,939 | £386,530 -£1,801,496 -£3,996,842 | -£124,974 -£2,312,148 -£4,508,787 |
| Residual Land values compared to benchn | nark land value: | 5 | -21,000,000 | -66,000-1,106 | -12,020,000 | -20,010,000 | -20,000,042 | -6-5000,107 |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £27,915,630 £25,625,431 £23,328,190 | £23,174,616 £21.039,208 £18.896,346 | £22,089,655 £19.958.547 £17,819.855 | £19.895.944 £17.757.281 | £19,739,435 £17,601,349 | £18.800.380 £18.865.750 | £18.278.683 £18.145.973 |
| 60% LAR - 40% CIR | 15% 20% | £21,016,338 £18.697.637 | £16,746,298 £14,589,136 | £15,673,250 £13,519,409 | £15,611,089 £13,457,441 | £15,455,684 £13,302,518 | £14,523,259 £12,372,985 | £14,005,244 £11,856,578 |
| 00% LAR: 40% CIR 00% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £16,372,152 £14,039,954 | £12,424,929 £10,253,750 | £11,358,204 £9,189,710 | £11,296,409 £9,128,071 | £11,141,923 £8,973,975 | £10,215,006 £8,049,399 | £9,700,052 £7,535,745 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £9.355.686 £7,003.755 | £5.890.756 £3,699.084 | £4.831.149 £2,641.229 | £4.769.768 £2,579.951 | £4.616.317 £2,426.756 | £3.695.609 £1,507.583 | £3.184.105 £998.931 |
| 60% LAR : 40% CIR | 50% | £4,645,380 | £1,500,720 | £444,317 | £383,123 | £230,140 | -£687,763 | -£1,197,708 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | 5 | | | | £20,601,000 |] | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 51,827,744 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S 106, CIL, Building Regs 2022 & Staircases 2020,6411 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2001,499 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircasses, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 223,1543 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £29,537,075 £27,239,834 | £24,950,853 £22,807,991 | £23,870,192 £21,731,300 | £23,807,589 £21,668,926 | £23,651,079 £21,512,993 | £22,712,025 £20,577,394 | £22,190,328 £20,057,618 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £24,927,983 £22,609,281 £20,283,797 | £20,657,942 £18,500,780 £16,336,574 | £19,584,895 £17,431,053 £15,269,849 | £19,522,734 £17,369,085 £15,208,054 | £19,387,329 £17,214,163 £15,053,568 | £16,434,903 £16,284,630 £14,126,650 | £17,916,889 £15,768,223 £13,611,696 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £17,951,599 £15,612,754 | £14,165,395 £11,987,314 | £13,101,355 £10,925,845 | £13,039,716 £10,864,144 | £12,885,620 £10,710,393 | £11,961,044 £9,787,885 | £11,447,390 £9,275,381 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £13,267,331 £10.915.399 | £9,802,401 £7.610.728 | £8,742,794 £6.552.874 | £8,681,413 £6,491,596 | £8,527,961 £6.338.401 | £7,607,254 £5,419,228 | £7,095,750 £4.908.576 |
| 00 % LAR : 40% CIR | JU76 | £0,037,025 | E0,412,300 | 1 24,000,901 | 24,234,700 | 24,141,780 | L3,223,002 | £2,1 13,931 |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|--|--------------------------|---|--|---|---|--|---|---|
| Resi 12 - 75 Flats | | | | Value Area | Zone A - Low | er Cenral Zone | | |
| 12-701103 | | | | Value Area | 2010 X - 2011 | o comunication | | |
| No Units | 75 | 1 | 1 | Sales value inflation | | Base |] | |
| Site Area | 75 0.2 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual land values: | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cll. Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £40,942,415 £38,399,758 £35,850,220 | £36,151,679 £33,766,110 £31,373,286 | £35,066,717 £32,685,449 £30,296,594 | £35,003,864 £32,622,844 £30,234,221 £27,838,066 | £34,846,732 £32,466,336 £30,078,288 | £33,903,936 £31,527,281 £29,142,689 | £33,380,161 £31,005,585 £28,622,912 |
| | 15% 20% | £33,293,867 £30,730,767 £28,160,135 £25,573,913 £22,981,045 | £28,973,276 £28,568,152 £24,151,984 | £27,900,229 £25,496,426 £23,085,259 | £27,838,066 £25,434,457 | £27,682,663 £25,279,534 £22,868,979 | £26,750,237 £24,350,001 £21,942,061 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £28,160,135 £25.573.913 | £24,151,984 £21.730.844 £19,302,801 | £23,085,259 £20.666.804 | £25,434,457 £23,023,464 £20,605,165 £18,179,631 | £22,868,979 £20.451.069 £18,025,880 | £21,942,061 £19.526.492 £17,103,372 | £23,833,594 £21,427,107 £19,012,838 £16,590,868 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £22,981,045 £20,381,600 £17,775,644 | £19,302,801 £16,867,927 | £20.666.804 £18,241,132 £15,808,319 £13,368,438 | £18,179,631 £15,746,939 | £18,025,880 £15,593,487 £13,153,965 | £17,103,372 £14,672,780 | £16,590,868 £14,161,276 £11,724,140 |
| 60% LAR : 40% CIR | 45% 50% | £17,775,644 £15,163,246 | £14,426,292 £11,977,968 | £13,368,438 £10,921,564 | £13,307,160 £10,860,370 | £13,153,965 £10,707,386 | £12,234,792 £9,789,485 | £11,724,140 £9,279,538 |
| Residual Land values compared to benchm | nark land value | s | | | | | 1 | |
| Higher Value Secondary Offices | | | 1 | ı | ı | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% | £21,669,586 £19,126,929 | £16,878,850 £14,493,281 | £15,793,888 £13,412,620 | £15,731,035 £13,350,015 | £15,573,903 £13 193 507 | £14,631,107 £12,254,452 | £14,107,332 £11,732,756 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £16,577,391 £14,021,038 | £12,100,457 £9,700,447 | £11,023,765 £8,627,400 | £10,961,392 £8,565,237 | £10,805,459 £8,409,834 | £9,869,860 £7,477,408 | £9,350,083 £6,959,394 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £11,457,938 £8,887,307 | £7,293,323 £4,879,155 | £6,223,597 £3,812,430 | £6,161,628 £3,750,635 | £6,006,705 £3,596,150 | £5,077,172 £2,669,232 | £4,560,765 £2,154,278 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £6.301.084 £3,708,216 | £2.458.015 £29,972 | £1.393.975 -£1,031,697 | £1.332.336 -£1,093,198 | £1.178.240 -£1,246,949 | £253.663 -£2,169,457 | -£259.991 -£2,681,961 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | £1,108,771 -£1,497,185 | -£2,404,902 -£4,846,537 | | | | | -£5,111,553 -£7,548,689 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% nark land value | £4.109.583 | -£7.294.861 | £8.351.265 | +£8.412.459 | +£8.565.443 | ±9.483.344 | -£9.993.291 |
| Medium Value Secondary Offices | | = | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 59 | £29.655.704 | £24.864.968 | £23.780.007 | £23.717.154 | £23.560.021 | £22.617.225 | £22.093.451 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £24,563,510 £22,007,157 | £22,476,386 £20,086,575 £17,686,565 | £19,009,884 £18,613,518 | £18,947,511 £18,551,356 | £18,791,577 £18,395,952 | £17,855,978 £15,463,526 | £15,715,674 £17,336,202 £14,945,512 |
| 60% LAR: 40% CIR | 20% | £19,444,056 £16,873,425 | £15,279,441 £12,865,273 | £14,209,715 £11,798,549 | £14,147,746 £11,736,754 | £13,992,824 £11,582,268 | £13,063,291 £10,655,350 | £12,546,883 £10,140,396 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £14,287,203 £11.694.335 | £10,444,133 £8.016.090 | £9,380,093 £6.954.421 | £9,318,454 £6.892.921 | £9,164,358 £6.739.170 | £8,239,781 £5.816.662 | £7,726,128 £5.304.157 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £9,094,889 £6,488,933 | £5,581,216 £3,139,582 | £4,521,608 £2,081,727 | £4,460,228 £2,020,449 | £4,306,777 £1,867,254 | £3,386,070 £948,081 | £2,874,565 £437,429 |
| Residual Land values compared to benchm | | £3,876,536 | £891,257 | -£365,146 | -£426,340 | -£579,324 | ±1,497,226 | -£2,007,172 |
| Lower Value Secondary Offices / Communit | ty Space | • | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREBAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £30.422.127 £27,872.589 | £25.788.478 £23,395.654 | £27,089,085 £24,707,817 £22,318,963 | £24.645.213 £22,256.590 | £24.488.705 £22,100.656 | £23.549.650 £21,165.057 | £23.027.953 £20,645.281 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £25,316,236 £22,753,135 | £20,995,644 £18.588.520 | £19,922,597 £17.518.794 | £19,860,435 £17,456,825 | £19,705,031 £17,301,903 | £18,772,605 £16,372,369 | £18,254,591 £15.855.962 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £20,182,504 £17,596,282 | £16,174,352 £13,753,212 | £15,107,628 £12,689,172 | £15,045,833 £12,627,533 | £14,891,347 £12,473,437 | £13,964,429 £11,548,860 | £13,449,475 £11,035,206 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £15,003,413 £12,403,968 | £11,325,169 £8.890.295 | £10,263,500 £7.830.687 | £10,202,000 £7.769.307 | £10,048,249 £7.615.856 | £9,125,741 £6.695.149 | £8,613,236 £6.183.644 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £5,785,612 £7,185,615 | £4,000,336 | £3,943,933 | £3,329,528 £2,882,738 | £2,729,755 | £1,811,853 | £1,301,907 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 |] | |
| | | | | | | | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 25676-428 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S 106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 530730735 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2534,175 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 80% LAR: 40% CIR | 10% | £34,333,771 £31,784,233 | £29,700,123 £27,307,299 | £28,619,462 £26,230,607 | £28,556,857 £26,168,234 | £28,400,349 £26,012,301 | £27,461,294 £25,076,702 | £26,939,598 £24,556,925 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 15% 20% 25% | £29,227,880 £26,664,780 £24,094,149 | £24,907,289 £22,500,165 | £23,834,242 £21,430,439 £19,019,272 | £23,772,080 £21,368,470 £18,957,477 | £23,616,676 £21,213,547 | £22,684,250 £20,284,014 | £22,166,236 £19,767,607 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £21,507,926 £18,915,058 | £17,684,857 £15,236,814 | £16,600,817 £14,175,145 | £16,539,178 £14,113,644 | £16,385,082 £13,959,893 | £15,460,505 £13,037,385 | £14,946,851 £12,524,881 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £16,315,613 £13,709,657 | £12,801,940 £10,360,305 | £11,742,332 £9.302.451 | £11,680,952 £9,241,173 | £11,527,501 £9.087.978 | £10,606,793 £8.168.805 | £10,095,289 £7.658.153 |
| 60% LAR : 40% CIR | 50% | £11,097,259 | £7,911,981 | £6,855,577 | £6,794,383 | £6,641,400 | £5,723,498 | £5,213,552 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|--|---|---|---|--|--|--|
| Rosi 12 - 75 Flats | | | | Value Area | Zone A - Mediu | m Central Zone | | |
| No Units Site Area | 75 0.2 Ha | | | Sales value inflation Build cost inflation Tenure | | Base LAR: CIR | | _ |
| Residual land values: | | | | Tenure | | LAR : CIR | | I |
| Tenure 69% LAR. 49% CR 69% LAR | % AH 5% 5% 10% 5% 30% 40% 40% 40% 40% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (52,733.72) (54,035.62) (54,035.62) (54,035.62) (54,035.62) (54,035.62) (54,035.62) (54,035.62) (54,035.62) (54,035.62) (54,035.62) (54,035.62) (54,035.62) (54,035.62) | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases £77,516,66, £11,358,467 £18,367,100,100,100,100,100,100,100,100,100,10 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 24,69259 54,977,167 127,9932 14,9932 14,9932 15,9932 15,9932 15,9932 15,9932 15,9932 15,9932 16 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity 266,5931 261,76522 271,744,55 281,765,22 271,744,55 281,765,22 271,775,785 281,776,776 281,776,776 281,776 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 146,476,161 146,072,073 146,075,080 146,075,080 146,075,080 146,075,080 146,075,080 146,075,080 146,075,080 146,08 | Base Build Costs, Access Prt M4(2), Building Seffey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 6554754 55544175 C3656759 C3656779 C | Base Build Costs, Access Prt M4(2), Building Safey Leve S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 4545/1569 254,174,595 254,1 |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £33,450,943 £30,319,219 | £28,488,667 £25,530,726 | £27,420,010 £24,466,305 | £27,358,102 £24,404,643 | £27,203,332 £24,250,485 | £26,274,705 £23,325,544 | £25,758,801 £22,811,688 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £27,180,612 £24,035,191 £20,883,024 | £19,593,473 £18,614,302 | £21,505,128 £18,536,553 £15,555,495 | £18,475,326 £18,475,326 | £21,290,103 £18,322,257 £15,338,603 | £20,368,246 £17,392,550 £14,409,070 | £16,874,536 £13,802,683 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £17,724,175 £14,558,713 | £13,627,809 £10,623,425 | £12,561,085 £9,559,385 | £12,499,291 £9,497,747 | £12,344,804 £9,343,650 | £11,417,886 £8,419,074 | £10,902,932 £7,905,421 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £11,386,704 £8,208,217 | £7,612,139 £4,594,022 | £8,550,471 £3,534,413 | £6,488,970 £3,473,033 | £6,335,219 £3,319,582 | £5,412,711 £2,398,875 | £4,900,207 £1,887,371 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £5,022,749 £1.817.630 | £1,569,143 -£1.462.425 | £511,290 -£2.518.829 | £450,011 -£2.580.022 | £296,816 -£2.733.006 | -£622,358 -£3.650.908 | -£1,133,009 -£4.160.854 |
| Residual Land values compared to benchr Medium Value Secondary Offices | | | | | | £57,186,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Legs \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £38,305,337 £35,166,731 | £30,474,765 £33,516,844 £30,551,757 | £35,406,129 £32,452,424 £29,491,246 | £35,344,221 £32,390,761 £29,429,811 | £35.189,450 £32,236,604 £29,276,222 | £34,260,823 £31,311,663 £28,354,384 | £33,744,920 £30,797,807 £27,834,587 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £32,021,310 £28,869,142 | £27,579,592 £24,600,420 | £26,522,672 £23,541,614 | £26,461,444 £23,479,644 | £26,308,375 £23,324,722 | £25,378,668 £22,395,189 | £24,860,654 £21,878,782 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £25,710,293 £22,544,831 | £21,613,928 £18,609,544 | £20,547,203 £17,545,504 | £20,485,409 £17,483,865 | £20,330,922 £17,329,769 | £19,404,005 £16,405,193 | £18,889,050 £15,891,539 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £19.372.823 £16,194,336 | £15.598.258 £12,580,140 | £14,536,589 £11,520,532 | £14.475.088 £11,459,152 | £14.321.337 £11,305,701 | £13.398.829 £10,384,993 | £12.886.325 £9,873,489 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £13,008,868 £9,803,749 | £9,555,262 £6,523,693 | £8,497,408 £5,467,290 | £8,436,129 £5,406,096 | £8,282,934 £5,253,113 | £7,363,761 £4,335,210 | £6,853,109 £3,825,265 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | mark land value | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £44,746,140 £41.614.416 | £39,783,864 £36.825.923 | £38,715,208 £35,761,503 | £38,653,299 £35,699,840 | £38,498,529 £35.545.683 | £37,569,902 £34,620,742 | £37,053,999 £34.106.886 |
| 60% LAR : 40% CIR | 10% 15% | £38,475,810 £35,330,389 | £33,860,836 £30,888,671 | £32,800,325 £29,831,751 | £32,738,890 £29,770,523 | £32,585,300 £29,617,454 | £31,663,443 £28,687,747 | £31,143,666 £28,169,733 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £32.178.221 £29,019,372 £25.853.040 | £27,909,499 £24,923,007 | £26.850.693 £23,856,282 £20,854.592 | £26,788,723 £23,794,488 | £26.633.801 £23,640,001 | £25,704,268 £22,713,083 £19,714,272 | £25.187.861 £22,198,129 £19.200.649 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £22,681,902 £19,503,414 | £18,907,337 £15,889,219 | £17,845,668 £14,829,611 | £20,792,944 £17,784,167 £14,768,231 | £17,630,416 £14,614,780 | £16,707,908 £13,694,072 | £16,195,404 £13,182,568 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £16,317,947 £13,112,828 | £12,864,341 £9,832,772 | £11,806,487 £8,776,369 | £11,745,208 £8,715,175 | £14.614.780 £11,592,013 £8,562,192 | £10,672,840 £7,644,289 | £10,162,188 £7,134,344 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | | | | | | | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Access Prt Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | E20,601,000 Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Static, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £48,657,785 | 2022 & Staircases £43,695,509 | BREEAM Excellent £42,626,853 | Biodiversity £42,564,944 | Payments £42,410,174 | Sustainability £41,481,547 | Embodied Carbon £40,985,643 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £45,526,061 £42,387,454 | £40,737,568 £37,772,480 | £39,673,148 £36,711,970 | £39,611,485 £36,650,535 | £39,457,327 £36,496,945 | £38,532,386 £35,575,088 | £38,018,530 £35,055,311 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £39,242,034 £36,089,866 | £34,800,315 £31,821,144 | £33,743,395 £30,762,337 | £33,682,168 £30,700,368 | £33,529,099 £30,545,446 | £32,599,392 £29,615,912 | £32,081,378 £29,099,505 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £32.931.017 £29,765,555 £26,593,546 | £25,830,267 £25,830,267 | £27.767.927 £24,766,227 £21,757.313 | £27.708.133 £24,704,589 £21,695,812 | £27.051.646 £24,550,492 £21,542.081 | £20.624.728 £23,625,916 £20,619.553 | £20,109,774 £23,112,263 £20,107,049 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £23,415,059 £20,229,591 | £19,800,864 £16,775,985 | £18,741,255 £15,718.132 | £18,679,876 £15,656,853 | £18,526,424 £15,503,858 | £17,605,717 £14,584,485 | £17,094,213 £14,073,833 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £17,024,472 | £13,744,417 | £12,688,013 | £12,626,820 | £12,473,836 | £11,555,934 | £11,045,988 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|----------------------------------|---|---|---|--|---|---|--|
| Resi 12 - 75 Flats | | | | Value Area | Zone A - High | er Central Zone | | |
| 103112-701100 | | | | Value Area | Zone A - Ingo | or German Lone | | |
| No Units | 75 | 1 | | Sales value inflation | | Base | 1 | |
| Site Area | 0.2 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual land values: | | | | | | | | |
| Tenure 60% LAR -60% CR 60% LAR -60% CR 60% LAR -60% CR 60% LAR -60% CR 60% LAR -60% CR 60% LAR -60% CR | % AH 5% 10% 15% 20% 20% 30% 35% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 555-974 5 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & \$106, CII, Building Regs 2022 & Stalicraese \$43,86,051 \$43,86,051 \$41,86,774 \$41,86,774 \$21,786,337 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 55,01245 513,1725 51 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 53,355,487 549,7979 543,379,278 543,772,778 543,772,778 543,772,778 543,772,778 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 153,100,715 164,164,164 175,166,175 175,175,175 175 175,175 175 175 175 175 175 175 175 175 175 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S160, CL Building Safety Levy, S160, CL Building Safety Levy, S160, CL Buildings Safety Levy, S160, CL Buildings Safety Levy, S160, CL Buildings Safety Levy, S160, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 551565,186 541,377,346 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £35,035,466 £31,520,369 £27,998,859 | £31,214,227 £27,866,235 £24,508,075 | £26,806,628 £23,450,221 | £30,094,465 £26,745,247 £23,388,943 | £26,591,796 £23,235,747 | £25,671,088 £22,316,574 | £31.844.199 £28,505,703 £25,159,584 £21,805,922 |
| 60% LAR: 40% CIR | 50% | £24,471,005 | £21,143,225 | £20,086,821 | £20,025,628 | £19,872,644 | £18,954,741 | £18,444,795 |
| Residual Land values compared to benchn Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £40,183,147 £36,714,813 | £35,113,222 £31,824,053 | £34,044,566 £30,759,633 | £33,982,658 £30,697,970 | £33,827,887 £30,543,813 | £32,899,260 £29,618,871 | £32,383,357 £29,105,015 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £33,239,596 £29,757,565 | £28,527,738 £25,224,345 | £27,467,228 £24,167,424 | £27,405,792 £24,106,198 | £27,252,203 £23,953,129 | £26,330,665 £23,034,716 | £25,818,700 £22,524,487 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £20,208,787 £22,773,328 £10,271,258 | £21,913,945 £18,596,608 £15,272,403 | £20,860,296 £17,545,915 £14,224,354 | £20,799,258 £17,485,049 £14,163,641 | £20,646,665 £17,332,884 £14,009,600 | £19,731,102 £16,417,117 £13,085,023 | £19,222,455 £15,902,163 £12,571,370 |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 30% 35% 40% | £15,762,637 £12,247,540 | £11,941,398 £8.593,406 | £10,883,137 £7,533,799 | £10,821,636 £7,472,418 | £10,667,885 £7,318,967 | £9,745,378 £6,398,259 | £9,232,874 £5,886,755 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £8,726,030 £5.198.176 | £5,235,248 £1.870.396 | £4,177,393 £813.992 | £4,116,114 £752.799 | £3,962,919 £599.815 | £3,043,745 -£318.088 | £2,533,094 -£828.034 |
| Residual Land values compared to benchn | | s | | | | | 1 | |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £48.169.265 £44,700,931 | £43.099.340 £39,810,171 | £42.030.685 £38,745,751 | £41.968.776 £38,684,088 | £41.814.005 £38,529,931 | £40.885.379 £37,604,990 | £40.369.475 £37,091,134 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £41,225,714 £37,743,684 | £36,513,856 £33,210,464 | £35,453,346 £32,153,543 | £35,391,911 £32,092,316 | £35,238,321 £31,939,247 | £34,316,783 £31,020,834 | £33,804,818 £30,510,605 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £34,254,905 £30,759,447 £27,257,374 | £29,900,063 £26,582,726 £23,258,521 | £28,846,414 £25,532,033 | £28,785,377 £25,471,167 | £28,632,783 £25,319,003 | £27,717,220 £24,403,235 £21,071,142 | £27,208,573 £23,888,281 £20,557,488 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £27,237,374 £23,748,755 £20,233,659 | £19.927.516 £18.579.525 | £18.869.255 £15.519.917 | £18.807.755 £15.458.536 | £18.654.004 £15.305.085 | £17.731.497 £17.731.497 | £17.218.992 £13.872.874 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £16,712,149 £13,184,294 | £13,221,364 £9,856,514 | £12,163,511 £8,800,111 | £12,102,233 £8,738,917 | £11,949,037 £8,585,934 | £11,029,864 £7,668,031 | £10,519,212 £7,158,085 |
| Residual Land values compared to benchn | mark land value | 5 | | | | | | |
| Lower Value Secondary Offices / Communi | ity Space | | 1 | ı | I | £40,420,000 | | 1 |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £48.010.010 £44,534,793 | £43.119.250 £39,822,935 | £42.054.830 £38,762,425 | £41,993,167 £38,700,990 | £41.839.010 £38,547,400 | £40.914.069 £37,625,862 | £40.400.213 £37,113,897 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £41,052,763 £37,563,984 | £36,519,543 £33,209,142 | £35,462,622 £32,155,493 | £35,401,395 £32,094,455 | £35,248,326 £31,941,862 | £34,329,913 £31,026,299 | £33,819,684 £30,517,652 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £34,068,526 £30,566,453 | £29,891,805 £28,567,600 | £28,841,112 £25,519,551 | £28,780,246 £25,458,838 | £28,628,082 £25,304,797 | £27,/12,314 £24,380,221 £21,040,676 | £27,197,360 £23,866,567 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £23.542.737 £20.021 228 | £19.888.604 £16.530.443 | £18.828.996 £15.472.590 | £18.767.615 £15.411.312 | £18.614.164 £15.258.118 | £17.693.457 £14.338.943 | £17.181.953 £13.828.291 |
| 60% LAR : 40% CIR | 50% | £16,493,373 | £13,165,593 | £12,109,190 | £12,047,996 | £11,895,013 | £10,977,110 | £10,467,164 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | 5 | | | | £20,601,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments 649 034 729 | Sustainability | Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £55,389,989 £51,921,655 £48,446,438 | £47,030,895 £43,734,580 | £45,966,475 £42,674,070 | £45,189,500 £45,904,812 £42.612.634 | £45,750,855 £42,459,045 | £44,825,713 £41,537,507 | £44,311,858 £41,025,542 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £44,964,407 £41,475,629 | £40,431,187 £37,120,787 | £39,374,266 £36,067,138 | £39,313,040 £36,006,100 | £39,159,971 £35,853,507 | £38,241,558 £34,937,944 | £37,731,329 £34,429,297 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR 80% LAR: 40% CIR | 25% 30% 35% 40% | £37,980,170 £34,478,098 | £33.803.450 £30,479,245 | £32.752.757 £29,431,196 | £32.691.891 £29,370,483 | £32,539,727 £29,216,442 | £31.623.959 £28,291,865 | £31.109.005 £27,778,212 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 40% 45% | £27,454,382 £23,932,872 | £27,146,240 £23,800,248 £20,442,088 | £26,089,979 £22,740,641 £19,384,235 | £20,028,478 £22,679,260 £19,322,957 | £25,674,727 £22,525,809 £19,169,761 | £24,952,220 £21,605,102 £18,250,587 | £24,439,716 £21,093,597 £17,739,936 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £20,405,018 | £17,077,238 | £16,020,834 | £15,959,641 | £15,806,657 | £14,888,755 | £14,378,808 |

| Local Plan Viability Testing 2 | 025 | | _ | | | | _ | |
|--|----------------------------|--|---|---|--|---|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
| No Units Site Area | 135 1.04 Ha | | - | Sales value inflation Build cost inflation | | Base Base LAR: CIR | | 1 |
| Residual land values: | | | | Tenure | | LAR: CIR | | J |
| Tenure 90% LM 2.6% CBF 90% LM 2.6% CBF 90% LM 2.6% CBF 90% LM 2.6% CBF | % AH 0% 5% 10% 10% 20% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy Ext 20,476 54,692 54,692 54,692 53,10,105 53,10,105 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CII., Building Regs 2022 & Starcases 2022 B Starcases 2024 B Starcases 2024 B Starcases 2024 B Starcases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 107,61279 104,10276 105,107,003,141 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity 127,33,101 121,005,005 121,005,005 121,005,005 121,005,005 121,005,005 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BKEEAM Excellent, Biodiversity & Renewable Offset Pyments 237 941, 196 237 941, 196 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BKEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,331.69 \$1,537.69 \$2,537.69 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15.437,703 15.437,703 15.436,703 15.436,703 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £33,104,193 £29,423,406 £25,729,935 £22,023,906 | £22,625,263 £19,215,955 £15,793,619 £12,345,361 | £24,026,144 £20,634,813 £17,229,734 £13,800,057 | £23,910,432 £20,519,380 £17,114,547 £13,683,329 | £23,621,150 £20,230,798 £16,826,580 | £21,885,460 £18,499,304 £15,087,305 | £20,921,187 £17,537,363 £14,112,766 £10,667,825 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £22,023,906 £18,305,444 £14,574,675 | £15,793,619 £12,345,361 £6,864,875 | £13,800,057 £10,335,654 £6,857,710 | £13,683,329 £10,219,107 £6,741,311 | £13,391,505 £9,927,739 £6,450,312 | £11,683,460 £18,499,304 £15,087,305 £11,640,687 £8,179,526 £4,704,324 | £10,667,825 £7,208,297 £3,734,330 |
| Residual Land values compared to benchm | | 21 (101)(212 | 20,000,000 | 20,000,000 | 20,11,011 | | | 25,101,000 |
| Higher Value Secondary Offices | | | | ı | 1 | £97,649,000 | | 1 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | -£50,131,245 -£53,730,020 | -£58,604,557 -£61,932,947 | -£60,632,898 -£63,953,452 | -£60,750,530 -£64,070,629 | -£61,044,612 -£64,363,575 | -£62,809,100 -£68,121,245 | -£63,789,371 -£67,097,728 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | | -£07,288,434 -£70,637,707 -£74,001,137 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | -£77,494,299 -£80,885,351 -£84,290,184 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | |
| Residual Land values compared to benchm Medium Value Secondary Offices | | *E60,630,033 | -2.52,032,030 | *204,047,021 | *E34,003,420 | £57,186,000 | *£50,700,407 | -2.57,070,401 |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | | | | | -£19,020,343 -£22,344,306 -£25,677,821 | | |
| 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 25% 30% 35% 40% | | | -£38,750,648 -£42,155,727 -£45,585,404 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£41,080,017 -£44,810,786 | -£47,040,101 -£50,520,586 | -£49,049,807 -£52,527,751 | -£49,166,354 -£52,644,150 | -£49,457,723 -£52,935,149 | -£51,205,935 -£54,681,138 | -£52,177,165 -£55,651,132 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | | | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £5,700,096 £2,088,206 £1,647,405 | -£2,502,831 -£5,845,032 -£9,200,915 | -£4,523,336 -£7,858,318 -£11,007,562 | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 35% 40% 45% | | | | | -£25,148,036 -£28,583,111 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to benchm | 50% | £23,869,171 £27,399,940 | -£23,109,740 | -£35,116,905 | -£35,233,304 | -£35,524,303 | -£37,270,292 | -£38,240,286 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | www. rand values | | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 228 800,149 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Clt., Building Regs 2022 & Staircases 224,06,023 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,002,255 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$18,22233 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £20,281,364 £22,669,476 £19,033,864 | £18,078,438 £14,736,237 £11,380,354 | £16,057,933 £12,722,951 £9,373,677 | £15,940,755 £12,606,192 £9,257,302 | £15,647,810 £12,314,294 £8,986,363 | £13,890,140 £10,662,908 £7,220,732 | £12,913,657 £9,589,916 £6,250,936 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £15,378,823 £11,710,846 £8,030,059 | £8,010,918 £4,628,063 £1,231,916 | £6,010,247 £2,632,798 £758,633 | £5,894,221 £2,517,086 -£873,966 | £5,604,154 £2,227,804 -£1,162,549 | £3,863,752 £492,114 -£2,894,042 | £2,896,863 -£472,159 -£3,855,983 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £4,336,589 £630,560 £3,077,902 | -£2,177,391 -£5,599,727 -£9,047,985 | | | | | |
| 60% LAR : 40% CIR | 50% | -£6,818,671 | £12,528,471 | -£14,535,638 | -£14,652,035 | -£14,943,034 | £16,689,023 | -£17,659,016 |

| There is no service to the control of the control o | Local Plan Viability Testing | 2025 | | • | | | | - | |
|--|--|---|---|--|---|---|--|--|--|
| There is no service to the control of the control o | Resi 13 - 135 Flats | | | | Value Area | Zone A - King | s Cross Lower | | |
| Base Build Costs, Account Phil All Costs, Account Phil | No Units Site Area | 135 1.04 Ha | | • | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Trends S.A.M. Short Coats, Access PM 6000, 1000 and 1000 | Residual land values: | | | | Tenure | • | LAR : CIR | | l |
| Base Build Costs, and Access Pht MACI). Base Build Costs, and Access Pht MACI). Base Build Costs, and Access Pht MACI). Base Build Costs, and Access Pht MACI). Base Build Costs, and Access Pht MACI). Base Build Costs, and Access Pht MACI). Base Build Costs, and Access Pht MACI). Base Build Costs, and Build Costs, and Build Costs, and Build Build Law Section Pht MACI). Base Build Costs, and Buil | 60% LAR : 40% CR 60% LAR : 40% CR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy E51273,486 E41,791,710 E44,02,822 E40,427,210 E30,702,169 E30,702,169 E30,702,169 E30,702,169 E30,702,169 E50,702,169 E50,703,169 E50,703,169 E50,703,169 E50,703,169 E50,703,164 E51,574,675 | Access Prt M4(2), Bullding Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases 259, 271,784 259, 277,770 259, 472,785 250, 277,770 259, 472,785 250, 277,870 259, 472,855 250, 277,870 259, 472,855 250, 277,870 251,775,780 251,775,775 251,775,775 251,775 25 | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircasses, Wchair Prt M4(3) & BREEAM Excellent Extra Safe Safe 234, 118, 297 234, 118, 297 230, 077, 024 240, 074, 144 200, 144 217, 256, 736 217, 256, 737 217, 256, 737 217, 256, 737 | Access Prt M4(2), Building Safety Levy, \$106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$40,084,201 \$23,384,001 \$23,384,001 \$23,384,001 \$23,384,001 \$23,384,001 \$23,384,001 \$23,384,001 \$23,384,001 \$23,384,001 \$23,384,001 \$23,384,001 \$23,001 \$23,001 \$23,001 \$23,001 \$23,001 \$23,001 \$24,001 \$2 | Access Prt M4(2), Si06, Cil., Building Safety Levy, Si06, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 26,502,19 21,307,640 23,307,640 23,307,640 24,307,640 25,307 | Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 2.08.06.519 2.08.05.519 2.08.14.79 2.08.05.519 2.08.14.79 2.08.05.519 2.08.14.79 2.08.05.519 2.08.14.79 2.08.05.519 2.08.14.79 2.08.05.519 2.08.14.79 2.08.05.519 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.14.79 2.08.05 2.08.0 | Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carrbon Embodied Carrbon 20, 30, 30, 30, 30, 30, 30, 30, 30, 30, 3 |
| Base Build Costs, Access PT MA(1), B. C.C. Building Spare (Lange) Spare Build Costs, Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Spare Build Costs, C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Access PT MA(2), B. C.C. Building Spare (Lange) Base Build Costs, B. Base Bui | Higher Value Secondary Offices | | | ı | I | I | £97,649,000 | <u> </u> | |
| ## CET-18-00 Tetrans | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | |
| CC1.NL CC2.NL C | 60% LAR : 40% CIR 60% LAR : 40% CIR | | | | | | | | |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | | | | | | | |
| ### Reservoir Secretary Se | 60% LAR : 40% CIR | 50% | -£83,099,287 -£86,830,055 | -£89,059,370 -£92,539,855 | -£91,089,077 -£94,547,021 | -£91,185,624 -£94,683,420 | -£91,476,992 -£94,954,418 | -£93,225,205 -£96,700,407 | -£94,196,434 -£97,670,401 |
| Base Build Costs, Access PT MA(2), Base Build Cos | Residual Land values compared to benci Medium Value Secondary Offices | hmark land value | s | | | | £57,186,000 |] | |
| Control Cont | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Stop C.(L, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), B | 60% LAR : 40% CIR | 20% | | | | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Stop C.(L, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), BREEAM Excellent, Bright Prt M4(3), B | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | |
| Base Build Costs, Access Prt Mid(2), Building Safety Lavy, Solid, Cli, Build Regs 2022 & Staircases, Whale Receiversity Solid, Cli, Build Regs 2022 & Staircases, Solid, Cli, Build Regs 2022 & Staircases, Solid, Cli, Build Regs 2022 & Staircases, Solid, Cli, Build Regs 2022 & Staircases, Solid, Cli, Build Regs 2022 & Staircases, Solid, Cli, Building Safety Lavy, Solid, Cli, Bu | | 45% | -£41,080,017 -£44,810,786 | -£47,040,101 -£50,520,586 | -£49,049,807 -£52,527,751 | -£49,186,354 -£52,644,150 | -£49,457,723 -£52,935,149 | -£51,205,935 -£54,681,138 | -£52,177,165 -£55,651,132 |
| Base Build Costs, Access Prt M4(2), Building Safety Lowy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BEEAM Excellent, Both Live State Build Costs, Access Prt M4(2), Building Safety Lowy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BEEAM Excellent, Bodiversity & Remeable Offset Payments & State Build Costs, Access Prt M4(2), Building Safety Lowy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BEEAM Excellent, Bodiversity & Remeable Offset Payments & State Sta | Residual Land values compared to benci Lower Value Secondary Offices / Commu | hmark land value inity Space | s | | | | £40,420,000 | | |
| Control Cont | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Building Rage J02(2, & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments S106, CIL, Building Safety Lovy, S106, CIL, Build Rage J02(2, & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments S106, CIL, Building Safety Lovy, S106, CIL, Build Rage J02(2, & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments S106, CIL, Building Safety Lovy, S106, CIL, Build Rage J02(2, & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments S106, CIL, Building Rage J02(2, & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments S106, CIL, Building Rage J02(2, & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments S106, CIL, Building Rage J02(2, & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments S106, CIL, Building Rage J02(2, & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments S106, CIL, Building Rage J02(2, & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments S106, CIL, Building Rage J02(2, & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments S106, CIL, Building S106, CIL, Build | 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | ES,700,095 E2,088,206 -E1,547,405 -65,202,446 -68,870,423 -E12,551,210 -E12,551,210 -E19,507,09 -E23,699,171 -E27,399,940 | 42,502,831 45,645,002 42,200,915 412,207,351 415,563,207 4219,346,333 422,756,680 426,180,996 429,080,255 433,106,740 | 42,522,336 47,859,318 451,207,592 411,977,022 411,986,471 422,339,802 428,744,881 428,745,588 421,535,991 425,116,595 | 48 (40.514 47)95,077 451,323,667 451,453,048 4518,041,85 421,455,235 424,850,068 428,291,287 421,755,508 435,233,304 | 48 933 460 48 268 975 48 15 61 505 48 15 61 505 48 16 353 465 427 1,743,818 428 593,111 429 268 677 435 524 303 | 65,691,130 £10,016,361 £13,360,537 £16,77,517 £20,089,165 £23,475,312 £20,887,310 £20,334,048 £33,785,089 £37,270,242 | 42 (67 613 410 991 353 414 350 333 411 (84 405 424 437 222 427 (85 426 424 437 222 427 (81 880 431 300 791 434 766 319 438 240 286 |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, Buildi | Residual Land values compared to benci Secondary Industrial/Storage/Distributio | hmark land value n | s | | | | £20,601,000 |] | |
| 071 LH - 47-CR | | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 65-L62,455,CE 255, 4335,689 4277291 4344249 4377291 4345478 43557 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £19,033,864 £15,378,823 | £14,730,237 £11,380,354 £8,010,918 | £12,722,951 £9,373,677 £6,010,247 | £12,000,192 £9,257,302 £5,894,221 | £12,314,254 £8,966,363 £5,604,154 | £7,220,732 £3,863,752 | £6,250,936 £2,896,863 |
| 00% LPR 40% CR 40% (503,600 4.556,72) 47,752,70 47,752,70 43,752,7 | | 25% 30% 35% | £11,710,846 £8,030,059 £4,336,589 | £4,628,063 £1,231,916 -£2,177,391 | £2,632,798 -£758,533 -£4,163,612 | £2,517,086 -£873,966 -£4,278,799 | £2,227,804 -£1,162,549 -£4,566,766 | £492,114 -£2,894,042 -£6,306,041 | |
| | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £630,560 -£3,087,902 | -£5,599,727 -£9,047,985 -£12,598,474 | | | -£8,001,841 -£11,485,607 -£14,043,034 | | |

| Local Plan Viability Testing 2 | 1025 | | _ | | | | _ | |
|---|---|---|---|---|--|--|--|---|
| Rosi 13 - 135 Flats | | | | Value Area | Zone A - King | s Cross Higher | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | | |
| Residual land values: | | | | Tenure | | LAR: CIR | | J |
| Tenure 0%, LP4: 40%, CPR 0%, LP4: 40%, CPR 0%, LP4: 40%, CPR 0%, LP4: 40%, CPR 0%, LP4: 40%, CPR 0%, LP4: 40%, CPR 0%, LP4: 40%, CPR 0%, LP4: 40%, CPR Residual Land values compared to bench. | % AH 5% 10% 15% 25% 25% 35% 45% 45% and value | Base Build Costs and Access Prt M4(2) & Building Safety Levy Ed. 2007:18 505, 2007: | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 517,952,793 518,523,777 518,523,777 518,523,777 518,523,777 518,523,777 518,523,777 518,523,777 518,523,777 518,523,773 518,523,773 518,523,773 518,523,773 518,523,773 518,523,773 518,523,773 518,523,773 518,523,773 518,524,773 | Base Build Costs, Access Prt Md(2), Building Safety Levy, S1822 & Salircase 2, Wchair Prt Md(3) & BREEAM Excellent S1805 25 & S1813 1566 S1813 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S168, CIL, Building Safety Levy, S169, CIL, Building Safety Levy, S169, CIL, Building Safety, S169, CIL, S1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, S166, CI | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), Biocean Control | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Still, GLI, Build Regs 2022 & Still Cases, Wichair Prt M4(3), BreEAM Excelent, Blodower sly, Renewed Still Cases, Still |
| Higher Value Secondary Offices | | | T | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£54,890,482 -£58,643,783 -£62,412,467 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | | | | | | -£68,228,598 -£69,028,520 -£72,845,103 | -£86,196,392 -£89,995,409 -£73,809,375 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£77,638,145 -£81,481,571 -£85,339,511 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£78,125,384 -£82,308,307 | -£84,151,958 -£88,044,907 | -£86,131,460 -£90,047,701 | -£86,246,256 -£90,164,100 | -£86,533,246 -£90,455,098 | -£88,275,953 -£92,201,087 | -£89,247,181 -£93,171,080 |
| Residual Land values compared to benchr Medium Value Secondary Offices | naik ianu vaide | • | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £864,453 -£3,183,143 -£7,243,853 | | -£9,714,738 -£13,480,236 -£17,260,164 | | | | -£12,871,213 -£16,624,514 -£20,393,198 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | -£23,207,327 -£27,009,251 -£30,825,834 | -£24,177,123 -£27,976,140 -£31,790,106 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | -£32,925,440 -£36,774,603 -£40,637,494 | | -£35,618,875 -£39,462,302 -£43,320,242 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£36,106,095 -£40,289,037 | -£42,132,689 -£46,025,638 | -£44,112,191 -£48,028,432 | -£44,226,987 -£48,144,831 | -£44,513,977 -£48,435,828 | -£46,258,684 -£50,181,818 | -£47,227,912 -£51,151,811 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | | s | | | | £40,420,000 |] | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1827-293 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Clt., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity & Renewable Offset Payments \$1,284,384 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 14.305054 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £10,166,993 £6,093,294 £2,008,731 | £2,163,869 -£1,636,859 | £150,683 -£3,643,535 £7,451,909 | £33,924 -£3,759,911 £7,587,937 | -£25,953 -£4,050,849 -£7,959,003 | -£2,009,360 -£5,796,481 -£5,508,405 | -£2,982,352 -£8,786,276 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | -£2,092,575 -£8,220,762 -£10,368,407 | | | | | | £14,379,260 -£18,208,029 -£22,051,458 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£25,909,396 -£29,817,066 -£29,740,985 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land value | \$ | 220,019,102 | -200,011,000 | -200,100,004 | £20,601,000 | -134,710,372 | 4.50,140,500 |
| | | | | | | | | Base Build Costs, |
| Tenure 6% LM: 6% CB: 6% LM: 6% CB: 6% LM: 6% CB: | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (24, 808, 972 (30, 748, 202 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases 205, 52, 384 22, 74, 228 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 24511670 20,713 622 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 124,594,700 200,515,194 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 27, 805,803 224,101,756 20,302,266 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 22:244 086 £15,77 988 | Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 201, 307, 302 21, 307, 302 21, 307, 302 21, 307, 302 21, 307, 302 21, 307, 302 21, 307, 302 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £22,588,000 £18,488,695 £14,380,508 | £15,130,031 £11,302,231 £7,481,130 | £13,129,360 £9,306,968 £5,470,600 | £13,013,333 £9,191,254 £5,365,267 | £12,723,268 £8,901,972 £5,066,675 | £10,982,865 £7,166,281 £3,335,181 | £10,015,976 £6,202,009 £2,373,240 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £14,360,008 £10,214,862 £6,056,658 | £7,401,139 £3,606,888 -£260,393 | £1,620,667 -£2,242,967 | £0,335,257 £1,505,479 -£2,357,942 | £3,000,075 £1,217,512 -£2,645,379 | £9,335,181 -£510,294 -£4,370,003 | £2,373,240 -£1,470,187 -£5,328,127 |
| 60% LAR : 40% CIR | 50% | +£2,296,922 | -£8,033,523 | -£10,036,316 | -£10,152,715 | -£10,443,713 | -£12,189,703 | -£13,159,696 |

| Local Plan Viability Testing 2 | :025 | | | | | | | |
|--|---|---|--|--|---|--|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone A - Low | er Cenral Zone | | |
| No Units Site Area | 135 1.04 Ha |] | | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Tenure | | LAR : CIR | | I |
| Tenure 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR 6% LNF. 6% CR | % AH 5% 10% 20% 20% 30% 30% 40% 40% 40% and the third and value | Base Build Costs and Access Prt M4(2) & Building Safety Levy Building Safety Levy Ext. 276 500 Ext. ase Build Costs, Access Prt M4(2), S106, CIL, Building Segs 2022 & Starcases 505, 243, 257 505, 243, 243 505, 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt, Build Regs 2022 & Staffcrases, Wchair Prt M4(3) & BREEAM Excellent Excellent 50, 134, 300 64, 35, 411 121, 374, 461 121, 374, 474 121, 374, 474 121, 374, 474 121, 374 121, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, Wichair Prt M4(3), BREEAM Excellent & Biodiversity S20, 27, 594 E43, 78, 80 E30, 17, 54 E43, 78, 80 E30, 17, 54 E30, 17, 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BKEEAM Excellent, Biodiversity & Renewable Offset Psymmets P | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety, S166, CIL, S1 | Base Build Costs, Access Prt M4(2), Building Safety Leyy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15(2):14,98 45(0):154 45(0) |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% | -£32,178,386 -£36,674,805 | | -£42,860,349 -£47,051,319 -£81,270,431 | | -£43,265,876 -£47,455,684 -£81,870,099 | | -£45,991,591 -£50,189,837 -£64,403,466 |
| | 10% 15% 20% | | | | | | | £58,632,335 £62,876,297 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | -£64,435,244 -£68,715,487 -£73,009,594 | | -£67,135,207 -£71,408,921 -£75,697,293 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | -£77,317,430 -£81,638,856 -£85,973,736 | | -£80,000,177 -£84,317,428 -£88,671,761 |
| Residual Land values compared to benchin Medium Value Secondary Offices | | s | | | | £57,186,000 | 1 | 200,000,000 |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% | £9,840,883 £5,344,465 £834,933 | £1,156,776 -£3,041,910 -£7,254,201 | | | | | -£3,972,322 -£8,170,567 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% 30% 35% 40% | -£3,687,587 -£8,222,973 -£12,771,000 | | | | | | -£16,613,086 -£20,857,027 -£26,116,638 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | £29,389,652 £33,678,023 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£20,505,350 -£31,132,171 -£35,767,289 | -£32,513,174 -£37,238,299 -£41,576,193 | -£39,217,801 -£43,563,192 | -£39,332,598 -£43,667,842 | -£39,619,587 -£43,954,467 | -£41,341,525 -£45,682,497 | -£42,298,158 -£46,652,491 |
| Residual Land values compared to benchin Lower Value Secondary Offices / Communi | | es . | | | | £40,420,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (258178) | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S166, CIL, Building Regs 2022 & Staircases 2022 & Staircase | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity \$184,833901 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 18(42.29) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 133,8524 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £22,755,311 £18,245,779 £13,723,280 | £14,368,936 £10,156,645 £5,927,198 | £12,378,796 £8,159,685 £3,920,521 | £12,263,379 £8,042,926 £3,804,146 | £11,974,432 £7,751,028 £3,513,207 | £10,216,762 £5,999,641 £1,767,576 | £9,240,279 £5,026,649 £797,780 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £9,187,874 £4,639,748 £79,004 | £1,887,874 -£2,604,871 -£6,890,907 | -£332,797 -£4,600,135 -£8,891,356 | -£448,824 -£4,715,848 -£8,968,740 | -£738,891 -£5,005,129 -£9,285,371 | -62,479,292 -66,740,820 -611,016,865 | -£3,448,181 -£7,705,092 -£11,978,905 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | -£4,494,232 -£9,098,514 | | | | | | -£16,287,177 -£20,570,062 |
| 60% LAR : 40% CIR | 45% 50% | -£13,721,325 -£18,356,443 | -£19,827,453 -£24,165,347 | -£21,806,955 -£26,142,346 | -£21,921,751 -£26,256,996 | -£22,208,740 -£26,543,621 | -£23,930,679 -£28,271,651 | -£24,887,312 -£29,241,645 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | es . | | | | £20,601,000 |] | |
| | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £37,151,035 | Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Biodiversity & Renewable Offset Payments £38,745,508 | Biodiversity, Renewable Offset Payments & Sustainability £35,000,085 | Offset Payments, Sustainability & Embodied Carbon £34,019,793 |
| | 0% 5% 10% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Renewable Offset | Offset Payments & | Offset Payments, Sustainability & |
| | 0% 5% 10% 15% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Renewable Offset | Offset Payments & | Offset Payments, Sustainability & |
| Tenure 607, US: 407, CR 607, US: 407, CR 607, US: 607, CR | 0% 5% 10% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Renewable Offset | Offset Payments & | Offset Payments, Sustainability & |

| Local Plan Viability Testing 2 | 2025 | | | | | | | |
|--|--|--|---|--|--|--|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone A - Mediu | ım Central Zone | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Tenure | • | Base LAR : CIR | |] |
| Tenure 69% LAR - 49% CB 69% LAR - 49% CB 69% LAR - 49% CB 69% LAR - 49% CB 69% LAR - 49% CB 69% LAR - 49% CB 69% LAR - 49% CB 69% LAR - 49% CB 69% LAR - 49% CB 69% LAR - 49% CB 69% LAR - 49% CB 69% LAR - 49% CB Residual Lad - 49% CB Resid | % AH 5% 10% 10% 15% 30% 30% 40% 40% 40% 40% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy Building Safety Lovy EV 900 299 EV 300 129 EV 300 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Stricases 2012, Coll, Building Regs 2022 & Stricases 2010, Coll, Building Regs 2022 & Stricases 2010, Coll, Building Regs 2022 & Stricases 2010, Coll, Building Regs 2022 & Stricases 2010, Coll, Building Regs 2022, | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staffcrases, Wchair Prt M4(3) & BREEAM Excellent TW 154.06 55, 447.56 55, 447.56 57, 615.12 57, 615. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity PR0080504 583.10,202 583.10,202 583.10,203 583.10 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 187,746,943 187,746,945 187,304,956 187,304,956 187,304,956 187,304,956 187,304,956 187,304,956 187,304,956 187,304,956 187,304,956 187,304,956 187,304,956 187,304,956 187,444,600 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E77.09.075 565.305.005 560.731 565.305.005 560.7917 565.305.005 560.7917 565.305.005 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon PR 045, CS Embodied Carbon PR 045, CS EMB 047, PS EMB 0 |
| | | | | | | | | Base Build Costs, |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£25,359,297 -£30,568,757 -£35,793,369 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | -£51,562,150 -£56,874,067 -£62,200,642 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | £67,541,730 £72,897,186 |
| Residual Land values compared to bench | | 5 | 270,210,420 | -2.10,100,420 | -2.7 0,0000,07 0 | -270,031,031 | 1 | -2.7 0,2000,0002 |
| Medium Value Secondary Offices | | | ı | ı | ı | £57,186,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £30,785,885 | 2022 & Staircases £21,766,864 | BREEAM Excellent £19,769,007 | Biodiversity £19,653,143 | Payments £19,363,481 | Sustainability £17,625,511 | Embodied Carbon £16,659,972 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 16% | £25,242,216 £19,685,435 | £16,537,674 £11,294,877 £6,039,605 | £14,547,534 £9,311,849 £4,062,087 | £14,432,117 £9,196,845 £3,947,480 | £14,143,575 £8,909,334 £3,860,864 | £12,412,320 £7,184,269 £1,041,408 | £11,450,512 £6,225,900 £988,278 |
| 60% LAR : 40% CIR | 15% 20% 25% | £8,533,030 £2,937,653 | £768,985 -£4,613,854 | -£1,201,618 -£6,479,131 | -£1,315,901 -£6,593,105 | -£1,601,608 -£6,878,040 | -£3,315,854 -£8,587,645 | -£4,268,211 -£9,542,880 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | £14,854,798 £20,181,373 £25,522,461 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£19,568,786 -£25,226,010 | £25,818,057 £31,194,154 | -£27,797,559 -£33,171,154 | -£27,912,355 -£33,285,804 | -£28,199,345 -£33,572,428 | -£29,921,283 -£35,292,177 | £30,877,916 £36,247,593 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | | s | | | | £40,420,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy (28, 198, 72) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 157,19833 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 23703.389 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Usutainability Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Excorate |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAP - 40% CIR | 5% 10% | £42,653,062 £37,096,281 | £33,948,520 £28,705,723 £23,449,451 | £31,958,380 £26,722,695 | £31,842,963 £26,607,691 £21,358,307 | £31,554,421 £26,320,180 £21,071,740 | £29,823,166 £24,595,115 £19,352,344 | £28,861,359 £23,636,746 £18,397,124 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £25,943,876 £20,348,500 | £18,179,832 £12,896,992 | £16,209,228 £10,931,715 | £16,094,945 £10,817,741 | £15,809,238 £10,532,806 | £14,094,992 £8,823,201 | £13,142,635 £7,867,966 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £14,740,506 £9,120,019 £3,487,162 | £7,001,062 £2,292,169 -£3,043,882 | £5,040,527 £320,326 -£5,028,456 | £5,526,828 £205,139 -£5,141,431 | £5,242,583 -£82,828 -£5,428,868 | £3,517,989 -£1,810,635 -£7,153,491 | £2,556,048 -£2,770,527 -£8,111,615 |
| 60% LAR : 40% CIR | 45% 50% | -£2,157,939 -£7,815,164 | -£8,407,211 -£13,783,308 | -£10,386,713 -£15,780,307 | -£10,501,508 -£15,874,957 | -£10,788,498 -£16,161,582 | -£12,510,437 -£17,881,331 | -£13,467,070 -£18,836,747 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | s | | | | £20,601,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% 5% 10% | £68,778,001 £63,234,331 | £59,758,980 £54,529,789 | £57,761,123 £52,539,649 | £57,845,258 £52,424,232 | £57,355,597 £52,135,690 | £55,617,627 £50,404,436 | £54,652,088 £49,442,628 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £57,677,551 £52,107,780 £46,525,145 | £49,286,993 £44,030,721 £38,761,101 | £47,303,964 £42,054,203 £36,790,497 | £47,188,960 £41,939,576 £36,676,214 | £46,901,449 £41,653,009 £36,390,507 | £45,176,385 £39,933,613 £34,676,262 | £44,218,015 £38,978,393 £33,723,904 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | £40,929,769 £35,321,775 £29,701,288 | £33,478,261 £28,182,331 £22,873,439 | £31,512,984 £26,221,796 £20,901,598 | £31,399,010 £26,108,097 £20,786,408 | £31,114,076 £25,823,852 £20,498,441 | £29,404,471 £24,099,258 £18,770,635 | £28,449,235 £23,137,318 £17,810,742 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £24,068,431 £18,423,330 | £17,537,387 £12,174,059 | £15,554,814 £10,194,556 | £15,439,838 £10,079,761 | £15,152,401 £9,792,771 | £13,427,778 £8,070,832 | £12,469,654 £7,114,199 |
| 60% LAR : 40% CIR | 50% | £12,766,106 | £6,797,962 | £4,820,962 | £4,706,312 | £4,419,688 | £2,699,939 | £1,744,522 |

| Local Plan Viability Testing 2 | :025 | | | | | | | |
|--|---|---|---|--|---|---|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone A - Highe | er Central Zone | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation | | Base Base | | |
| Residual land values: | 1.34112 | | l | Build cost inflation Tenure | | Base LAR : CIR | | |
| ### Tenure ### 1497-1497-1597-1599 ### 1497-1497-1597-1599 ### 1497-1497-1597-1599 ### 1497-1497-1597-1599 ### 1497-1497-1599 ### 1497-1497-1599 ### 1497-1497-1599 ### 1497-1497-1599 ### 1497-1497-1599 ### 1497-1497-1599 ### 1497-1497-1599 ### 1497-1497-1599 ### 1497-1499-1599 ### 1497-1499-1599 ### 1497-1499-1599-1599 ### 1497-1499-1599-1599 ### 1497-1499-1599-1599-1599 ### 1497-1499-1599-1599-1599-1599-1599-1599-1599 | % AH 5% 10% 10% 22% 23% 33% 40% 33% 40% ank land value | Base Build Costs and Access Prt M4(2). & Building Safety Levy (107.183/9) 22 (108.442/0) 22 (108.442/0) 23 (108.442/0) 24 (107.183/4) 25 (107.183/4) 25 (107.183/4) 26 (107.183/4) 26 (107.183/4) 26 (107.183/4) 26 (107.183/4) 26 (107.183/4) 26 (107.183/4) 26 (107.183/4) 26 (107.183/4) 26 | Base Build Costs, Access Prt M4(2), Building Safety Lavy & \$106, CLL, Building Regs 2022 & Statisties 32,111,458 121,111,458 121,111,458 121,111,458 121,111,458 121,111,458 121,111,458 121,111,458 121,111,458 121,111,458 121,111,458 121,111,458 121,111,458 121,111,458 121,111,458 121,111,458 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3) & BREAM Excellent 95,513,62 Ext. 1230 Ext. 200, 100 Ext. 100, r>Ext. 100 Ext. 100 Ext. 100, 100 Ext. 10 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiscript 205.155,787 205.157 205.157 20 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 195726, 136 254, 175, 196 257, 196 25 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BBEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainable 2018/88/88/88/88/88/88/88/88/88/88/88/88/8 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Escollent, Biodeversity, Renewable, Gffset Payments, Sustainability & Embodied Carbon 2018, 927, 627 2018, 938 201 |
| Higher value secondary offices | | | | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | -£5,406,909 -£11,562,119 | | | | | | -£15,582,104 -£19,380,423 -£25,193,895 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | | | | | | | -£31,022,377 -£36,865,726 -£42,723,799 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£48,596,453 -£54,488,271 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | -£57,346,136 -£83,290,975 -£89,257,829 | | | | £66,371,333 £72,334,269 |
| Residual Land values compared to benchr Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Seferit | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 80% I AD - 40% CID | 0% 5% 10% | Building Safety Levy £42,754,457 £36,612,360 | £33,544,058 £27,726,007 | £31,546,201 £25,735,867 | £31,430,336 £25,620,451 | Payments £31,140,675 £25,331,908 | £29,402,704 £23,600,654 | £28,437,166 £22,638,846 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £30,457,151 £24,288,952 | £21,894,351 £16,049,220 | £19,911,323 £14,072,702 | £19,796,319 £13,958,075 | £19,508,808 £13,671,508 | £17,783,743 £11,952,112 | £16,825,374 £10,996,892 |
| | | £18,107,888 £11,914,082 £5,707,660 | £10,190,740 £4,319,041 -£1,565,750 | £8,220,137 £2,353,763 -£3,526,284 | £8,105,854 £2,239,790 -£3,639,983 | £7,820,146 £1,954,855 -£3,924,228 | £0,105,901 £245,250 -£5,629,699 | £5,153,543 -£704,529 -£6,577,183 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£12,469,001 -£18,403,349 |
| 60% LAR : 40% CIR | 50% | -£19,241,724 | -£25,261,561 | -£27,238,560 | -£27,353,210 | -£27,639,835 | -£29,359,583 | -£30,315,000 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | nark land value ity Space | s | | | | £40,420,000 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 105, 195, 304 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 25897,037 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 148,41,182 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1455/1521 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (26,813,505) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 243,86,012 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% | £54,023,206 £47,867,997 £41,699,798 | £45,136,853 £39,305,197 £33,460,066 | £43,146,714 £37,322,169 £31,483,548 | £43,031,297 £37,207,165 £31,368,921 | £42,742,754 £36,919,654 £31,082,355 | £41,011,500 £35,194,589 £29,362,959 | £40,049,692 £34,236,220 £28,407,738 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £35,518,734 £29,324,929 £23,118,508 | £27,601,586 £21,729,887 £15,845,097 | £25,630,983 £19,764,609 £13,884,562 | £25,516,700 £19,650,636 £13,770,863 | £25,230,993 £19,365,701 £13,486,618 | £23,516,747 £17,656,097 £11,781,148 | £22,564,389 £16,706,317 £10,833,663 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £16,899,591 £10,668,306 | £9,947,344 £4,036,758 | £7,990,974 £2,083,980 | £7,877,518 £1,970,733 | £7,593,878 £1,687,616 | £5,892,039 £34,379 | £4,941,845 -£992,502 |
| 60% LAR : 40% CIR | 45% 50% | £4,424,775 -£1,830,878 | -£1,855,534 -£7,850,715 | £3,860,860 -£9,827,714 | -£3,975,655 -£9,942,364 | -£4,262,645 -£10,228,989 | -£0,984,584 -£11,948,737 | £6,9V1,217 -£12,904,163 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 |] | |
| Tenure 60, U.R.: 60, CB 60, U.R.: 60, CB 60, U.R.: 60, CR 60, U.R.: 60, CR | % AH 0% 5% 10% 15% 20% 20% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Ext 46,45 Ext 241,67 Ext 241,67 Ext 241,67 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases 2022 & Starcases 2023 & Starcases 2024 & Starcases 2024 & Starcases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Exc. 533.316 53.77,58 53.77,58 53.77,58 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 109, 422,452 109, 422,452 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 58, 122,760 58, 122,760 58, 122,760 58, 122,760 58, 122,760 58, 122,760 58, 124,760 58, 124,76 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 207394.819 207394 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 36% | £49,906,198 £43,699,776 £37,490,980 | £42,311,156 £36,426,366 £30,528,613 | £40,345,878 £34,485,831 £28,572,242 | £40,231,905 £34,352,133 £28,459,797 | £39,946,971 £34,067,888 £28,175,149 | £38,237,366 £32,362,417 £26,473,208 | £37,287,586 £31,414,932 £25,523,414 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £37,480,860 £31,249,575 £25,006,045 | £30,528,613 £24,618,027 £18,694,735 | £26,5/2,243 £22,665,249 £16,720,409 | £28,458,787 £22,552,002 £16,605,614 | £28,175,148 £22,268,885 £16,318,624 | £20,473,308 £20,546,891 £14,596,685 | £25,523,114 £19,588,767 £13,640,052 |
| 60% LAR : 40% CIR | 50% | £18,750,392 | £12,730,554 | E10,763,555 | £10,638,906 | £10,352,280 | E8,632,532 | £7,677,116 |

| Local Plan Viability Testing 2 | 2025 | | | | | | | |
|---|----------------------------|---|--|---|---|---|---|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
| | | | | Talloc Alea | | | | |
| No Units | 150 |] | • | Sales value inflation | | Base | | |
| Site Area Residual land values: | 0.27 Ha | I | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual Ialid Values. | | | 1 | 1 | 1 | ı | 1 | 1 |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £57,120,881 £53,171,393 £49,207,458 | £48,599,611 £44,960,702 | £47,198,526 £43,564,898 £39,916,073 | £47,085,829 £43,432,702 £39,784,337 | £46,734,091 £43,102,212 £39,454,996 | £44,743,653 £41,119,272 £37,478,950 | £44,964,813 £41,339,599 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £45.229.188 | £44,960,702 £41,307,021 £37,638,704 £33,955,883 £30,258,697 | £43,564,898 £43,564,898 £39,916,073 £36,252,189 £32,573,385 £28,867,480 | £36.120.873 | £35,792,581 £32,115,109 £28,403,424 | £41,119,272 £37,478,950 £33,822,821 £30,126,588 | £41,339,599 £37,698,511 £34,041,693 £30,348,143 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 25% 30% 35% | £41,236,715 £37,230,171 £33,209,689 | £30,258,697 £26,530,925 | £28,867,480 £25,134,230 £21,386,256 | £32,442,449 £28,734,893 £25,001,949 | £28,403,424 £24,671,249 | £30,126,586 £26,414,611 £22,687,043 | £30,348,143 £26,635,590 £22,907.511 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £33.209.689 £29,175,402 £25,127,441 £21,055,311 | £28.530.925 £22,780,124 £19,015,148 | £21,386,256 £17,623,700 £13,846,703 | £25.001.949 £21,254,244 £17,491,918 £13,715,112 | £24.671.249 £20,924,214 £17,162,462 £13,386,135 | £22.687.043 £18,944,032 £15,185,727 £11,412,273 | £19,164,053 £15,405,364 £11,631,591 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £21,055,311 £16,950,295 | £15,236,136 £11,443,225 | £13,846,703 £10,055,406 | £13,715,112 £9,923,969 | £13,386,135 £9,595,376 | £11,412,273 £7,603,679 | £11,631,591 £7,826,083 |
| Residual Land values compared to benchma | ark land values | | | | | | _ | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | 30489315.11 626 539 848 | £21,968,066 £18,329,156 | £20,566,980 £16,933,353 | £20,434,284 £16,801,157 | £20,102,545 £16,470,667 | £18,112,108 £14,487,728 | £18,333,267 £14,708,053 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £22,575,913 £18,597,642 | £14,675,476 £11,007,158 | £13,284,527 £9,620,643 | £13,152,791 £9,489,328 | £12,823,450 £9,161,036 | £10,847,404 £7,191,276 | £11,066,965 £7,410,148 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £14,605,170 £10,598,626 | £7,324,338 £3,627,152 | £5,941,840 £2,235,935 | £5,810,903 £2,103,347 | £5,483,563 £1,771,878 | £3,495,040 -£216,934 | £3,716,597 £4,045 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | £6.578.143 £2,543,857 | -£100.620 -£3,851,422 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to benchma | 50% ark land values | 4E9,061 ZU1 | € 10.100.320 | £10.070.105 | £10.707.576 | £17.030.105 | £15.021.007 | ≈£16.690.402 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Buildle Sefects | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 76 An | Building Safety Levy £41.524.679 | £33.003.429 | £31.602.344 | £31.469.648 | £31.137.909 | £29.147.471 | £29.368.631 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £37,575,211 £33,611,276 | £29,384,520 £25,710,840 | £27,968,717 £24,319,891 | £27,836,520 £24,188,155 £20,524,691 | £27,506,030 £23,858,814 | £25,523,090 £21,882,768 | £25,743,417 £22,102,329 £18,445,511 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £25,640,533 | £18,359,702 | £16,977,203 | £16,846,267 | £16,518,927 | £18,226,640 £14,530,404 | £16,445,511 £14,751,961 £11,039,408 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £21,033,569 £17,613,507 | £10,934,743 £7,183,942 | £13,271,296 £9,538,048 | £13,136,711 £9,405,767 | £12,607,242 £9,075,067 | £10,610,425 £7,090,862 | £71,039,400 £7,311,329 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | £9,531,259 £6,459,129 | £3,418,966 £3,60,046 | £2,027,518 £2,027,918 | £1,895,736 | £1,566,280 | -£410,455 -£4183,909 | £3.007.871 -£190,818 -£3.964.591 |
| | | £1,354,113 | £4,152,957 | -£5,540,776 | -£5,672,212 | -£6,000,806 | -£7,992,503 | -£7,770,099 |
| Residual Land values compared to benchma Lower Value Secondary Offices / Community | ark land values y Space | | | | | £40,420,000 | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £42,147,757 £38,183,822 | £33,937,086 £30,283,385 | £30,174,690 £32.541.262 £28.892.436 | £32,409,066 £28,760,700 | £33,710,454 £32,078,576 £28,431,359 | £35,725,017 £30.095.635 £26,455,313 | £30,315,962 £26,674,875 |
| 60% LAR : 40% CIR | 15% | £34,205,551 £30,213,079 | £26,615,068 £22,932,247 | £25,228,552 £21,549,749 | £25,097,237 £21,418.812 | £24,768,945 £21,091,473 | £22,799,185 £19,102,950 | £23,018,057 £19.324.506 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £26,206,535 £22,186,052 | £19,235,061 £15,507,289 | £17,843,844 £14,110,593 | £17,711,257 £13,978,313 | £17,379,787 £13,647,613 | £15,390,975 £11,663,407 | £15,611,954 £11,883,875 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £18,151,766 £14,103,804 | £11,756,487 £7.991.512 | £10,362,619 £6.600.064 | £10,230,607 £6.468.282 | £9,900,578 £6,138,825 | £7,920,396 £4.162.091 | £8,140,416 £4,381,728 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | £10,031,675 £5,926,659 | £4,212,500 £419,589 | £2,823,067 -£968,230 | £2,691,476 -£1,099,667 | £2,362,498 -£1,428,260 | £388,637 -£3,419,957 | £507,954 -£3,197,553 |
| Residual Land values compared to benchma Secondary Industrial/Storage/Distribution | ark land values | | | | | £20,601,000 | 1 | |
| | 1 | | | I | T T | | I | |
| Tenure 6% LAR: 40% GIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (5) 302-468 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £47,552,939 £43,589,004 | £39,342,247 £35,688,567 | £37,946,444 £34,297,618 | £37,614,248 £34,165,882 | £37,483,758 £33,836,541 | £35,500,817 £31,860,495 | £35,721,144 £32,080,056 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £39,610,733 £35,618,260 £31,611,717 | £32,020,249 £28,337,429 £24,640,243 | £30,633,734 £26,954,931 £23,249,026 | £30,502,418 £26,823,994 £23,116,438 | £30,174,126 £26,496,654 £22,784,969 | £26,204,367 £24,508,131 £20,796,156 | £26,423,239 £24,729,688 £21,017,136 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £27,591,234 £23,556,947 | £20,912,471 £17,161,669 | £19,515,775 £15,767,801 | £19,383,495 £15,635,789 | £19,052,794 £15,305,760 | £17,068,589 £13,325,578 | £17,289,057 £13,545,598 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £19,508,986 £15.436.857 | £13,396,694 £9.617.682 | £12,005,246 £8.228.249 | £11,873,463 £8.096.658 | £11,544,007 £7.767.680 | £9,567,272 £5.793.818 | £9,786,910 £6.013.136 |
| 60% LAR : 40% CIR | 50% | £11,331,840 | E5,824,770 | £4,436,952 | £4,305,515 | £3,976,922 | £1,985,224 | E2,207,629 |

Resi 14 - 150 Flats Zone A - Kings Cross Lower No Units Site Area Base Base LAR : CIR 150 0.27 Ha Residual land values Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs Raso Ruild Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £46,734,091 S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent iodiversity, Renewa Offset Payments & Sustainability Building Safety Levy, S106, CIL, Build Regs Wchair Prt M4(3), BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent a Biodiversity offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to Higher Value Secondary Offices mark land values Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy Building Safety Levy & S106, CIL, Building Reg 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Wchair Prt M4(3), BREEAM Excellent Biodiversity odiversity, Renewa Offset Payments & Sustainability 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 40% 45% 50% £57,186,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Base Build Costs. Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Access Prt M4(2), 2022 & Staircases 2022 & Staircases Wchair Prt M4(3), BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re 2022 & Staircases Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Stodioresity, Renewa Offset Payments & Sustainability doversity, Renewa Offset Payments, Sustainability & Embodied Carbon 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR Residual Land values compared to benc Lower Value Secondary Offices / Commu £40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Siodoversity, Renewabl Offset Payments, Sustainability & Base Build Costs. Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Building Safety Levy S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewab Offset Payments & Sustainability Pace Ruild Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & 2022 & Staircase Tenure **Building Safety Levy** BREEAM Excellen Biodiversity Payments **Embodied Carbon** 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to bench Secondary Industrial/Storage/Distribution £20,601,000 Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs **Base Build Costs** Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Rase Ruild Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon BREEAM Excellent iodiversity, Renewab Offset Payments & Sustainability Base Build Costs and Biodiversity & Renewable Offset Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure Biodiversity 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40%

| Local Plan Viability Testing | 2020 | | | | | | | |
|--|-------------------------------|--|--|---|---|---|---|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone A - King | Cross Higher | | |
| Resi 14 - 100 Plats | | | | Value Area | Zone A - King | s cross riigilei | | |
| No Units | 150 | | ı | Sales value inflation | | Base | 1 | |
| Site Area | 0.27 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual land values: | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £66,990,230 £62,547,294 £58,089,892 | £58,311,168 £54,186,681 £50,047,423 | £56,910,083 £52,790,878 £48,656,475 | £56,777,387 £52,658,682 £48,524,738 | £56,445,647 £52,328,192 £48,195,398 | £54,455,210 £50,345,251 | £54,676,370 £50,565,578 £46,438,912 |
| | 15% 20% | £53,618,153 £49,132,210 £44,632,199 | £54,186,681 £50,047,423 £45,893,527 £41,725,129 £37,542,385 | £44,507,013 £40,342,631 £36,163,469 | £46,324,736 £44,375,696 £40,211,695 £36,032,874 | £44,047,405 £39,884,355 £35,708,386 | £50,345,251 £46,219,352 £42,077,656 £37,920,311 £33,747,463 | £42,296,517 £38,138,539 £33,965,121 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £44,632,199 £40.118.248 | £37,542,365 £33.345.369 | £36,163,469 £31.969.664 | £36,032,874 £31.839.373 | £35,706,386 £31,513,641 £27,295,801 | £33,747,463 £29.548.752 | £33,965,121 £29,769,220 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £40.118.248 £35,590,492 £31,049,063 £26,494,094 | £33.345.369 £29,134,278 £24,896,613 £20,627,479 | £31.969.664 £27,757,843 £23,505,165 £19,238,046 | £31.839.373 £27,625,831 £23,373,383 £19,108,455 | £27,295,801 £23,043,926 £18,777,477 | £29,548,752 £25,315,620 £21,067,192 £16,803,616 | £29.769.220 £25,535,640 £21,286,829 £17,022,933 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £26,494,094 £21,925,716 | £20,627,479 £16,344,446 | £19,238,046 £14,956,627 | £19,108,455 £14,825,190 | £18,777,477 £14,496,597 | £16,803,616 £12,525,041 | £17,022,933 £12,744,103 |
| Residual Land values compared to bench | nark land value: | | | | | | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £40,358,685 £35,915,749 | £31,679,623 £27,555,136 | £30,278,537 £26,159,332 | £30,145,842 £26,027,136 | £29,814,102 £25,696,646 | £27,823,664 £23,713,706 | £28,044,824 £23,934,033 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £26,986,607 £26,986 | £25,415,877 £19,261,981 £15,093,584 | £17,875,487 £13,711,085 | £21,893,193 £17,744,150 £13,580,150 | £21,063,652 £17,415,859 £13,252,800 | £19,587,807 £15,446,110 £11,288,766 | £15,664,972 £11,506,003 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £18,000,653 £13,486,703 | £10,093,384 £10,910,819 £6,713.824 | £9,531,923 £9,533,9119 | £9,401,328 £5,207,827 | £9,074,841 £4.882.096 | £7,115,918 £2,917,207 | £71,300,993 £7,333,576 £3 137,675 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £8,958,947 £4,417,518 | £2,502,732 £2,502,732 | £1,126,298 | £994,285 | £664,256 | -£1,315,925 -£5,564,354 | £3,137,678 -£1,095,905 -£5,344,716 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£137,451 -£4,705,829 | | | -£7,525,090 -£11,806,356 | | -£9,827,930 -£14,108,504 | -£9,608,612 -£13,887,443 |
| Residual Land values compared to bench | | | | | | | | |
| Medium Value Secondary Offices | | | • | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR | 0% | £51.394.049 | £42.714.986 | £41.313.901 | £41.181.205 | £40.849.466 | £38.859.028 | £39.080.188 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £46,951,112 £42,493,710 £38,021,971 | £38,590,500 £34,451,241 £30,297,345 | £37,194,096 £33,060,293 £28,910,831 | £37,062,500 £32,928,556 £28,779,514 | £30,732,010 £32,599,216 £28,451,223 | £34,749,069 £30,623,170 £28,481,474 | £34,969,396 £30,842,730 £28,700,335 |
| 60% LAR: 40% CIR | 20% 25% 30% | £33,536,028 £29,036,017 | £26,128,947 £21,946,183 | £24,746,449 £20,567,287 | £24,615,513 £24,616,602 | £24,288,173 £24,288,173 | £22,324,130 £18,151,281 | £20,700,335 £22,542,357 £18,388,939 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £24,522,067 | £21,540,163 £17,749,188 | £16,373,483 £12,161,662 | £16,243,191 | £15,917,459 £11,699,619 | £13,952,571 £9.719.438 | £14,173,038 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £15,452,882 £10,897,912 | £9,300,431 £5,031,297 | £7,908,983 £3,841,864 | £7,777,201 £3,510,273 | £7,447,744 £3,181,296 | £5,471,010 £1,207,434 | £5,690,647 £1,426,752 |
| | 45% 50% | £6,329,534 | £748,264 | -£639,555 | -£770,992 | -£1,099,585 | -£3,071,141 | -£2,852,079 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | nark land value: ity Space | 3 | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bloidiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% | £55,986,594 £51.523.658 | £47,287,532 £43.163.045 | £45,886,446 £41.767.242 | £45,753,751 £41,635,045 | £45,422,011 £41,304.555 | £43,431,573 £39,321,615 | £43,652,733 £39,541,942 |
| 60% LAR : 40% CIR | 15% | £47,086,255 £42,594,518 | £39,023,786 £34,869,890 | £37,632,839 £33,483,376 | £37,501,102 £33,352,060 | £37,171,761 £33,023,769 | £35,195,716 £31,054,020 | £35,415,276 £31,272,881 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £38.108.574 £33,608,562 | £30.701.493 £26,518,728 | £29.318.994 £25,139,833 | £29.188.059 £25,009,237 | £28.860.718 £24,682,750 | £26.896.675 £22,723,827 | £27.114.902 £22,941,485 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £24,566,856 | £22,321,733 £18,110,641 | £20,946,028 £16,734,207 | £20,815,796 £16,602,194 | £20,490,005 £16,272,165 | £18,525,116 £14,291,984 | £18,745,584 £14,512,004 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £15,470,458 £10,902,080 | £9,603,843 £5,320,809 | £8,214,410 £3,932,990 | £8,082,819 £3,801,554 | £7,753,841 £3,472,980 | £5,779,979 £1,501,405 | £5,999,297 £1,720,467 |
| Residual Land values compared to bench | | | | | | | 3 | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (8) 37,776 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 55(291-628 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$51158,933 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 556,27,193 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchale Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$65057955 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% | £56,928,840 £52,471,437 | £48,568,227 £44,428,968 | £47,172,423 £43,038,020 | £47,040,227 £42,906,283 | £46,709,737 £42,576,943 | £44,726,797 £40,600,897 | £44,947,124 £40,820,458 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £47,999,698 £43,513,756 | £40,275,072 £36,106,675 | £38,888,558 £34,724,176 | £38,757,241 £34,593,241 | £38,428,950 £34,265,900 | £36,459,201 £32,301,857 | £36,678,063 £32,520,084 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £39.013.744 £34,499,794 | £31.923.910 £27,726,915 | £30.545.014 £26,351,210 | £30,414,419 £26,220,918 | £30.087.932 £25,895,187 | £28.129.009 £23,930,298 | £28.346.666 £24,150,766 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 46% | £25,430,609 £20,875,840 | £25,015,823 £19,278,158 £15,000,024 | £17,886,710 £13,619,591 | £22,007,370 £17,754,928 £13,488,001 | £21,077,340 £17,425,472 £13,159,023 | £19,697,166 £15,448,737 £11.185.161 | £15,668,374 £11,404,479 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £16,307,262 | £10,725,991 | £9,338,172 | £9,206,735 | £8,878,142 | £6,906,586 | £7,125,648 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--------------------------|---|--|---|--|--|---|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone A - Low | er Cenral Zone | | |
| 14-10011013 | | | | Value Area | 2010 X - 2011 | o comunication | | |
| No Units | 150 | | 1 | Sales value inflation | | Base |] | |
| Site Area | 0.27 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual land values: | | | | | | | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy E78.08.444 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 556.88,944 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 565, 157, 204 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 564,168,768 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 283,437,926 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £71,889,992 £86,957,287 | £63,412,661 £58,787,825 | £62,016,857 £57,396,876 £52,761,836 | £61,884,661 £57,265,140 £52,630,520 | £61,554,171 £56,935,799 | £59,571,231 £54,959,753 £50,332,480 £45,689,557 £41,031,131 | £59,791,558 £55,179,313 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £62,007,117 £57,027,707 £52,034,225 | £54,148,351 £49,494,375 £44,826,033 | £52,761,836 £48,111,876 £43,447,136 | £52,630,520 £47,980,941 £43,316,542 | £52,302,229 £47,653,600 £42,990,055 | £50,332,480 £45,689,557 | £50,551,341 £45,907,784 £41,248,789 |
| | 30% | £47.026.807 | £44,820,033 £40.143.459 £35.446.701 | £38.767.754 £38.767.3871 | £38.637.463 £33,943,843 | £38.311.731 | £36.357.347 £31,668,352 | £41,246,765 £36.574.501 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £42,005,583 £36,970,685 £31,922,247 | £40.143.459 £35,446,791 £30,736,160 £26,011,704 | £38,767,754 £34,073,871 £29,365,624 £24,629,389 | £29,235,822 £24,497,798 | £28,911,318 £24,168,821 | £26,948,656 £22,194,958 | £36.574.501 £31,885,065 £27,168,294 £22,414,277 |
| 60% LAR: 40% CIR | 50% | £26,860,401 | £21,245,666 | £19,857,847 | £19,726,411 | £19,397,818 | £17,426,262 | £17,645,323 |
| Residual Land values compared to benchn Higher Value Secondary Offices | nark land values | • | | | | £97,649,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £50,176,898 £45,258,446 | £41,391,180 £36,781,115 | £39,990,095 £35,385,312 | £39,857,399 £35,253,116 | £39,525,659 £34,922,626 | £37,535,222 £32,939,685 | £37,756,381 £33,160,012 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £40,325,741 £35,375,572 | £32,156,279 £27,516,805 | £30,765,331 £26,130,291 | £30,633,595 £25,998,974 | £30,304,254 £25,670,683 | £28,328,208 £23,700,934 | £28,547,768 £23,919,796 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £30,396,161 £25,402,680 | £22,862,829 £18,194,487 | £21,480,331 £16,815,591 | £21,349,395 £16,684,996 | £21,022,055 £16,358,509 | £19,058,012 £14,399,585 | £19,276,239 £14,617,244 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £20.395.262 £15,374,037 | £13.511.914 £8,815,245 | £12.136.209 £7,442,326 | £12.005.917 £7,312,298 | £11.680.186 £6,987,227 | £9.725.802 £5,036,807 | £9.942.955 £5,253,520 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £10,339,140 £5,290,702 | £4,104,615 -£619,842 | £2,734,079 -£2,002,157 | £2,604,276 -£2,133,748 | £2,279,772 -£2,462,724 | £317,111 -£4,436,587 | £536,748 -£4,217,268 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% | £228.855 | +£5.385.879 | £6.773.698 | ≠£6.905.135 | -£7.233.727 | £9.205.284 | -£8.986.222 |
| Medium Value Secondary Offices | nark name value. | | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £61.212.262 £56.203.810 | £52.426.544 £47.816.479 | £51.025.459 £48.420.678 | £50.892.762 £46.288.479 | £50.561.022 £45.957.989 | £48.570.586 | £48.791.745 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £51,361,105 £46,410,936 | £43,191,643 £38,552,169 | £41,800,694 £37,165,655 | £41,668,958 £37,034,338 | £41,339,617 £36,706,047 | £39,363,571 £34,736,298 | £39,583,132 £34,955,159 |
| 60% LAR: 40% CIR | 20% | £41,431,525 £36,438,044 | £33,898,193 £29,229,851 | £32,515,694 £27,850,954 | £32,384,759 £27,720,360 | £32,057,418 £27,393,873 | £30,093,375 £25,434,949 | £30,311,602 £25,652,608 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £31,430,626 £26.409.401 | £24,547,278 £19.850.609 | £23,171,573 £18.477.689 | £23,041,281 £18.347.661 | £22,715,549 £18.022.591 | £20,761,165 £16.072.170 | £20,978,319 £16.288.883 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £21,374,503 £16,326,065 | £15,139,978 £10,415,522 | £13,769,442 £9,033,207 | £13,639,640 £8,901,616 | £13,315,136 £8,572,639 | £11,352,475 £6,598,776 | £11,572,112 £6,818,095 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | | £11,264,219 | £5,649,484 | £4,261,666 | £4,130,229 | £3,801,636 | £1,830,080 | £2,049,142 |
| Lower Value Secondary Offices / Communi | ty Space | • | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £60.866.355 £55,933.651 | £52.389.025 £47,764.188 | £50.993.221 £46,373.240 | £50.861.025 £46,241.504 | £50.530.535 £45,912.163 | £48.547.594 £43,936.117 | £48.767.921 £44,155.677 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £50,983,481 £46.004.070 | £43,124,714 £38,470,738 | £41,738,200 £37.088.240 | £41,606,883 £36,957,304 | £41,278,592 £36,629,964 | £39,308,843 £34,665,921 | £39,527,705 £34.884.148 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £41,010,589 £36,003,171 | £33,802,397 £29,119,823 | £32,423,500 £27,744,118 | £32,292,906 £27,613,826 | £31,966,418 £27,288,095 | £30,007,494 £25,333,711 | £30,225,153 £25,550,864 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £30,981,946 £25,947,049 | £24,423,154 £19.712.524 | £23,050,235 £18.341.988 | £22,920,207 £18.212.185 | £22,595,136 £17.887.682 | £20,644,716 £15.925.020 | £20,861,429 £16.144.657 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £20,898,611 £15,836,764 | £14,988,067 £10,222,030 | £13,605,752 £8,834,211 | £13,474,161 £8,702,774 | £13,145,185 £8,374,182 | £11,171,322 £6,402,625 | £11,390,641 £6,621,687 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land values | | | | | £20,601,000 | 1 | |
| | | | 1 | | | 220,00 1,000 | | |
| Tonure 60% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy EX 1898 897 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Ptt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% | £61,338,832 £56,388,883 | £53,169,370 £48,529,898 | £51,778,422 £47,143,382 | £51,646,686 £47,012,085 | £51,317,344 £46,693,774 | £49,341,299 £44,714,025 | £49,560,859 £44,932,887 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £56,388,663 £51,409,252 £46,415,771 | £43,875,920 £39,207,578 | £42,493,422 £37,828,682 | £47,012,005 £42,362,486 £37,698,087 | £40,083,774 £42,035,146 £37,371,600 | £40,071,102 £40,071,102 £35,412,676 | £44,632,687 £40,289,330 £35,630,335 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £41,408,353 £36,387,128 | £34,525,005 £29,828,336 | £33,149,300 £28,455,417 | £33,019,008 £28,325,389 | £32,693,277 £28,000,318 | £30,738,892 £26,049,897 | £30,956,046 £26,266,611 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | £31,352,231 £26.303,793 | £25,117,706 £20.393.249 | £23,747,169 £19.010.934 | £23,617,367 £18.879.343 | £23,292,863 £18.550.367 | £21,330,202 £16.576.504 | £21,549,839 £16,795.823 |
| 60% LAR: 40% CIR | 50% | E21,241,946 | £15,627,212 | £14,239,393 | £14,107,956 | £13,779,364 | £11,807,807 | £12,026,869 |

Resi 14 - 150 Flats Zone A - Medium Central Zone Base Base LAR : CIR No Units Site Area 150 0.27 Ha Residual land values Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs Raso Ruild Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E88.769.239 S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent iodiversity, Renewa Offset Payments & Sustainability Building Safety Levy, S106, CIL, Build Regs Wchair Prt M4(3), BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent a Biodiversity offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% Residual Land values compared to Higher Value Secondary Offices mark land values Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Building Safety Levy 8 S106, CIL, Building Reg 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Wchair Prt M4(3), BREEAM Excellent Biodiversity Biodiversity & Renewable Offset Payments odiversity, Renewa Offset Payments & Sustainability 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 40% 45% 50% £57,186,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Base Build Costs. 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Iodoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Access Prt M4(2), 2022 & Staircases 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re 2022 & Staircases Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Stodioresity, Renewa Offset Payments & Sustainability 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR £40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewabl Offset Payments, Sustainability & Embedied Carbon Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Building Safety Levy S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewab Offset Payments & Sustainability Pace Ruild Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) & 2022 & Staircase BREEAM Excellen Tenure **Building Safety Levy** Biodiversity Payments **Embodied Carbon** 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to bench Secondary Industrial/Storage/Distribution Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Rase Ruild Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewab Offset Payments & Sustainability odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Biodiversity & Renewable Offset Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure Biodiversity 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40% 0% LAR: 40%

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|---|--|--|---|---|--|--|
| Rosi 14 - 150 Flats | | | | Value Area | Zone A - High | er Central Zone | | |
| No Units Site Area | 150 0.27 Ha | | - | Sales value inflation | | Base Base | | |
| Residual land values: | 0.27110 | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 |
| Tonuro 803 LUR. 454 CR 903 LR. 455 CR 903 LR. 455 CR 903 LR. 455 CR 903 LR. 455 CR 903 LR. 455 CR 903 LR. 455 CR 903 LR. 455 CR 903 LR. 455 CR 803 LR. 455 CR 804 LR. 455 CR 805 LR. 455 CR | % AH 5% 10% 15% 25% 35% 40% 56% mmark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy E188,054 E18,055 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases \$103,475,284 \$103,475,475,475 \$103,475,475 \$103,475,475 \$103,475,475 \$103,475,475 \$103,475,475 \$103,475,475 \$103,475,475 \$103,475 | Base Build Costs, Access Ptt M4(2), Access Ptt M4(2), Sti06, Cill, Build Regs 2022 & Staffrases, Wchair Prt M4(3) & BREEAM Excellent \$102,05,254 \$102,054 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 101.564.563 E02.460.114 E02.460.114 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 E02.460.115 | Base Build Costs, Access Prt M4(2), Building Safety Levy, Stife, CIL, Building Safety Levy, Stife, CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$101.027.809.509.509.509.509.509.509.509.509.509.5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, Sti6, CIL, Building Safety Levy, Sti6, CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Side Payments & Sustainability Susceptible Staircases, Sustainability Susceptible Staircases, Sustainability Susceptible Susceptible Staircases, Sustainability Susceptible S | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Access Prt M4(2), Stidling adreby Levy, Stidling adreby Levy, Stidling adreby Levy, Stidling adreby Levy, Stidling adreby Levy, Biodoversity, Renewable Offset Payalting Embodied Carbon |
| | | | | | | | | Danie Build Conta |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £79,423,895 £72,693,011 | £70,478,201 £64,098,103 | £69,103,374 £62,728,060 | £68,973,165 £62,598,303 | £68,647,642 £62,273,911 | £66,694,502 £60,327,563 | £66,911,518 £60,543,824 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £65,948,005 £59,189,010 £52,416,156 | £57,703,588 £51,294,790 £44,871,840 | £56,337,911 £49,933,069 £43,513,667 | £56,208,569 £49,804,100 £43,385,035 | £55,885,211 £49,481,680 £43,063,454 | £53,945,066 £47,545,246 £41,106,368 | £54,160,637 £47,762,101 £41,324,026 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £45.629.573 £38,829,393 | £38.434.874 £31,961,122 | £37.062.539 £30,588,204 | £36.932.247 £30,458,176 | £36.606.516 £30,133,105 | £34.652.132 £28,182,685 | £34.869.286 £28,399,398 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £32,015,745 £25,188,760 | £25,470,041 £18,965,133 | £24,099,504 £17,596,581 | £23,969,702 £17,466,968 | £23,645,198 £17,142,935 | £21,698,171 £15,198,738 | £21,914,507 £15,414,760 |
| Residual Land values compared to bench | hmark land values | £18.322.700 | £12.446.535 | £11.079.573 | £10.950.112 | £10.020.457 | £8.004.532 | £8.900.301 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Leys 5106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £97.175.894 £90,459,259 | £87.879.112 £81,513,564 | £86.499.083 £80,138,738 | £86.368.381 £80,008,528 | £86.041.627 £79,683,006 | £84.081.103 £77,729,866 | £84.298.940 £77,946,882 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £83,728,374 £76,983,369 £70,224,374 | £75,133,466 £68,738,952 £62,330,154 | £73,763,423 £87,373,275 £80,988,433 | £73,633,000 £67,243,933 £60,839,463 | £73,309,275 £66,920,575 £60,517,043 | £71,362,927 £64,980,430 £58,580,610 | £71,579,187 £85,198,001 £58,797,464 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £63,451,520 £56,664,937 | £55,907,204 £49,470,238 | £54,549,031 £48,097,903 | £54,420,398 £47,967,610 | £54,098,818 £47,641,880 | £52,141,732 £45,687,496 | £52,359,389 £45,904,649 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £49.864.757 £43,051,109 | £42.996.486 £36,505,404 | £41.623.568 £35,134,868 | £41.493.539 £35,005,068 | £41.168.469 £34,680,562 | £39.218.048 £32,733,535 | £39,434.761 £32,949,871 |
| 60% LAR: 40% CIR | 50% | £29,358,064 | £23,481,898 | £22,114,937 | £20,502,332 £21,985,475 | £21,661,821 | £19,719,895 | £19,935,665 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commu | hmark land values inity Space | • | | | | £40,420,000 |] | |
| Tonure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £101,748,439 £95.031.805 | £92,451,657 £86,086,110 | £91,071,628 £84,711,283 | £90,940,926 £84.581.074 | £90,614,173 £84,255,551 | £88,653,649 £82,302,411 | £88,871,485 £82,519,428 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £81,555,914 £74,798,919 | £73,311,497 £66,902,699 | £71,945,820 £85,540,978 | £75,206,212 £71,816,478 £65,412,009 | £77,681,621 £71,493,120 £65,089,589 | £75,635,472 £89,552,975 £83,153,155 | £69,768,546 £63,370,010 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £68,024,065 £61,237,482 | £60,479,750 £54,042,783 | £59,121,576 £52,670,449 | £58,992,944 £52,540,156 | £58,671,363 £52,214,425 | £56,714,277 £50,260,041 | £56,931,935 £50,477,195 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | £54,437,302 £47.623.654 £40,796,669 | £41,077,950 £34,573,042 | £39.707.413 £33,204.490 | £39.577.611 £33,074.877 | £45,741,014 £39.253.107 £32,750.844 | £37,306,080 £30,806,647 | £37.522.416 £31,022.669 |
| 60% LAR : 40% CIR Residual Land values compared to bench | | £33,930,609 | £28,054,444 | £26,687,482 | £26,558,021 | £26,234,366 | £24,292,441 | £24,508,210 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | n | - | | | | £20,601,000 | <u> </u> | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levys 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £107,153,621 £100,436,986 | £97,856,839 £91,491,292 | £96,476,810 £90,116,465 | £96,346,108 £89,986,256 | £96,019,355 £89,660,733 | £94,058,831 £87,707,593 | £94,276,667 £87,924,609 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £93,708,101 £86,961,096 | £85,111,193 £78,716,679 £72,307,991 | £83,741,150 £77,351,002 £70,946,160 | £83,611,394 £77,221,660 £70,817,191 | £83,287,002 £76,898,302 £70,494,771 | £81,340,654 £74,958,157 | £81,556,915 £75,173,728 |
| 60% LAR : 40% CIR | 25% | £73.429.247 £66,642.664 | £65.884.931 £59,447.965 | £64.526.758 £58,075.630 | £64.398.126 £57,945.338 | £76,494,771 £84,076,545 £57,619,607 | £62.119.459 £55,665.223 | £62.337.117 £55,882.377 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £59,842,484 £53,028,836 | £52,974,213 £46,483,131 | £51,601,295 £45,112,595 | £51,471,267 £44,982,793 | £51,146,196 £44,658,289 | £49,195,776 £42,711,262 | £49,412,489 £42,927,598 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £48.201.851 £39,335,791 | £39.978.224 £33,459,626 | £38,609,672 £32,092,664 | £38,480,059 £31,963,203 | £38.156.026 £31,639,548 | £36.211.829 £29,697,623 | £36.427.851 £29,913,392 |
| | | | | | | | | |

| Local Plan Viability Testing 20 | 025 | | | | | | | |
|--|---|---|---|---|---|--|--|--|
| Rosi 15 - 200 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | |
| No Units Site Area | 200 0.29 Ha | | - | Sales value inflation | | Base Base | | |
| Residual land values: | 0.25110 | • | | Build cost inflation Tenure | | Base LAR : CIR | | 1 |
| Tenure | % AH 0% 15% 15% 20% 20% 30% 40% 40% 40% ark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy ES 079:24 ES 079:24 ES 079:24 ES 079:25 ES 07 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safey Levy & S106, CIL, Building Regs 2022 & Staticrases 52,00,015 Ext. 67,077(8) Ext. 67,07(8) Ext. 67,07(8) Ext. 67,07(8) Ext. 67,07(8) Ext. 67,07(8) Ext. 67,07(8) Ext. 67,07(8) Ext. 67,07(8) Ext. 67,07(8) Ext. 67,07(8) | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, Cll., Build Regs 2022 & Stalicrases, Wchair Prt M4(3) & BREEME Excellent 154,976,879 510,887 511,887,187 511,887 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 116, IL, Building Safety Levy, 116, IL, Building Safety Levy, 116, IL, Building Safety, 116, IL, Building Safety, IL, Building Safety, 150, IL, Building Safety, 150, IL, Building Safety, IL, Building Saf | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 15/3/8/8/3 16/3/2/26 15/3/8/8/3 16/3/2/26 16/3/8/8/3 16/3/8 16/3/8 16/3/8 16/3/8 16/3/8 16/3/8 16/3/8 16/3 | Base Build Costs, Access Ptt M4(2), Building Safety Levy, S186, CIL, Building Safety Levy, S186, CIL, Building Safety Levy, S186, CIL, Building Safety Levy, S186, CIL, Building Safety Levy, S186, S1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S186. Cit, Building Safety Levy, S186. Cit, Building Safety Levy S186. Cit, Building Safety Levy S186. Cit, Building Safety S186. Cit, Building Safety S186. Cit, Building Safety S186. Cit, Safety S186. Cit, Safety S186. Cit, Safety S186. Cit, Safety S186. Saf |
| , | | | | | | 251,040,000 | • | |
| Tenure 0% LAK - 6% CR 0% UN - 6% CR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 138, 172,984 123,098,188 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 24,407,278 Ets. 333,560 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 22,46038 513,197,78 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 205, 90, 900 127, 900, 900 113, 901, 901 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs, \$2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity & Renewable Offset Payments \$25,56,346 \$21,346,346 \$11,253,012 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability \$2300,046 \$14,00,060 \$1,00,20 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 22(5):5194 11(2):33.56 |
| 80% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £20,031,616 £14,945,633 | £10,439,642 £5,724,692 | £8,507,651 £3,797,398 | £8,324,103 £3,614,296 | £7,865,232 £3,156,537 | £5,112,013 £409,991 | £3,582,446 -£1,115,868 |
| | 30% 35% 40% | £9,640,387 £4,709,862 -£471,126 | -£3,764,929 -£8,539,244 | | | | | -£3,630,161 -£10,612,687 -£15,424,163 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£5,671,143 -£10,890,016 | -£13,359,560 -£18,221,067 | -£15,302,952 -£20,162,549 | -£15,487,589 -£20,347,008 | -£15,949,180 -£20,808,146 | -£18,718,733 -£23,581,284 | -£20,257,374 -£25,141,871 |
| Residual Land values compared to benchm Medium Value Secondary Offices | ark land values | | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 809. LAD - 409. CID | 0% 5% 10% | £51,740,357 £46,733,139 | £40,565,227 £35,962,074 | £38,638,010 £34,041,795 | £38,454,924 £33,859,366 | £37,997,206 £33,403,292 | £35,250,903 £30,647,738 | £33,712,651 £29,104,294 |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 10% 15% 20% | £41,705,971 £36,659,025 £31,592,474 | £31,338,553 £26,694,837 | £29,424,626 £24,758,035 £20,068,508 | £29,242,054 £24,573,988 £19,884,960 | £28,780,547 £24,113,869 £19,426,089 | £26,011,508 £21,353,154 £16,672,870 | £24,473,153 £19,819,423 £15,143,303 |
| | | £31,592,474 £26,506,490 £21,401,244 | £22,000,499 £17,285,549 £12,550,632 | £20,068,508 £15,358,255 £10,627,463 | £19,884,960 £15,175,153 £10,444,751 | £19,426,089 £14,717,394 | £16,672,870 £11,970,848 | £15,143,303 £10,444,989 £5,724,677 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £21,401,244 £16,270,719 £11,089,731 | £12,550,632 £7,795,928 £3,021,613 | £10,627,463 £5,876,315 £1,007,305 | £10,444,751 £5,693,939 £012,524 | £9,987,970 £5,238,000 £450,348 | £7,247,281 £2,491,158 | £5,724,677 £948,170 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £5,889,714 £670.841 | £3,021,613 -£1,798,703 -£6,660,210 | £1,097,390 -£3,742,096 -£8,601,692 | -£3,926,732 -£8,786,148 | -£4,388,323 -£9,247,289 | | |
| Residual Land values compared to benchm | ark land values | | | | | | 1 | |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Ley, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £51,523,425 £46,496,257 | £40,752,360 £36,128,838 | £38,832,081 £34,214,912 | £38,649,652 £34,032,340 | £38,193,577 £33,570,833 | £35,438,024 £30,801,793 | £33,894,579 £29,263,438 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £41,449,311 £36,382,759 £31,296,775 | £31,485,123 £26,790,785 £22,075,835 | £29,548,321 £24,858,793 £20,148,541 | £29,364,274 £24,675,246 £19,965,439 | £28,904,155 £24,216,375 £19,507,880 | £28,143,439 £21,463,155 £16,761,134 | £24,609,709 £19,933,589 £15,235,275 |
| | 30% | £26,191,529 £21,061,005 | £17,340,918 £12,586,214 | £15,417,749 £10,686,601 | £15,235,036 £10,484,225 | £14,778,256 £10,028,285 | £12,037,567 £7,281,444 | £10,514,962 £5,738,456 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 35% 40% 45% 50% | £15,880,017 £10,680,000 | £7,811,899 £2,991,583 | £5,887,681 £1,048,191 | £5,702,810 £863,554 | £5,240,634 £401,963 | £2,467,570 -£2,367,590 | £926,980 -£3,906,231 |
| Residual Land values compared to benchm | | 20,401,120 | 2.1,005,024 | 23,011,407 | 20,080,003 | 23,487,003 | 21,230,191 | 20,120,120 |
| Secondary Industrial/Storage/Distribution | | | 1 | | ı | £20,601,000 | | г - |
| Tenure 6% LPF : 6% CR 6% LPF : 6% CR | % AH 0% 5% 10% 15% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 527, 193, 274 527, 195, 596 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, ClL, Building Regs 2022 & Staircases 251,018,064 464,4391 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 249,000,867 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 548 597 781 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 54,550(6) \$4,550(6) | Base Build Costs, Access Prt M4(2), Building Safety Levys \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$45,003,761 \$41,00,565 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 244,195,501 |
| | 10% 15% | £52,158,828 £47,111,882 | £41,791,410 £37,147,694 | £39,877,483 £35,210,893 | £39,694,911 £35,026,846 | £39,233,404 £34,566,726 £29,878,946 | £36,464,365 £31,806,011 | £34,926,010 £30,272,280 £35,506,460 |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 20% 25% 30% 35% | £42,045,331 £36,959,347 £31,854,101 | £32,453,356 £27,738,406 £23,003,489 | £30,521,365 £25,811,112 £21,080,320 | £30,337,817 £25,628,010 £20,897,608 | £29,878,948 £25,170,252 £20,440,927 | £27,125,727 £22,423,705 £17,700 139 | £25,596,160 £20,897,846 £16,177,534 |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 35% 40% 45% | £26,723,576 £21,542,588 | £18,248,785 £13,474,470 | £16,329,173 £11,550,253 | £16,146,796 £11,365,381 | £15,690,857 £10,903,205 | £12,944,015 £8,130,142 | £11,401,028 £6,589,552 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £16,342,571 £11,123,698 | £8,654,155 £3,792,647 | £6,710,763 £1,851,165 | £6,526,125 £1,686,709 | £6,064,534 £1,205,568 | £3,294,981 -£1,567,570 | £1,756,341 -£3,128,167 |
| | | | | | | | | |

| Resi 15 - 200 Flats | | | | | | | | |
|--|--|---|--|---|---|--|--|--|
| | | | | Value Area | Zone A - King | s Cross Lower | | |
| No Units Site Area | 200 0,29 Ha | | • | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.13110 | ' | | Build cost inflation Tenure | ' | Base LAR : CIR | | 1 |
| Tenure | % AH 5% 10% 15% 20% 30% 30% 30% 30% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E8 079-216 E8 07 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & S106. CIL, Building Regs 2022 & Staircases 2022 & Staircases 2023 & Staircase 2023 & Staircase 2023 & Staircase 2024 & Staircase 2023 & Staircase 2023 & Staircase 2023 & Staircase 2024 & Staircase | Base Build Costs, Access Prt M4(2), Building Safety Levy, S196, Cill, Build Regs 2022 & Stalicrases, Wchair Prt M4(3) & BREEAM Excellent 154,996,897 154,996,897 154,996,997 154,9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity S53, 186, 22 S53, 23, 217 S53, 186, 22 S53, 23, 217 S53, 23, 23, 217 S53, 23, 23, 23, 23 S53, 23, 23, 23 S53, 23, 23, 23 S53, 23 S5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 154,33,053 164,164,164 165,164,164 165,164,164 165,165,165 165,165 165,165,165 165,165,165 165,165,165 165,165 165,165 165,165 165,165 165,165 165,165 165,165 165,165 165,165 165,165 165,165 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Sidest Payments & Sustainability 184,666,666 Sustainability 184,666 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Suilding Safery Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 20, 5051,508 20, 5051,50 |
| | 1 | | | | | | | Danie Ballid Canta |
| Tenure 6% LAR 2 4% CR 6% LAR 2 4% CR 6% LAR 2 6% CR 6% LAR 2 6% CR 6% LAR 2 6% CR 6% LAR 2 6% CR 6% LAR 2 6% CR 6% LAR 2 6% CR 6% LAR 2 6% CR | % AH O% 5% 10% 15% 22% 32% 40% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (50) (50) (50) (50) (50) (50) (50) (50) (60) (50) (60) (60) (50) (60) (60) (50) (60) br>(60) (60) (60) (60) (60) (60) (60) (60) (60) (60) (60) (60) | Base Build Costs, Access Prt M4(2y), & Building Safety Ley, & S106, Cil., Building Regs 2022 & Staircases (19,77,60), 10,17,17,17,17,17,17,17,17,17,17,17,17,17, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 57,000,000 11,000,000 11,000,000 11,000,000 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 17,981,197 1,133,140 1,134, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (17,16,00) (17,16,00) (17,16,00) (17,16,00) | Base Build Costs, Access Prt M42, Building Safety Levy, S106, CIL, Build Regs 2022 & Staficases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 114,400,000 15,12(2), 16,000,001 15,12(2), 16,000, | Base Build Costs, Access Pt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Pt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 10784334 1188434 1188434 1188434 1188434 1188434 1188434 1188434 1188434 1188434 1188434 1188434 1188434 1188434 1188434 1188434 |
| Residual Land values compared to benchi Medium Value Secondary Offices | | s | | | | £57,186,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levs S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | | | | | | |
| | | Dulluling Salety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| 60% LAR: 40% CPR 60% LAR: 40% CPR | 0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Estimated Services Se | 2022 & Staircases 2055 227 255 562 074 253 562 074 253 563 563 266 694 837 252 000 499 217 285 549 217 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | £51,740,357 £47,733,139 £41,705,971 £36,699,025 £31,592,474 £25,566,490 £21,401,244 £16,270,719 £11,089,731 £5,889,714 £670,841 | 2022 & Staircases \$4.055.227 \$5.562.074 \$5.562.074 \$5.38.553 \$6.604.837 \$6.200.499 \$17.265.549 \$17.265.549 \$17.265.549 \$17.265.632 \$7.765.628 \$4.17.85.001 \$4.17.85.001 | BREEAM Excellent £38,638,010 £34,041,795 £29,424,626 | Biodiversity £38,454,924 £33,859,386 £29,242,054 £24,573,988 £19,884,960 | Payments 137,997,206 153,405,207 153,405,207 153,105,247 154,156,868 159,426,644 159,426,644 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 159,236,040 | Sustainability PS200300 PS200300 PS0041738 PS0041738 PS0041738 PS1041738 | Embodied Carbon £33,712,651 £29,104,294 £24,473,163 £19,819,423 £15,143,303 £10,444,989 |
| 69% LAX: 49% CR CR 69% LAX: 49% CR CR 69% LAX: 49% CR CR 69% LAX: 49% CR 69% L | 0% 5% 10% 15% 20% 20% 35% 45% 50% 50% | £51,740,357 £47,733,139 £41,705,971 £36,699,025 £31,592,474 £25,566,490 £21,401,244 £16,270,719 £11,089,731 £5,889,714 £670,841 | 2022 & Staircases | BREEAM Excellent £38,638,010 £34,041,795 £29,424,626 | Biodiversity £38,454,924 £33,859,386 £29,242,054 £24,573,988 £19,884,960 | Payments £37,997,206 £33,403,292 £28,780,547 £24,113,869 £19,426,089 | Sustainability PS200300 PS200300 PS0041738 PS0041738 PS0041738 PS1041738 | Embodied Carbon £33,712,651 £29,104,294 £24,473,163 £19,819,423 £15,143,303 £10,444,989 |
| OST, LAT. 40% CPR OST, LAT. 40% CPR OST, LAT. 40% CPR OST, LAT. 40% CPR OST, LAT. 40% CPR OST, LAT. 40% CPR OST, LAT. 40% CPR OST, LAT. 40% CPR OST, LAT. 40% CPR OST, LAT. 40% CPR OST, LAT. 40% CPR OST, LAT. 40% CPR Tenure | 0% 5% 10% 10% 20% 20% 20% 30% 40% 50% 40% 40% 50% 40% 50% 50% 40% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5 | 55,740,557 551,705,971 551,059,055 552,059,055 552,059,055 552,059,055 551,051,054 551,051,054 551,051,054 551,051,051 551,051 | E40,063.227 E50,064,837 E50,064,837 E50,064,837 E10,065,244 E10,0 | BREEAM Excellent 134,034,796 134,041,796 124,740,59 124,740,59 125,046,740 125,740,59 125,046,740 125,740,740 125,740,740 125, | Biodiversity 134.54344 131.365.566 131.365 | Payments L17997205 E33.405.902 E34.13.693 E34.13.693 E34.13.693 E34.13.693 E35.203 E35.203 E35.203 E45.334 E45.334 E45.334 E45.334 B3.247.293 E45.334 | Sustainability 18.20003 18.0047/9 | Embodied Carbon 133712551 235 (64,545) 155 (64,545) 155 (64,545) 155 (44,545) 15 |
| ### 1905 LAP 2 495 CR ### 19 | 0% 5% 10% 10% 20% 20% 20% 20% 20% 30% 20% 30% 30% 30% 30% 45% 50% 50% 45% 50% 45% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | 55,740,527 55,740,527 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 56,606 56,606,005 56,606 | E40,063.227 E50,064,837 E50,064,837 E50,064,837 E10,065,244 E10,0 | BREEAM Excellent 134,034,796 134,041,796 124,740,59 124,740,59 125,046,740 125,740,59 125,046,740 125,740,740 125,740,740 125, | Biodiversity 184,6242 185,242 | Payments LJ797205 L13.400,592 | Sustainability 18,25000 10,0001,000 10,0001,000 11,0001,000 11,0001,000 11,0001,000 11,0001,000 11,0001,000 11,0001,0001 11,0001,000 | Embodied Carbon 23,712,551 29,164,545 29,164,545 15,164,545 1 |
| 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R 0% LAP: 40% CR R | 0% 5% 10% 10% 20% 20% 20% 20% 20% 30% 20% 30% 30% 30% 30% 45% 50% 50% 45% 50% 45% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | 55,740,527 55,740,527 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 54,606,005 56,606 56,606,005 56,606 | E40,063.227 E50,064,837 E50,064,837 E50,064,837 E10,065,244 E10,0 | BREEAM Excellent 134,034,796 134,041,796 124,740,59 124,740,59 125,046,740 125,740,59 125,046,740 125,740,740 125,740,740 125, | Biodiversity 184,6242 185,242 | Payments LJ797205 L13.400,592 | Sustainability 18,25000 10,0001,000 10,0001,000 11,0001,000 11,0001,000 11,0001,000 11,0001,000 11,0001,000 11,0001,0001 11,0001,000 | Embodied Carbon 23,712,551 29,164,545 29,164,545 15,164,545 1 |
| 05%, LAP, 40% CP R 05%, LAP, 40% CP CP R 05%, LAP, 40% CP CP R 05%, LAP, 40% CP CP R 05%, LAP, 40% CP CP R 05%, LAP, 40% CP CP CP R 05%, LAP, 40% CP CP CP CP CP CP CP CP CP CP CP CP CP | 0% 5% 10% 5% 5% 10% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy Building Safety Lovy Building Safety Lovy Building Safety Lovy 55 (56) (57) (57) (57) (57) (57) (57) (57) (57 | E40,063.227 E50,064,837 E50,064,837 E50,064,837 E10,065,244 E10,0 | BREEAM Excellent 134,034,796 134,041,796 124,740,59 124,740,59 125,046,740 125,740,59 125,046,740 125,740,740 125,740,740 125, | Biodiversity 184,6242 185,242 | Payments LJ797205 L13.400,592 | Sustainability 18,25000 10,0001,000 10,0001,000 11,0001,000 11,0001,000 11,0001,000 11,0001,000 11,0001,000 11,0001,0001 11,0001,000 | Embodied Carbon 23,712,551 29,164,545 29,164,545 15,164,545 1 |
| 0%, LAF, 4% CR R 0%, LA | 0% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy Building Safety Lovy Building Safety Lovy Building Safety Lovy 55 (56) (57) (57) (57) (57) (57) (57) (57) (57 | E40,063.227 E50,064,837 E50,064,837 E50,064,837 E10,065,244 E10,0 | BREEAM Excellent 134,034,796 134,041,796 124,740,59 124,740,59 125,046,740 125,740,59 125,046,740 125,740,740 125,740,740 125, | Biodiversity 184,6242 185,242 | Payments LJ797205 L13.400,592 | Sustainability 1,52,5000 1,52,5 | Embodied Carbon 23,712,551 29,164,545 29,164,545 15,164,545 1 |
| 05% LAR - 45% CR 05% LAR | 0% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy Building Safety Lovy Building Safety Lovy Building Safety Lovy 55 (56) (57) (57) (57) (57) (57) (57) (57) (57 | E40,063.227 E50,064,837 E50,064,837 E50,064,837 E10,065,244 E10,0 | BREEAM Excellent 134,034,796 134,041,796 124,740,59 124,740,59 125,046,740 125,740,59 125,046,740 125,740,740 125,740,740 125, | Biodiversity 184,6242 185,242 | Payments LT 92/200 LT 102/200 LT | Sustainability 1,52,5000 1,52,5 | Embodied Carbon 23,712,551 29,164,545 29,164,545 15,164,545 1 |
| ### 1955 CPR 1955 CPR | 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (5.6, 69.10) | ### ### #### ######################### | BREEAM Excellent 18.03.030 19.03.030 | Biodiversity 188.63292 187.52.2024 187.52. | Payments | Sustainability 18.25000 | Embodied Carbon 23.71.2551 29.70.2542 29.70.2542 29.70.2542 29.70.2542 29.70.2542 Base Build Costs, Access Prt M4(2), Building Safety Levy 20.2542 2 |
| 05% LAR 2 45% CR 05% LAR | 0 0 0 0 0 0 0 0 0 0 | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (5.6, 69.10) | ### ### #### ######################### | BREEAM Excellent 18.03.030 19.03.030 | Biodiversity D36.2542 | Payments | Sustainability 18.25000 | Embodied Carbon 23.71.2551 29.70.2542 29.70.2542 29.70.2542 29.70.2542 29.70.2542 Base Build Costs, Access Prt M4(2), Building Safety Levy 20.2542 2 |
| 05% LAR 2 45% CR | 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH 9% AH | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (5.6, 69.10) | ### ### #### ######################### | BREEAM Excellent 18.03.030 19.03.030 | Biodiversity 188.63292 187.52.2024 187.52. | Payments | Sustainability 18.25000 | Embodied Carbon 23.71.2551 29.70.2542 29.70.2542 29.70.2542 29.70.2542 29.70.2542 Base Build Costs, Access Prt M4(2), Building Safety Levy 20.2542 2 |

| Local Plan Viability Testing 2 | 2025 | | | | | | | |
|---|--|---|---|--|--|--|--|---|
| Resi 15 - 200 Flats | | | | Value Area | Zone A - King | s Cross Higher | | |
| No Units Site Area | 200 0,29 Ha | | | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Tenure | • | Base LAR : CIR | • | |
| Tenure 69% LM - 49% CR 69% LM - 49% CR 69% LM - 49% CR 69% LM - 49% CR 69% LM - 49% CR 69% LM - 49% CR 69% LM - 49% CR 60% | % AH 5% 5% 10% 12% 22% 23% 40% 45% 50% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Exp. 48,000 Exp. | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases 50, 96, 970 55, 30, 31, 21 55, 30, 31, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 31 55, 30, 30, 31 55, 30, 30, 30, 30 55, 30, 30, 30 55, 30, 30, 30 55, 30, 30 55, 30, 30 55, 30, 30 55, 30, 30 55, 30, 30 55, 30, 30 55, 30, 30 55, 30, 30 55, 30, 30 55, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalfrases, Wchair Prt M4(3) & BREEAM Excellent 69,792.55 55,992.55 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 57,18,256 55,14,56,22 55,14, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Buildings 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 567, 913-92 557, 502, 797 557, 797 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Ext. 365, 207 E | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 502,009,003 1502,009,003 1502,009,003 1502,009,003 1502,009,003 1502,009,003 1502,009,003 1503,009,003 |
| | | | | | | | | Base Build Costs, |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure 60% LAR : 40% CIR | % AH 0% 5% | Building Safety Levy £52,745,966 647,133,251 | 2022 & Staircases £41,399,855 £36,176,929 | BREEAM Excellent £39,472,639 £34,298,680 | Biodiversity £39,289,552 £34,074,220 | Payments £38,831,835 £33,616,145 | Sustainability £36,085,533 £30,881,697 | Embodied Carbon £34,559,808 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £41,133,231 £41,482,334 £35,805,543 | £30,933,632 £25,670,142 | £29,019,706 £23,761,988 | £28,837,878 £23,580,707 | £28,383,307 £23,127,503 | £25,655,883 £20,408,279 | £29,361,449 £24,140,648 £18,893,621 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £30,109,147 £24,393,317 | £20,386,634 £15,083,283 | £18,483,678 £13,181,271 | £18,302,889 £12,998,167 | £17,850,915 £12,540,410 | £15,121,476 £9,793,863 | £13,591,910 £8,268,004 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £18,658,226 £12,904,046 | £9,748,056 £4,367,760 | £7,824,887 £2,448,147 | £7,642,175 £2,265,772 | £7,185,393 £1,809,832 | £4,444,705 -£925,805 | £2,922,100 -£2,445,604 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £1,322,188 | -£1,032,146 -£6,451,482 | | | | -£6,317,476 -£11,756,626 -£17,245,708 | -£7,634,912 -£13,295,266 -£18,782,020 |
| Residual Land values compared to bench | | s | | | | | | |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | £58,694,108 £53,043,191 | £47,737,786 £42,494,489 | £45,817,507 £40,580,564 | £45,635,078 £40,398,735 | £45,179,002 £39,944,164 | £42,442,555 £37,216,740 | £40,922,306 £35,701,505 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £47,366,401 £41,670,004 | £37,231,000 £31,947,491 | £35,322,846 £30,044,535 | £35,141,564 £29,863,746 | £34,688,360 £29,411,772 | £31,969,136 £26,682,334 | £30,454,479 £25,152,767 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £35,954,174 £30,219,083 | £26,644,140 £21,308,913 | £24,742,128 £19,385,744 | £24,559,024 £19,203,032 | £24,101,267 £18,746,250 | £21,354,720 £16,005,562 | £19,828,881 £14,482,957 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £24,464,903 £18,691,807 £12,883,045 | £10,928,017 £10,528,711 £5 100,375 | £8,612,092 £3,195,190 | £13,826,629 £8,429,999 £3,013,338 | £13,370,089 £7,974,768 £2,558,673 | £10,635,052 £5,243,381 | £9,110,253 £3,725,945 |
| 60% LAR : 40% CIR | 50% | £7,028,414 | -£331,022 | -£2,272,503 | -£2,456,959 | -£2,918,100 | -£5,684,939 | -£7,222,072 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | | s | | | | £40,420,000 |] | |
| Tenure | % AH %% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2009): 109 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 155.82.782 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 155,40599 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 155,18278 | Base Build Coets, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 122,36,678 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 25090351 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £63,484,393 £57,833,477 | £52,528,072 £47,284,775 £42,021,285 | £50,607,792 £45,370,849 | £50,425,363 £45,189,021 | £49,969,288 £44,734,450 £39,478,648 | £47,232,840 £42,007,026 £36,759,422 | £45,712,592 £40,491,791 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £52,156,686 £46,460,290 £40,744,460 | £42,021,285 £36,737,777 £31,434,426 | £40,113,131 £34,834,821 £29,532,413 | £39,931,850 £34,654,032 £29,349,310 | £39,478,646 £34,202,057 £28,891.553 | £36,759,422 £31,472,619 £26,145,006 | £35,244,764 £29,943,052 £24,619,147 |
| 60% LAR : 40% CIR | 30% 35% | £35,009,369 £29,255,189 | £26,099,199 £20,718,903 | £24,176,030 £18,799,290 | £23,993,317 £18,616,914 | £23,536,536 £18,160,975 | £20,795,848 £15,425,338 | £19,273,243 £13,905,539 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £23,482,093 £17,673,331 | £15,318,997 £9,899,661 | £13,402,378 £7,985,475 | £13,220,285 £7,803,613 | £12,765,064 £7,348,958 | £10,033,667 £4,594,517 | £8,516,230 £3,055,877 |
| 60% LAR : 40% CIR Residual Land values compared to benchi | mark land value | £11,618,700 | £4,439,204 | 12,017,782 | E2,033,320 | £1,0/2,180 | -20/4,003 | -2.2,431,787 |
| Secondary Industrial/Storage/Distribution | | | | | • | £20,601,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% 5% 10% | £74,759,680 £69,146,965 | £63,413,570 £58,190,643 | £61,486,353 £56,270,364 | £81,303,286 £56,087,935 | £60,845,549 £55,631,859 | £58,099,247 £52,895,412 | £56,573,523 £51,375,164 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £63,496,049 £57,819,258 | £52,947,347 £47,683,857 | £51,033,421 £45,775,703 | £50,851,592 £45,594,422 | £50,397,021 £45,141,217 | £47,669,598 £42,421,993 | £46,154,362 £40,907,336 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £52,122,861 £46,407,031 £40,671,940 | £42,400,348 £37,096,997 £31,781,770 | £40,497,392 £35,194,985 £29,838.601 | £40,316,603 £35,011,881 £29,655,889 | £39,864,629 £34,554,124 £29,199,107 | £37,135,191 £31,807,578 £26,458,419 | £35,605,624 £30,281,719 £24,935,815 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £34,917,760 £29,144,664 | £26,381,474 £20,981,568 | £24,461,861 £19,064,949 | £24,279,486 £18,882,856 | £23,823,546 £18,427,626 | £21,087,909 £15,696,238 | £19,568,110 £14,178,802 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £23,335,902 £17,481,272 | £15,582,233 £10,121,835 | £13,648,047 £8,180,354 | £13,466,185 £7,995,898 | £13,011,530 £7,534,757 | £10,257,089 £4,767,918 | £8,718,448 £3,230,785 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|---|--|--|--|--|--|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone A - Low | er Cenral Zone | | |
| No Units Site Area | 200 0.29 Ha | | • | Sales value inflation | | Base | | |
| Residual land values: | 0.29 Ha | | | Build cost inflation Tenure | | LAR : CIR | | 1 |
| Tenure 695 LMR - 494 CPR | % AH 5% 10% 10% 25% 25% 25% 25% 25% 25% 25% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (50) 154,592 (50) 155,593 (50) 156,593 (50) 156, | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CLI, Building Regs 2022 & Starcases 2022 & Starcases 2019, 5025 2024 Starcases 2019, 5025 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (79.79.758) 502.197.867 502.197.867 502.197.867 503 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 279.94.751 Ext. 94.752 Ext. 94.752 Ext. 94.752 Ext. 95.753 Ext. 95.753 Ext. 95.753 Ext. 95.753 Ext. 95.753 Ext. 95.753 Ext. 95.753 Ext. 95.753 Ext. 95.753 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Buildings Safety Levy, S166, CIL, Buildings Safety Levy, B162, CIL, S164, S | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 10, 30, 732 10, 344, 755 10, 344, 755 11, 10, 70, 70, 70, 70, 70, 70, 70, 70, 70, 7 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodoversity, Renewable Offset Payalitings, Sustainability & Embodied Carbon (74,955,00) (74,955,00) (74,955,00) (74,955,00) (75,956,00) (76,9 |
| | | | | | | | | Base Build Costs, |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Clt., Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Building Safety Levy | 2022 & Staircases £53,795,342 | BREEAM Excellent | Biodiversity £51,685,037 £45,849,930 | Payments £51,227,320 | Sustainability £48,481,018 | Embodied Carbon £46,955,295 £41,137,161 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £55,758,904 £46,481,612 | £42,089,570 £36,206,305 | £46,032,361 £40,175,643 £34,298,151 | £39,993,815 £34,116,870 | £39,539,245 £33,663,666 | £42,657,409 £36,811,821 £30,944,442 | £35,296,585 £29,433,761 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | | £40,185,010 £33,841,001 | £30,303,022 £24,379,898 | £28,400,067 £22,481,569 | £28,219,277 £22,301,218 | £27,767,303 £21,850,340 | £25,055,462 £19,145,071 | £23,548,883 £17,642,144 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £27,476,064 £21,092,038 | £18,437,107 £12,474,824 | £16,542,840 £10,580,836 | £16,362,874 £10,398,461 | £15,912,957 £9,942,521 | £13,202,986 £7,206,883 | £11,680,381 £5,687,085 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £14,689,097 £8,267,410 | £6,474,952 £430,024 | £4,558,332 -£1,484,161 | £4,376,240 -£1,666,023 | £3,921,008 -£2,120,678 | £1,189,622 -£4,848,607 | -£327,816 -£6,364,123 |
| Residual Land values compared to bene | | £1,825,130 | -£5,634,157 | -£7,546,460 | -£7,726,144 | *£8,182,304 | *£10,916,608 | *£12,453,740 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £76,815,735 £70,577,573 £84,310,781 | £65,356,199 £59,513,497 £63,650,427 | £83,428,981 £57,593,218 £51,736,500 | £63,245,894 £57,410,789 £51,554,672 | £62,788,178 £56,954,714 £51,100,102 | £60,041,875 £54,218,266 £48,372,678 | £58,516,152 £52,698,018 £48,857,442 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £58,042,470 £51,745,867 | £47,767,162 £41,863,879 | £45,859,008 £39,960,924 | £45,677,727 £39,780,134 | £45,224,523 £39,328,161 | £42,505,299 £36,616,319 | £40,994,618 £35,109,740 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £45,401,858 £39,036,921 | £35,940,755 £29,997,964 £24,035,682 | £34,042,426 £28,103,698 | £33,862,075 £27,923,731 £21,959,318 £15,937,097 | £33,411,197 £27,473,814 | £30,705,928 £24,763,843 | £29,203,001 £23,241,238 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £32,652,896 £26,249,954 | £24,035,682 £18,035,809 | £22,141,693 £16,119,189 | £21,959,318 £15,937,097 | £21,503,379 £15,481,865 | £18,767,740 £12,750,479 | £17,247,942 £11,233,042 |
| 60% LAR : 40% CIR | 50% | £19,828,267 £13,385,987 | £5,926,700 | £4,014,397 | £9,894,834 £3,832,714 | £3,378,503 | £6,712,251 £644,249 | £5,196,734 -£892,883 |
| Residual Land values compared to bene Lower Value Secondary Offices / Comm | | • | | | | £40,420,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy sacces | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 208, 208, 179 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 250, 250, 457 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% 20% 25% 30% | £75,367,859 £69,110,047 | £70,146,485 £84,303,783 £58,440,713 | £62,383,504 £56,526,786 | £68,036,180 £62,201,075 £56,344,958 | £61,744,999 £55,890,387 | £59,008,552 £53,162,964 | £53,306,437 £57,488,304 £51,647,728 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £62,832,755 £56,536,153 | £52,557,448 £46,654,165 £40,731,041 | £50,649,294 £44,751,210 | £50,468,013 £44,570,420 | £50,014,808 £44,118,446 | £47,295,585 £41,406,605 | £45,784,904 £39,900,026 |
| | 25% 30% 36% | £30,192,144 £43,827,207 £37,443,181 | £40,731,041 £34,788,249 £28,825,967 | £38,832,712 £32,893,983 £26,931,979 | £38,652,361 £32,714,017 £28,749,804 | £38,201,483 £32,264,100 £26,293,664 | £35,496,214 £29,564,129 £23,558,026 | £33,993,287 £28,031,524 £22,038,228 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £31,040,240 £24,618,553 | £22,826,095 £16,781,167 | £20,909,475 £14,866,982 | £20,727,383 £14,685,120 | £20,272,151 £14,230,465 | £17,540,765 £11,502,536 | £16,023,327 £9,987,020 |
| 60% LAR : 40% CIR Residual Land values compared to bene | 50% | £18,176,273 | £10,716,986 | £8,804,683 | £8,622,999 | £8,168,789 | £5,434,535 | £3,897,402 |
| Residual Land values compared to bene Secondary Industrial/Storage/Distribution | | - | | | | £20,601,000 | l | |
| _ | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levys, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases £75,809,056 | BREEAM Excellent | Biodiversity £73,698,751 | Payments £73,241,035 | Sustainability £70,494,732 | Embodied Carbon £68,969,009 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £81,030,430 £74,772,618 | £69,966,355 £64,103,284 | £68,046,075 £62,189,357 | £67,863,646 £62,007,530 | £67,407,571 £61,552,959 | £64,671,123 £58,825,535 | £63,150,875 £57,310,299 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £62,198,724 £65,854.715 | £56,220,020 £52,316,736 £46,393.612 | £50,311,890 £50,413,781 £44,495,283 | £50,730,584 £50,232,991 £44,314.932 | £49,781,018 £43,864,054 | £47,069,176 £41,158.785 | £45,562,597 £39,655.858 |
| 60% LAR : 40% CIR | 30% | £49,489,778 £43,106,753 | £40,450,821 £34,488,539 | £38,556,555 | £38,376,589 | £37,926,672 | £35,216,700 £29,220,598 | £33,694,095 |
| 60% LAR : 40% CIR | | | | 2,32,094,000 | £32,412,175 | 131,930,230 | | 227,100,100 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £36,702,811 £30,281,125 | £28,488,686 £22,443,738 | £26,572,046 £26,572,046 £20,529,553 | £32,412,175 £26,389,954 £20,347,691 | £25,934,723 £19,893,036 | £23,203,336 £17,165,108 | £21,685,899 £15,649,591 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|---|---|---|--|--|--|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone A - Mediu | ım Central Zone | | |
| No Units Site Area | 200 0.29 Ha | | | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | | |
| Tenure 69% LNR - 69% CR 69% LNR - 69% CR 69% LNR - 69% CR 69% LNR - 69% CR 69% LNR - 69% CR 69% LNR - 69% CR 69% LNR - 69% CR 69% LNR - 69% CR 69% LNR - 69% CR | % AH 5% 10% 15% 25% 25% 45% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 11(4) 24(2) 12(2) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Rega 2022 & Staricases 10,005,088 0,000,017 0,000,000,000 0,000,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,000,000 0,0 | Base Build Costs, Access Prt M4(2), Stide, Cit., Build Regs 2022 & Stairceses, Wchair Prt M4(3) & BREEAM Excellent \$100,004.00 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 10,102,23 10 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments ENDEXTAL | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, C.IL, Building Safety Levy, S166, C.IL, Build Regs 2022 & Stafrcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 100,79,586 100,79,587 100, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 100, 100, 100, 100, 100, 100, 100, 100, |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 |] | |
| Tenure 0% LAR -0% CR 0% LAR -0% CR 0% LAR -0% CR 0% LAR -0% CR 0% LAR -0% CR 0% LAR -0% CR 0% LAR -0% CR 0% LAR -0% CR 0% LAR -0% CR 0% LAR -0% CR | % AH O% 5% 10% 20% 20% 30% 40% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 18.4 (42.37) 18.5 (42.37) 18.5 (75.90) 18.5 (75. | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CLI, Building Regs 2022 & Staticases 2022 & Staticases 2022 & Staticases 2024, Staticases 2025, Staticases 2026, Staticases 2027, Staticas 2027, Staticases 2027, Staticas 2027, Staticas 2027, Staticas 2027, Staticas 2027, Staticas 2027, Staticas 2027, Staticas 2027, Staticas 2027, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3) & BREEAM Excellent BREEAM Excellent 513,04,327 500,135,500 544,173,600 544,173,600 543,338,818 573,938,818 573,938,818 573,938,818 573,938,818 573,938,818 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Biodi | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 12,77,318 12,124,124 12,134,144,125 12,134,134,134 13,134 13,134,134 13, | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Building Safety Levy, 5106, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 177,116879 177 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Embodied Carb |
| Residual Land values compared to bench Medium Value Secondary Offices | | 2.10,020,000 | 20,304,130 | 23,000,000 | 20,000,001 | £57,186,000 | 1 | 22,110,450 |
| | | Base Build Costs and Access Prt M4/2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £106,003,194 | 2022 & Staircases £94,111,982 | BREEAM Excellent £92,213,729 | Biodiversity £92,033,394 | Payments £91,582,555 | Sustainability £88,877,527 | Embodied Carbon £87,374,734 |
| 60% LAR: 40% CR 60% LAR: 40% CR | 5% 10% 15% 20% 25% 30% 35% 40% 45% | E98.305,680 E95.588,475 E82.851,811 E75.098,835 E87,320,718 E85,320,718 E85,320,718 E45,822,217 E35.994,305 E26,084,407 | 286,856,663 279,581,280 272,286,006 264,971,016 257,832,854 250,243,324 442,635,502 238,407,765 527,960,890 520,495,050 | 284 985,244 27 7686,118 27 0.406,530 283,096,680 283,096,680 284,349,688 249,444,738 233,519,930 226,075,472 218,611,487 | E84.785.555 E77.517.022 E70.227.973 E82.916.375 E84.196.691 E40,765.104 E33,340,564 E26.966,344 E18.429,848 | E94 336 335 £77 096 264 £87 781 581 £82 468 400 £85, 103, 297 £47, 719, 714 £43, 316, 017 £32, 852, 204 £24, 448, 521 £17, 975, 638 | E81.841.013 P4 382.860 E67.086.678 E59.745.559 E52.398.027 E43.020,276 E37.621.493 E30.201.688 E22.761.591 £15.250,381 | 580,143,613 572,887,962 585,576,998 583,247,990 500,895,101 543,520,554 530,174,531 522,707,236 521,253,562 513,736,350 |
| Lower Value Secondary Offices / Commun | nity Space | | | | | £40,420,000 | | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £103,095,946 £95,378,761 £87,842,097 | £91,646,948 £84,371,566 £77,076,292 | £89,755,530 £82,486,404 £75,198,816 | £89,575,841 £82,307,308 £75,018,259 | £89,126,621 £81,859,589 £74,571,867 | £86,431,299 £79,173,136 £71,870,984 | £84,933,899 £77,678,248 £70,360,284 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £79,886,120 £72,111,003 £64,316,016 | £69,761,302 £62,423,140 £65,024,200 | £67,886,946 £60,524,812 £53,120,042 | £77,708,680 £80,344,461 £62,959,977 | £67,256,686 £59,893,582 £52,540,060 | £84,544,844 £57,188,313 £49,810,561 | £63,038,266 £55,685,386 £48,310,840 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £56,504,025 £40,722,503 | £47,625,788 £40,198,051 | £45,735,024 £38,310,236 | £45,555,390 £38,130,880 | £45,106,303 £37,682,490 | £42,411,779 £34,992,154 | £40,914,821 £33,497,521 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to bench | 50% | £40,784,591 £32,874,692 | £32,751,176 £25,285,336 | £30,865,758 £23,401,773 | £30,686,630 £23,220,134 | £30,238,807 £22,765,924 | £27,951,877 £20,040,667 | £20,043,868 £18,526,636 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 |] | |
| Tenure 6% LAX: 4% CR | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E187.626.032 £107.96.517 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, Cil., Building Regs 2022 & Staircases \$103,503,836 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 100,000,000 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1102,680,291 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$100,003418 \$100,003418 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Offset Payments & University States States | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 107.827.951 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | | £101,041,332 £93,304,668 £85,548,692 | £90,034,137 £82,738,864 £75,423,873 | £88,148,975 £80,859,387 £73,549,517 | £87,969,879 £80,680,830 £73,371,232 | £87,522,141 £80,234,438 £72,919,258 | £84,835,707 £77,542,535 £70,207,416 | £83,340,820 £76,031,856 £68,700.837 |
| | | LOO,040,032 | 210,423,013 | 000 107 204 | 000,007,000 | COE 650 164 | 262 850 885 | C01 247 069 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £77,773,575 £69,979,487 | £68,085,712 £60,696,781 | £58,802,515 | £58,622,549 £58,1247,044 | £58,172,632 £60,700,074 | £55,473,133 | £53,973,412 £46,577,300 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% 45% 50% | £77,773,575 £69,979,487 £62,168,597 £54,335,074 £46,447,162 | £66,696,781 £63,288,359 £45,860,622 £38,413,747 | £58,802,515 £51,397,596 £43,972,807 £36,528,329 | £58,622,549 £51,217,961 £43,793,451 £36,349,201 | £58,172,632 £58,7788,874 £43,345,062 £35,901,378 | £65,473,133 £48,074,350 £40,654,725 £33,214,448 | £53,973,412 £46,577,392 £39,160,093 £31,706,439 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--|--|--|--|--|--|--|--|
| Rosi 15 - 200 Flats | | | | Value Area | Zone A - High | er Central Zone | | |
| No Units Site Area | 200 0.29 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Tenure | | LAR: CIR | |] |
| Tenure 69% LAR 20% CIR 69% LAR 20% CIR 69% LAR 20% CIR 69% LAR 20% CIR 69% LAR 20% CIR 69% LAR 20% CIR 69% LAR 20% CIR 69% LAR 20% CIR 69% LAR 20% CIR 69% LAR 20% CIR 89% LAR 20% CIR 80% LAR 20% CIR Residual Lard wilese compared to bench Higher Value Secondary Offices | % AH 5% 10% 10% 15% 12% 125% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | Base Build Costs and Access Prt M4(2) & Building Safety Lovy E157.00.000 E171.38.000 E171.38.000 E171.38.000 E171.38.000 E171.38.000 E173.30.71 E173.30.71 E173.30.71 E173.30.71 E173.30.71 E173.30.71 E173.30.71 E173.30.71 | Base Build Costs, Access Prt M42, Aucess Prt M42, S106, CIL, Building Regs 2022 & Stricases E108,000 E102,75, 641 E102,75, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$123,794,107 \$100,160,000 \$100, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E124 333,209 E100 070-515 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability EV1202241 E | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Side, Cit., Building Safety Levy, Side, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Ethiology Company Ethiol |
| | | | | | | | | Base Build Costs, |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £111,120,885 £102,589,423 | £98,962,981 £90,887,068 | £97,064,728 £88,995,650 | £96,884,392 £88,815,961 | £96,433,554 £88,366,741 | £93,728,526 £85,671,419 | £92,225,732 £84,174,019 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £94,038,312 £85,467,719 £76,877,816 | £82,791,093 £74,675,226 £98,539,844 | £80,905,931 £72,795,751 £64,665,287 | £80,726,836 £72,617,193 £64,487,215 | £80,279,096 £72,170,801 £64,042,034 | £77,592,662 £69,492,443 £61,370,948 | £76,100,199 £68,004,466 £59,887,011 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% CIR | 263/ | FRR 268 772 | £58.384.516 | F56 514 717 | £64,487,215 £56,337,077 £48,168,950 | £55,892,975 | 069 000 009 | £51 729 729 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £59,840,758 £50,993,939 £42,328,489 £33,644,576 | £50,210,018 £42,016,322 £33,763,297 £25,490,055 | £48,344,221 £40,126,636 £31,875,482 | £39,947,000 £31,696,126 | £47,723,804 £39,497,914 £31,247,736 £22,977,688 | £55,228,538 £45,028,538 £36,803,390 £28,557,399 | £43,528,817 £35,306,432 £27,062,768 £18,798,016 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £33,644,576 £24,921,490 | £25,490,055 £17,197,851 | £23,604,638 £15,314,287 | £23,425,509 £15,135,334 | £22,977,688 £14,687,950 | £20,290,756 £12,003,651 | £18,798,016 £10,512,373 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | s | | | | £57,186,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments 6107 994 412 | Sustainability | Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | £114,150,280 £105,599,169 | £102,447,926 £94,351,950 | £100,556,507 £92,466,788 | £100,376,818 £92,287,693 | £99,927,598 £91,839,953 | £97,232,276 £89,153,519 | £95,734,876 £87,661,056 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £97,028,576 £88,438,673 £79,829,829 | £86,236,084 £78,100,501 £69,945,373 | £84,356,608 £76,226,144 £68,075,575 | £84,178,050 £76,048,072 £67,897,934 | £83,731,658 £75,602,891 £67,453,832 | £81,053,300 £72,931,805 £64,789,220 | £79,565,324 £71,447,868 £63,290,586 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £79,829,629 £71,201,614 £62,554,796 £53,889,346 | £81,770,876 £53,577,179 | £59,905,078 £51,687,493 | £59,727,816 £51,507,858 £43,256,983 | £59,284,661 £51,058,771 £42,808,593 | £64,789,220 £56,589,396 £48,364,247 | £63,290,586 £55,089,674 £46,867,290 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £53,889,346 £45,205,433 | £45,324,154 £37,050,912 | £43,436,339 £35,165,496 | £43,256,983 £34,986,368 | £42,808,593 £34,538,545 | £40,118,256 £31,851,613 | £38,623,625 £30,358,873 |
| Residual Land values compared to bench | | £30,482,348 | 1.28,758,708 | £20,875,144 | 1.20,090,191 | 1.20,248,807 | 1.23,064,008 | £22,073,230 |
| Lower Value Secondary Offices / Commun | nity Space | | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £118,940,566 £110,389,454 | £107,238,211 £99,142,236 | £105,346,792 £97,257,074 | £113,235,535 £105,167,104 £97,077,978 £88,968,336 | £112,784,697 £104,717,884 £96,630,239 £88,521,944 | £110,079,669 £102,022,562 £93,943,805 £85,843,586 | £108,576,675 £100,525,161 £92,451,342 £84,355,609 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £101,818,862 £93,228,959 £84,819,915 | £91,026,369 £82,890,787 £74,735,880 | £89,146,894 £81,016,429 £72,865,860 | £88,968,336 £80,838,358 £72,698,220 | £88,521,944 £80,393,177 £72,244,117 | £85,843,586 £77,722,091 £69,670,608 | £84,355,609 £76,238,154 £68,080,872 |
| 60% LAR : 40% CIR | 25% 30% 35% | £75,991,899 £67,345,082 | £86,561,161 £58,367,465 | £84,695,364 £56,477,779 | £64,518,102 £56,298,143 | £72,244,117 £84,074,947 £55,849,057 | £61,379,681 £63,154,533 | £59,879,960 £51,657,575 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £58,679,632 £49,995,719 | £50,114,439 £41,841,198 | £48,226,625 £39,955,781 | £48,047,269 £39,776,652 | £47,598,879 £39,328,830 | £44,908,541 £38,641,899 | £43,413,910 £35,149,159 |
| Residual Land values compared to bench | mark land value | £41,272,033 | 133,048,994 | E31,600,430 | E31,400,477 | £31,039,093 | E20,304,794 | 120,003,010 |
| Secondary Industrial/Storage/Distribution | <u>. </u> | | 1 | ı | 1 | £20,601,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% 5% | £133,134,600 £124,603,138 | £120,976,696 £112,900,783 | £119,078,442 £111,009,364 | £118,898,107 £110,829,675 | £118,447,269 £110,380,455 | £115,742,241 £107,685,133 | £114,239,446 £106,187,733 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £116,052,026 £107,481,433 | £104,804,808 £96,688,941 | £102,919,646 £94,809,465 | £102,740,550 £94,630,908 | £102,292,810 £94,184,515 | £99,606,377 £91,506,157 | £98,113,913 £90,018,181 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £90,282,486 £81,654,471 | £80,398,230 £72,223,733 | £78,528,432 £70,357,935 | £78,350,791 £70,180,673 | £60,055,748 £77,906,689 £69,737,518 | £65,384,002 £75,242,077 £67,042,253 | £73,743,443 £85,542,531 |
| 60% LAR : 40% CIR | 35% 40% | £73,007,653 £64,342,203 | £84,030,037 £55,777,011 | £62,140,350 £53,889,196 | £81,960,715 £53,709,840 | £61,511,628 £53,261,451 | £58,817,104 £50,571,113 | £57,320,147 £49,076,482 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £55,658,290 £46,935,205 | £47,503,770 £39,211,565 | £45,618,353 £37,328,001 | £45,439,223 £37,149,048 | £44,991,402 £36,701,664 | £42,304,470 £34,017,366 | £40,811,730 £32,526,088 |
| | | | | | | | | |

| Local Plan Viability Tes | sting 2025 | 5 | | | | | | | | | |
|--|--|--|---|--|---|---|--|--|--|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone A - Zone 1 and | Eastern Central Zone | | | | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | | | | |
| Residual land values: | | | | Tenure | | LAR : CIR | | | | | |
| Tenure 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR 6% LAF 6% CR | % AH 0% 5% 10% 10% 15% 20% 30% 45% 45% 50% benchmark lar | Base Build Costs and Access Prt M4(2) & Building Safety Levy Cost 568,678 5174,2456 519,042,681 519,242,681 519,242,182 519,242 519,24 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases E12200.565 E147.201.44 E134.566.645 E154.566.645 E154.566.645 E154.566.645 E154.566.765 E154.566.765 E154.566.765 E154.566.765 E154.566.765 E154.566.765 E154.566.765 E154.566.765 E154.566.765 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & BREEAM Excellent FER 20058 (13) 107,647 (13) 107,647 (13) 107,647 (13) 107,647 (13) 107,647 (13) 107,647 (13) 107,647 (13) 107,647 (13) 107,647 (14) 107,647 (15) 107,647 (15) 107,647 (15) 107,647 (15) 107,647 (15) 107,647 (15) 107,647 (15) 107,647 (15) 107,647 (15) 107,647 (16) 107,647 (17) 107,647 (17) 107,647 (17) 107,647 (17) 107,647 (17) 107,647 (17) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1617-456-65 1517-456-65 1519-166 1519-166 1519-166 1519-166 1519-166 1519-166 1519-166 1519-166 1519-166 1519-166 1519-166 1519-166 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, Wohair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1516, 440,656 151, 345, 357 151, 353, 356 151, 356, 356 151, 356, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E105 126275 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 E105 15267 | Base Build Costs, Access Prt M4(2), Suliding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewalte Offset Payments, Sustainability & Embodied Carbon 1816,766,611 1817,556 1816,756,611 1817,556 1818,756,611 | | | |
| | | | | | | | | Base Build Costs, | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£124,034,864 -£138,508,830 -£149,035,695 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | -£146,171,381 -£158,850,355 -£171,576,081 | | £150,955,839 £163,620,020 £176,332,383 | | -£158,176,522 -£170,818,302 -£183,510,411 | -£161,614,942 -£174,246,055 -£186,928,520 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | | -£199.707.850 -£212,556,912 -£225.458.271 | | | |
| 60% LAR : 40% CIR | 50% | -£203,114,401 -£217.161.653 | -£223,029,730 -£236.049.300 | -£227,382,634 -£240,396,268 | -£227,793,421 -£240.810.218 | -£228,820,388 -£241.846.778 | -£234,982,187 -£248.086.141 | -£238,428,470 -£251,521,341 | | | |
| Residual Land values compared to Medium Value Secondary Offices | seidad Lad values comzered to benchmark land values feldum Values (600 Medium Values (600 | | | | | | | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% | £37.238.928 £23,650,337 £10,014,941 | £7.894.206 -£4,624,448 -£17.208.506 | £3.491.106 -£9,027,285 -£21.595.182 | £3.073.906 -£9,442,828 -£22,009,197 | £2.030.909 -£10,481,688 -£23.044.233 | -£4.227.079 -£16,714,841 -£29,254,449 | -£7.703.739 -£20,177,705 -£32,704,570 | | | |
| 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% 30% | -£3,666,804 -£17,394,441 -£31,167,515 | | | | | | -£45,283,817 -£57,914,930 -£70,597,395 | | | |
| 80% LAR: 40% CIR 60% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 30% 35% 40% | | | | | | £79,933,379 £92,790,147 £105,698,210 | -£83,376,725 -£96,225,787 -£109,125,148 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£72,778,372 -£86,783,276 -£100,830,528 | -£106,698,605 -£119,718,175 | -£111,051,509 -£124,065,143 | -£111,462,296 -£124,479,093 | -£112,489,263 -£125,515,653 | -£118,651,062 -£131,735,016 | -£122,097,345 -£135,190,216 | | | |
| Residual Land values compared to Lower Value Secondary Offices / C | benchmark lar ommunity Space | nd values ce | | | | £40,420,000 | 1 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, CIL, Build Reys, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £85,441,178 £71.852.587 £58,217,191 | £56,096,456 £43,577,802 £30,993,744 | £51,693,356 £39,174,965 £26,607,068 | £51,276,156 £38,759,422 £26,193,053 | £50,233,159 £37,720,562 £25,158,017 | £43,975,171 £31,487,409 £18,947,801 | £40,498,511 £28.024.545 £15,497,680 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £44,535,446 £30.807.809 £17,034,735 | £18,361,994 £5.683.020 -£7,042,706 | £13,990,147 £1.324.685 -£11,388,835 | £13,577,536 £913.355 -£11,799,008 | £12,548,010 -£114.971 -£12,824,440 | £6,356,853 -£6,284,927 -£18,977,036 | £2,918,433 -£9,712,680 -£22,395,145 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £3,216,682 -£10,645,896 -£24,577,322 | | | | | | -£35,174,475 -£48,023,537 -£60,922,896 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£38,581,026 -£52,628,278 | -£58,498,355 -£71,515,925 | -£82,849,259 -£75,862,893 | -£63,260,046 -£76,276,843 | -£64,287,013 -£77,313,403 | -£70,448,812 -£83,532,766 | -£73,895,095 -£86,987,966 | | | |
| Residual Land values compared to Secondary Industrial/Storage/Distr | benchmark lar ibution | nd values | | | | £20,601,000 | | | | | |
| Tenure 60% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$124,2835 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3) & BREEAM Excellent 1006/27981 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 55/475-55 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £120,032,212 £115,196,816 £101,515,071 | £190,337,427 £87,973,369 £75,341,619 | £30,154,090 £83,586,693 £70,989,772 | £95,739,047 £83,172,678 £70,557,161 | £94,700,187 £82,137,642 £69,525,635 £56.864.654 | £55,407,034 £75,927,426 £83,338,478 | £85,004,170 £72,477,305 £59,898,058 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% 40% | £87,787,434 £74.014.360 £60,196,307 | £62,662,645 £49.936.919 £37,164,908 | £58,304,310 £45,590,790 £32,829,694 | £57,892,980 £45.180.617 £32,420,557 | £56,864,654 £44,155,185 £31,397,715 | £50,894,698 £38.002.589 £25,248,496 | £47,268,945 £34,584,480 £21,805,150 | | | |
| 60% LAR : 40% CIR | 35% 40% 45% | £46,333,729 £32,402,303 £18.398.599 | £24,347,083 £11,457,992 -£1,516,730 | £20,018,848 £7,097,899 -£5.869,634 | £19,606,572 £6,686,427 -£6,280,421 | £18,575,879 £5,657,747 £7,307,388 | £12,391,728 -£514,335 -£13,469,187 | £8,956,088 -£3,943,271 -£16.915.470 | | | |
| 60% LAR : 40% CIR | 50% | £4,351,347 | -£14,536,300 | -£18,883,268 | -£19,297,218 | -£20,333,778 | £28,553,141 | -£30,008,341 | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--|---|--|---|--|--|--|---|
| Resi 16 - 575 Flats | | | | Value Area | Zone A - King | s Cross Lower | | |
| No Units Site Area | 575 2.88 Ha | | • | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 6%1.484 -69% CR 6%1.484 -69% CR 6%1.484 -69% CR 6%1.484 -69% CR 6%1.484 -69% CR 6%1.484 -69% CR 6%1.484 -69% CR 6%1.484 -69% CR 6%1.484 -69% CR 6%1.484 -69% CR Reidal Land visua companed to benchm Higher Value Secondary Offices | % AH 5% 10% 10% 15% 25% 30% 40% 45% 40% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (20164878) (2016 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CLL, Building Regs 2022 & Staircases 517,20,556 517,304,546 511,366,568 517,366,568 517,366,568 517,366,568 517,366,568 517,366,568 517,366,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,568 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574,578 517,368,574 517,368,5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Building Safety Levy, 5166, CIL, Building Safety, 5166, CIL, Building Safety, 616, CIL, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Stircases, Wchair Prt M4(3), Biodiversity E197-3556 E147-760-55 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Stide, Cit., Build Regs 2022 & Stidrases, Wchair Prt M4(3), Biodiversity & Renewable Offset Payments E164,246569 E141,366,517 E116,057,556 E116,05 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 160 (2257) 161 (2 | Base Build Costs, Access Prt M4(2), Building Safest Levil S166, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1519,5586 1119,5586 1119,5586 1119,5583 |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£124,034,864 -£136,508,830 -£149,035,695 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | £161,614,942 £174,246,055 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | -£183,510,411 -£196,264,504 -£209,121,272 | -£186,928,520 -£199,707,850 -£212,556,912 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£225,456,271 -£238,428,470 |
| 60% LAR: 40% CIR Residual Land values compared to benchm Medium Value Secondary Offices | 50% nark land values | ±217.101.053 | *£236.049.300 | *£240.390.208 | 4.240.810.218 | £57,186,000 | £248.000.141 | ±201.521.541 |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2/38/98) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 13073 809 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$200,999 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £23,650,337 £10,014,941 | | | -£9,442,828 -£22,009,197 -£34,624,714 | | | -£20,177,705 -£32,704,570 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% | | | | | | | -£43,283,617 -£57,914,930 -£70,597,395 |
| | 25% 30% 35% 40% | | | | | | | -£83,376,725 -£96,225,787 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | -£109,125,146 -£122,097,345 -£135,190,216 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | nark land values | | | | | £40,420,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £71.852.587 £58,217,191 | £43.577.802 £30,993,744 | £39.174.965 £26,607,068 | £38.759.422 £26,193,053 | £37.720.562 £25,158,017 | £31.487.409 £18,947,801 | £28.024.545 £15,497,680 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £44,535,446 £30,807,809 £17,034,735 | £16,361,994 £5,683,020 -£7,042,708 | £13,990,147 £1.324.685 -£11,388,835 | £13,577,536 £913.355 -£11,799,008 | £12,545,010 -£114.971 -£12,824,440 | £0,350,653 -£6,284,927 -£18,977,036 | £2,916,453 -£9,712,680 -£22,395,145 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £3,216,682 -£10,645,896 | | | -£24,559,068 -£37,373,053 | | | -£35,174,475 -£48,023,537 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£38,581,026 -£52,628,278 | -£58,496,355 -£71,515,925 | -£62,849,259 -£75,862,893 | -£63,280,046 -£76,276,843 | -£64,287,013 -£77,313,403 | -£70,448,812 -£83,532,766 | -£73,895,095 -£86,987,986 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land values | | | | | £20,601,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Building Safety Levy £142,420,803 £128,832,212 | 2022 & Staircases £113,076,081 £100,557,427 | BREEAM Excellent £108,672,981 £96,154,590 | Biodiversity £108,255,781 £95,739,047 | Payments £107,212,784 £94,700,187 | Sustainability £100,954,798 £88,467,034 | Embodied Carbon £97,478,136 £85,004,170 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 10% 15% 20% | £126,832,212 £115,196,816 £101,515,071 | £87,973,369 £75,341,619 | £83,586,693 £70,969,772 | £83,172,678 £70,557,161 | £82,137,642 £89,525,635 | £75,927,426 £63,336,478 | £72,477,305 £59,898,058 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £87,787,434 £74.014.360 | £62,662,645 £49,936,919 | £58,304,310 £45.590.790 | £57,892,980 £45,180,617 | £56,864,654 £44,155,185 | £50,694,698 £38,002,589 | £47,286,945 £34,584,480 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £46,333,729 £32,402,303 | £37,104,908 £24,347,083 £11,457,992 | £32,029,094 £20,018,848 £7,097,899 | £19,606,572 £6,686,427 | £31,397,715 £18,575,879 £5,657,747 | £12,391,728 -£514,335 | £8,956,088 -£3,943,271 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £18.398.599 £4,351,347 | -£1.516.730 -£14,536,300 | -£5.869.634 -£18,883,268 | -£6.280.421 -£19,297,218 | -£7.307.388 -£20,333,778 | -£13,469,187 -£26,553,141 | -£16.915.470 -£30,008,341 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|--|--|--|---|--|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone A - King | s Cross Higher | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 6% LAF, 6% CP. 6% LAF, 6% CP | % AH 5% 10% 10% 15% 50% 50% 40% 45% 50% 50% 50% 50% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (205283028) (2052 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Straceses (205419.75) E177-608.85 E182410.129 E194-10.129 E194-10.129 E194-10.129 E194-10.129 E194-10.129 E194-10.129 E194-10.129 E194-10.129 E194-10.129 E194-10.129 E194-10.129 E194-10.129 E194-10.129 E194-10.129 | Base Build Costs, Access Prt M4(2), S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent C01 038 27 E172-7154 E183-077-784 E183-077-784 E183-077-84 E183-077-84 E183-077-84 E183-077-84 E183-077-84 E183-077-84 E183-077-84 E183-077-84 E183-077-84 E183-078-078-078-078-078-078-078-078-078-078 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity C00.055.442 E10.055.442 E11.05.05.642 E11.05.05.642 E11.05.05.642 E11.05.05.642 E11.05.05.642 E11.05.05.642 E11.05.05.642 E11.05.05.642 E11.05.05.642 E11.05.05.642 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E19,591,868 E11,705,605 E | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E193,390,424 E195,310,426 E195,310,426 E195,310,426 E195,310,426 E195,310,426 E195,310,426 E195,310,426 E195,310,426 E195,310,426 E195,310,426 E195,310,426 E195,310,426 E195,310,426 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$105,000,000,000,000,000,000,000,000,000, |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Stalrcases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£90,795,698 -£104,889,806 -£119,079,130 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | -£133,322,631 -£147,617,998 -£161,964,716 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | -£194,375,250 -£208,950,404 -£223,639,694 | | | | -£205,348,383 -£219,973,177 -£234,647,229 |
| Residual Land values compared to benchm Medium Value Secondary Offices | | 5 | | | , | £57,186,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £70.874.178 £55,621,107 | £41.009.525 £26,854,049 | £36.629.122 £22,490,992 | £36.215.692 £22,079,203 | £35.182.118 £21,049,731 | £28.980.674 £14,872,895 | £25.535.427 £11,441,319 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% 30% 35% 40% 45% 50% | £40,303,039 £24,938,622 £9,528,312 £5,927,433 £21,428,159 £38,677,499 £52,662,725 £88,195,651 | £12,650,845 £1,559,621 £15,96,882 £32,261,163 £44,717,416 £59,199,465 £73,725,918 £88,259,215 £102,861,601 | 18,303,804 45,931,966 420,249,566 434,627,280 464,952,630 463,925,072 478,044,125 493,730,730,559 | £7,893,530 48,540,848 420,680,837 435,937,453 649,461,767 463,932,293 478,451,549 433,030,068 451,747,747,787 | D.867,845 47,363,928 421,689,163 436,092,886 450,484,610 464,551,847 467,970,117 469,470,117 469,470,133 471,334 | E702.116 -013.553.085 -027.859.120 -042.215.482 -056.021.688 -E71.077.170 -085.589.323 -0104.218.331 | +22,748,005 -11,991,506 -23,1286,873 -426,633,591 -660,031,143 -674,479,016 -689,017,288 -1103,642,052 -1118,316,104 |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £103.823.357 £88,505,289 | £75.056.299 £60,853,095 | £70.693.242 £56,506,054 | £70.281.453 £56,095,780 | £69.251.981 £55,070,095 | £63.075.145 £48,904,366 | £59.643.569 £45,454,245 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £73,140,872 £57,730,562 £42,274,817 | £46,602,629 £32,305,368 £17,921,097 | £42,270,284 £27,952,744 £13,574,970 | £41,861,402 £27,541,413 £13,164,707 | £40,838,322 £26,513,087 £12,139,384 | £34,649,165 £20,343,130 £5,988,768 | £31,210,744 £18,915,377 £2,588,850 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £28,774,091 £11,228,841 | £3,484,834 -£10,997,245 | -£850,380 -£15,322,822 | -£1,259,517 -£15,731,043 | -£2,282,360 -£16,751,597 | -£8,419,418 -£22,874,920 | -£1,606,635 -£11,828,893 -£26,276,766 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£40.815.008 -£55.439.802 -£70.113.854 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Legs 3106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Legs 3106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Building Safety Levy £176,056,053 £160,802,982 | 2022 & Staircases £146,191,400 £132,035,924 | BREEAM Excellent £141,810,997 £127,672,867 | Biodiversity £141,397,567 £127,281,078 | Payments £140,363,993 £126,231,608 | Sustainability £134,162,549 £120,054,770 | Embodied Carbon £130,717,302 £116,623,194 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £160,602,982 £145,484,914 £130,120,497 | £117,832,720 £103,582,254 | £113,485,679 £99,249,909 | £113,075,405 £98,841,027 | £112,049,720 £97,817,947 | £105,883,991 £91,628,790 | £102,433,870 £88,190,369 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £114,710,187 £99.254,442 £83,753,716 | £89,284,993 £74,900,722 £60,464,459 | £84,932,369 £70.554.595 £56,129.245 | £84,521,038 £70.144.422 £55,720,108 | £83,492,712 £89.118.989 £54,697.265 | £77,322,755 £62.966.393 £48,560.207 | £73,895,002 £59.548.284 £45,150.732 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £68,208,466 £52,619,150 | £45,982,380 £31,454,957 | £41,656,803 £27,137,750 | £41,248,582 £26,730,326 | £40,228,028 £25,711,763 | £34,104,705 £19,593,552 | £30,702,859 £16,164,617 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £36.986.224 £21,264,325 | £16.882.660 £2,220,274 | £12,562,596 -£2,126,694 | £12,151,809 -£2,536,912 | £11.124.843 -£3,562,459 | £4.963.044 -£9,715,739 | £1.539.823 -£13,134,229 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--------------------------------|---|--|---|---|---|--|---|
| Resi 16 - 575 Flats | | | | Value Area | Zone A - Low | er Cenral Zone | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 695 LAR. 495 CR 695 LAR. 495 CR 695 LAR. 495 CR 695 LAR. 495 CR 695 LAR. 495 CR | % AH 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy 108 507.15 214 507.95 217 568,197 E183 72.39 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Starcases (2085) 550 (2016) 550 (2016) 550 (2016) 550 (2016) 550 (2016) 550 (2016) 550 (2016) 550 (2016) 550 (2016) 550 (2016) 550 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Exist 154, 199 2022 17, 140 2022 17, 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 253,787,789 253,787,789 253,787,789 253,787,789 253,787,789 253,787,789 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 252 (7) 189 201 543 32 185 185 184 185 215 185 184 185 215 185 184 185 215 185 184 185 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 2010, 592, 126 218, 126, 126 218, 126, 126 218, 126, 126 218, 126, 126 218, 126, 126 218, 126, 126 218, 126, 126 218, 126, 126 218, 126, 126 218, 126, 126 218, 126, 126 218 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2021 06045 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £166,539,001 £149,311,080 | £142.960.541 £126,845,552 | £138.656.671 | £138.247.534 £122,111,754 £105,929,245 £89,700,489 | £137,224,691 £121,091,200 £104,910,683 | £131.087.633 £114,967,877 £98,799.309 | £159,748,527 £143,739,964 £127.678.157 £111,566,031 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £132,039,091 £114,723,491 | £110,653,875 £94,417,324 | £122,519,975 £106,336,670 £90,107,235 | £105,929,245 £89,700,489 | £88,683,624 | £82,582,434 | £95,404,101 £79,192,883 |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% | £97,364,739 | £78,136,367 | £73,832,156 | £73,425,973 | £72,410,513 | £86,268,709 | £62,850,220 |
| Higher Value Secondary Offices | illiark lalid valde | • | | | | £97,649,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£73,430,253 -£89,232,546 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | -£95,546,159 -£111,481,357 | | -£105,088,747 -£120,992,348 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£185,336,774 -£201,547,992 |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% nmark land value | -£183.376.136 | -E202.604.508 | +£206.908.719 | +£207.314.902 | -£208.330.362 | <u>1</u> -£214.472.166 | -E217.890.855 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levys 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levys \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £104.413.485 £87,494,075 | £74.124.843 £58,313,600 | £69.744.440 £53,950,544 | £69.331.010 £53,538,756 | £68.297.436 £52,509,282 | £62.095.992 £46,332,448 | £58.650.745 £42,900,872 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £53,516,447 £36,451,066 | £28,548,400 £10,595,373 | £22,216,055 £6,276,417 | £21,807,173 £2,868,803 | £20,784,966 £4,849,768 | £14,651,730 -£1,264,440 | £11,244,378 -£4,661,223 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £19,312,649 £2,129,251 | -£5,403,985 -£21,449,209 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£52.843.719 -£69,005,649 -£85,216,867 |
| | 45% 50% | -£67,045,011 | £86,273,383 | -£90,577,594 | -£90,983,777 | -£91,999,237 | £98,141,041 | -£101,559,530 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | nmark land value nity Space | • | | | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 15(2) 8(15) 75 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 111348 500 | Base Build Costs, Access Prt M4(2), S106, GLI, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & BIOdiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E116,495,595 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Ustalinability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1508 2595 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £135.696.325 £118,730,495 £101.748.807 | £106.515.850 £90,656,882 £74,750,850 | £102.152.794 £86,309,840 £70.418.305 | £101.741.006 £85,899,566 £70.009.423 | £100.711.532 £84,873,882 £88,987,246 | £94.534.698 £78,719,776 £62.853.000 | £91.103.122 £75,300,829 £50,446.629 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £84.653.316 £67,514,899 | £58.797.623 £42,798,265 | £54.478.667 £38,491,405 | £54.071.053 £38,084,938 | £53.052.018 £37,068,771 | £48.937.810 £30,950,572 | £43.541.027 £27,532,464 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £50,331,501 £33,103,580 | £28,753,041 £10,638,052 | £22,449,171 £6,312,475 | £22,040,034 £5,904,254 | £21,017,191 £4,883,700 | £14,880,133 -£1,239,623 | £11,470,657 -£4,641,469 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £15.831,591 -£1,484,009 -£18,842,761 | -£3.553.625 -£21,790,176 -£38,071,133 | | | | | -£20.803.399 -£37,014,617 -£53,357,280 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Consum y mouse id/Storage/Distribution | | | ı | I | | £20,601,000 | I | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (209.95,300 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 1979-905-718 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £174292315 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1743/2885 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 113322620 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £192,675,950 £175,710,120 | £163,495,475 £147,636,507 | £159,132,419 £143,289,465 | £158,720,631 £142,879,191 | £157,691,157 £141,853,507 | £151,514,323 £135,699,401 | £148,082,747 £132,280,454 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £158,698,322 £141,632,941 £124,494,524 | £131,730,275 £115,777,248 £99,777,890 | £127,397,930 £111,458,292 £95,471,030 | £126,989,048 £111,050,678 £95,064,563 | £125,966,841 £110,031,643 £94,048,396 | £119,833,605 £103,917,435 £87,930,197 | £116,426,253 £100,520,652 £84,512,089 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £107,311,126 £90,083,205 | £83,732,666 £67,617,677 | £79,428,796 £63,292,100 | £79,019,659 £62,883,879 | £77,996,816 £61,863,325 | £71,859,758 £55,740,002 | £68,450,282 £52,338,156 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £72,811,216 £55.495.616 | £51,426,000 £35,189,449 | £47,108,795 £30,879,360 | £46,701,370 £30,472,614 | £45,682,808 £29,455,749 | £39,571,434 £23,354,559 | £36,176,226 £19.965.008 |
| 00% LAR: 40% GIR | 50% | £38,136,864 | £18,908,492 | £14,004,281 | £14,198,098 | £13,182,638 | £7,040,834 | £3,022,345 |

| Local Plan Viability Testing | 2025 | | | | | | , | |
|--|--------------------------|--|---|---|---|--|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone A - Mediu | m Central Zone | | |
| | | | | value Acu | | | | |
| No Units Site Area | 575 2.88 Ha | | • | Sales value inflation | | Base | | |
| Residual land values: | 2.86 Ha | l | | Build cost inflation Tenure | | Base LAR : CIR | | |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £347,081,617 £326,249,288 £305,370,539 | £315,766,452 £296,125,882 £276,406,550 | £311,422,077 £291,765,917 £272,059,509 | £311,009,836 £291,354,128 £271,649,235 £251,895,636 | £309,976,262 £290,324,655 £270,623,550 | £303,774,818 £284,147,820 £264,469,445 | £300,329,571 £280,716,244 £261,050,497 |
| | 15% | £284.445.822 | £256.636.865 | £291,785,917 £272,059,509 £252,304,519 £232,501,428 £212,650,712 | £251,895,636 £232,093,814 | £250.873.431 | £284,147,820 £264,469,445 £244,740,195 £224,960,571 | £280,716,244 £281,050,497 £241,332,841 £221,563,788 £201,743,848 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £263,475,590 £242,460,295 £221,400,390 | £236,820,384 £216,957,572 £197,048,894 | £212,650,712 £192,752,851 | £232,093,814 £212,244,245 £192,347,411 | £231,074,779 £211,228,077 £191,333,809 | £224,960,571 £205,131,072 £185,252,202 | £201,743,848 £181.873.531 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £200,296,329 £179,148,563 £157,912,076 | £197.048.894 £177,094,816 £157,095,803 | £192.752.851 £172,808,322 £152,817,605 £132,781,176 | £192.347.411 £172,403,790 £152,413,861 £132,378,105 | £191.333.809 £171,392,457 £151,404,502 £131,370,427 | £185.252.202 £165,324,459 £145,348,347 £125,298,277 | £181.873.531 £161,953,350 £141,983,816 £121,908,727 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £157,912,076 £136,627,088 | £137,052,321 £116,964,835 | £132,781,176 £112,664,741 | £132,378,105 £112,258,557 | £131,370,427 £111,243,098 | £125,298,277 £105,150,343 | £121,908,727 £101,765,478 |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 | 1 | |
| rigiler value secondary Offices | 1 | | I | | | £97,649,000 | <u> </u> | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% | £66,340,742 | £35,025,577 | £30,681,202 | £30,268,961 | £29,235,387 | £23,033,943 | £19,588,696 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £46,608,413 £24,629,664 £3.704.947 | £10,385,007 -£4,334,325 -£24,104,010 | £11,025,042 -£8,681,366 -£28,436,356 | £10,013,253 -£9,091,640 -£28,845,239 | -£10,117,325 -£29,867,444 | £3,430,945 -£16,271,430 -£36,000,680 | -£24,031 -£19,890,378 -£39,408,034 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | -£17,265,285 -£38,280,580 | | | | | | +£59,177,087 +£78,997,027 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | +£98.867.344 +£118,787,525 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% | -£101,592,312 -£122,828,799 | | | | | | -£138,757,059 -£158,832,148 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% park land value | -£144.113.787 | -£163.776.040 | -£168.076.134 | -£168.482,318 | -£169.497.777 | £175.590.532 | -£178.975.397 |
| Medium Value Secondary Offices | | - | | | | £57,186,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £182.671.867 | 2022 & Staircases £151.356.702 | BREEAM Excellent £147.012.327 | Biodiversity £146.600.086 | Payments £145.586.512 | Sustainability £139.365.068 | Embodied Carbon £135.919.821 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £161,839,538 £140,960,789 £120,036,072 | £131,716,132 £111,996,800 | £127,356,167 £107,649,759 £87,894,769 | £126,944,378 £107,239,485 £87,485,886 | £125,914,905 £106,213,800 | £119,738,070 £100,059,695 £80,330,445 | £116,306,494 £96,640,747 £76,923,091 |
| 60% LAR: 40% CIR | 20% | £99,065,840 £78,050,545 | £72,410,634 £52,547,822 | £68,091,678 £68,240,962 | £67,483,660 £67,684,064 | £66,665,029 £46,818,327 | £60,550,821 £60,721,322 | £57,154,038 £37,334,098 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £56,990,640 £35,886,579 | £32,639,144 £12,685,066 | £28,343,101 £8,398,572 | £27,937,661 £7,994,040 | £26,924,059 £6,982,707 | £20,842,452 £914,709 | £17,463,781 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £14,738,813 -£6,497,674 | -£7,313,947 -£27,357,429 | -£11,592,145 -£31,628,574 | -£11,995,889 -£32,031,645 | -£13,005,248 -£33,039,323 | -£19,061,403 -£39,111,473 | -£22,425,934 -£42,501,023 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | | -£27,782,662 | -£47,444,915 | -£51,745,009 | £52,151,193 | -£53,166,652 | -£59,259,407 | -£62,644,272 |
| Lower Value Secondary Offices / Communi | ty Space | • | | | | £40,420,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (230374.17 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £194.02.338 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$157.57.318 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 584,122071 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £210.041.788 £189,163,039 | £179,918,382 £160,199,050 | £175,558,417 £155,852,009 | £175.146.628 £155,441,735 | £174.117.155 £154,416,050 | £167.940.320 £148,261,945 | £164.508.744 £144,842,997 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £147.268.090 £126.252.795 | £120.612.884 £100.750.072 | £116.293.928 £96.443.212 | £115.886.314 £96.038.745 | £114.867.279 £95.020.577 | £108.753.071 £88.923.572 | £105.356.288 £85.536.348 |
| 60% LAR : 40% CIR | 35% | £105,192,890 £84,088,829 | £80,841,394 £60,887,316 | £76,545,351 £56,600,822 | £76,139,911 £56,196,290 | £75,126,309 £55,184,957 | £69,044,702 £49,116,959 | £65,666,031 £45,745,850 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £62.941.063 £41,704,576 | £40.888.303 £20,844,821 | £36.610.105 £16,573,676 | £36.206.361 £16,170,605 | £35.197.002 £15,162,927 | £29.140.847 £9,090,777 | £25.776.316 £5,701,227 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% nark land value | £20,419,588 | £/5/,335 | -23,542,759 | -13,948,943 | -24,964,402 | £11,05/,15/ | -1.14,442,022 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £287,853,742 £267,021,413 | £256,538,577 £236,898,007 | £252,194,202 £232,538,042 | £251,781,961 £232,126,253 | £250,748,387 £231,096,780 | £244,546,943 £224,919,945 | £241,101,696 £221,488,369 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £246,142,664 £225,217,947 | £217,178,675 £197,408,990 | £212,831,634 £193,076,644 | £212,421,360 £192,667,761 | £211,395,675 £191,645,556 | £205,241,570 £185,512,320 | £201,822,622 £182,104,966 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £204,247,715 £183,232,420 | £177,592,509 £157,729,697 | £173,273,553 £153,422,837 | £172,865,939 £153.016.370 | £171,846,904 £152,000,202 | £165,732,696 £145.903.197 | £162,335,913 £142,515,973 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £102,172,515 £141,068,454 £119,920.688 | £137,821,019 £117,866,941 £97,867.928 | £133,324,976 £113,580,447 £93,589,730 | £133,119,536 £113,175,915 £93,185.986 | £132,105,934 £112,164,582 £92,176.627 | £120,024,327 £106,096,584 £86,120.472 | £102,725,475 £82,755,941 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £98.684.201 £77,399,213 | £77.824.446 £57,736,960 | £73.553.301 £53,436,866 | £73.150.230 £53,030,682 | £72.142.552 £52,015,223 | £66.070.402 £45,922,468 | £62.680.852 £42,537,603 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | , | | | | | |
|--|-------------------|--|--|---|---|--|---|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone A - High | er Central Zone | | |
| | | | | | | | | |
| No Units Site Area | 575 2.88 Ha | | • | Sales value inflation | | Base | 1 | |
| Residual land values: | 2.88 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | I |] |
| | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £391,800,692 £368,732,410 | £359,770,462 £337,929,692 | £355,426,087 £333,602,520 | £355,016,058 £333,194,118 £311,323,398 | £353,990,985 £332,173,113 | £347,840,545 £326,047,079 | £344,423,634 £322,643,728 £300,788,879 |
| | 15% | £368,732,410 £345,617,707 £322,457,036 | £316,041,586 £294,106,607 | £331,730,297 £289,809,894 | | £332,173,113 £310,306,150 £288,390,576 | £326,047,079 £304,202,660 £282,270,889 £260,283,577 £238,246,391 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £299,250,850 £275,999,602 | £294,106,607 £272,125,217 £250,072,890 | £267,824,433 £245,766,031 | £267,416,820 £245,359,563 | £266,397,785 £244,343,396 | £260,283,577 £238,246,391 | £256,886,795 £234,859,166 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £252.703.744 £229,363,728 | £227.956.524 £205,794,759 | £223.660,481 £201,508,265 £179,309,859 £157,065,743 | £223.255.041 £201,103,732 £178,906,115 £156,662,671 | £222.241.439 £200,092,399 £177,896,756 £155,654,994 | | £212.781.162 £190,653,293 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £205,980,008 £182,553,036 | £183,588,058 £161,336,888 £139,041,714 | £179,309,859 £157,065,743 £134,776,393 | £178,906,115 £156,662,671 £134,373,879 | £177,896,756 £155,654,994 £133,367,595 | £194,024,402 £171,840,601 £149,608,930 £127,329,889 | £190,653,293 £168,476,071 £146,250,006 |
| Residual Land values compared to benchn | | £109,062,716 | £139,041,714 | £134,770,393 | £134,373,679 | £133,367,595 | £127,329,869 | £123,955,527 |
| Higher Value Secondary Offices | an K iana Yaide. | • | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Lev, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% | £111,059,817 | £79,029,587 | £74,685,212 | £74,275,183 | £73,250,110 | £67,099,670 | £63,682,759 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £64,876,832 £41,716,161 | £35,300,711 £13,365,732 | £30,989,422 £9,089,019 | £30,582,523 £8 663 499 | £31,432,236 £29,565,275 £7,649,701 | £23,461,785 £1 530 014 | £41,902,833 £20,048,004 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £18,509,975 £4,741,273 | -£8,615,658 -£30,667,985 | -£12,916,442 -£34,974,844 | £13,324,056 -£35,381,312 | -£14,343,090 -£36,397,479 | £20,457,298 £42,494,484 | +£23,854,080 +£45,881,709 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | -£52.784.351 -£74.946.116 | | | | | -£67.959.713 -£90.087.582 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£112,264,804 -£134,490,869 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% | -£121.678.159 | -£141.699.161 | -£145.964.482 | -£146.366.996 | -£147.373.280 | -£153.410.986 | -£156.785.348 |
| Residual Land values compared to benchin Medium Value Secondary Offices | nark land values | s | | | | £57,186,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £227.390.942 £204.322.660 | £195.360.712 £173.519.942 | £191.016.337 £169.192.770 | £190.606.308 £168.784.368 | £189.581.235 £167.783.363 | £183.430.795 £161.637.329 | £180.013.884 £158.233.978 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £181,207,957 £158,047,286 | £151,631,836 £129,696,857 | £147,320,547 £125,400,144 | £146,913,648 £124,994,624 | £145,896,400 £123,980,826 | £139,792,910 £117,861,139 | £136,379,129 £114,453,785 |
| 60% LAR: 40% CIR | 20% 25% | £134,841,100 £111,589,852 | £107,715,467 £85,663,140 | £103,414,683 £81,356,281 | £103,007,070 £80,949,813 | £101,988,035 £79,933,646 | £95,873,827 £73,836,641 | £92,477,045 £70,449,416 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £88,293,994 £64.953.978 | £63,546,774 £41.385.009 | £59,250,731 £37.098.515 | £58,845,291 £36.693.982 | £57,831,689 £35.682.649 | £51,750,083 £29.614.652 | £48,371,412 £26.243.543 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £41,570,258 £18,143,286 | £19,178,308 -£3,072,862 | £14,900,109 -£7,344,007 | £14,496,365 -£7,747,079 | £13,487,008 -£8,754,758 | £7,430,851 -£14,800,820 | £4,066,321 -£18,159,744 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | | £5,347,034 | -£25,368,036 | -£29,633,357 | -£30,035,871 | -£31,042,155 | £37,079,861 | -£40,454,223 |
| Lower Value Secondary Offices / Communi | ty Space | • | | | | £40,420,000 |] | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (275.393 fg2 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Stalicases 2032 & Stalicases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2393/18587 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1298,985.598 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$237,783.485 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 221(33)45 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2282;16;134 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £252.524.910 £229,410,207 | £221.722.192 £199,834,086 | £217.395.020 £195,522,797 | £216.986.618 £195,115,898 | £215.965.613 £194,098,650 | £209.839.579 £187,995,160 | £206.436.228 £184,581,379 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £206,249,536 £183,043,350 | £177,899,107 £155.917.717 | £173,602,394 £151,616,933 | £173,196,874 £151,209,320 | £172,183,076 £150.190.285 | £166,063,389 £144,076,077 | £162,656,035 £140.679.295 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £159,/92,102 £136,496,244 | £133,865,390 £111,749,024 | £129,658,531 £107,452,981 | £129,152,063 £107,047,541 | £128,135,896 £106,033,939 | £122,038,891 £99,952,333 | £118,651,666 £96,573,662 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £113,100,228 £89.772.508 | £67,380,558 | £63.102.359 | £62,696,232 £62,698,615 | £63,684,699 £61,689,256 | £77,816,902 £55,633,101 | £74,445,793 £52,268,571 |
| 60% LAR : 40% CIR | 50% | £42,855,216 | £22,834,214 | £18,568,893 | £18,166,379 | £17,160,095 | £35,401,430 £11,122,389 | £7,748,027 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land values | s | | | | £20,601,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £332,572,817 £309,504,535 | £300,542,587 £278,701,817 | £296,198,212 £274,374,645 | £295,788,183 £273,968,243 | £294,763,110 £272,945,238 | £288,612,670 £266,819.204 | £285,195,759 £283,415,853 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% | £309,504,535 £286,389,832 £283,220,144 | £276,701,817 £256,813,711 £234,878,722 | £274,374,645 £252,502,422 £230,582,640 | £273,998,243 £252,095,523 £230,176,400 | £272,945,238 £251,078,275 £220,182,704 | £200,619,204 £244,974,785 £223,043,044 | £203,415,853 £241,561,004 £219,635,860 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £240,022,975 £216,771,727 | £212,897,342 £190,845,015 | £208,596,558 £186,538,156 | £208,188,945 £186,131,688 | £207,169,910 £185,115,521 | £201,055,702 £179,018,518 | £197,658,920 £175,631,291 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £193,475,869 £170,135,853 | £168,728,649 £146,566,884 | £164,432,606 £142,280,390 | £164,027,166 £141,875,857 | £163,013,564 £140,864,524 | £156,931,958 £134,796,527 | £153,553,287 £131,425,418 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £146,752,133 £123,325,161 | £124,360,183 £102,109,013 | £120,081,984 £97.837.868 | £119,678,240 £97.434.798 | £118,668,881 £96,427,119 | £112,612,726 £90.381.055 | £109,248,198 £87.022.131 |
| 60% LAR : 40% CIR | 45% 50% | £99,834,841 | £79,813,839 | £75,548,518 | £75,146,004 | £74,139,720 | £68,102,014 | £64,727,652 |

| Local Plan Viability Testing 2 | 025 | | | | | | | |
|--|----------------|--|---|---|---|---|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone B - | £900 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | 1 | 1 |
| Residual land values: | | | | | | | | • |
| Tenure | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1041/24 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases (235/39) | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchma Higher Value Secondary Offices | rk land values | | | | | £97,649,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Paris II and the comment to the comment | 0% | *£3,30Z,461 | £3,003,430 | *£3,000,907 | *£3,009,993 | *£3,096,261 | £3,700,141 | +±3,170,265 |
| Residual Land values compared to benchma Medium Value Secondary Offices | rk land values | | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchma | rk land values | -£1,531,646 | ±1,842,601 | ±1,846,072 | -£1,849,158 | -£1,877,446 | £1,944,308 | -£1,949,450 |
| Lower Value Secondary Offices / Community | Space | | | | | £40,420,000 | | |
| Tenure Fill. | %AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchma | | 277,110 | 21,000,101 | -21,001,002 | -21,004,000 | 121,122,870 | E1,100,030 | 121,104,900 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £114,679 | -£196,276 | £199,747 | -£202,833 | -£231,121 | -£297,981 | £303,125 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-------------------|---|--|---|--|--|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone B | -£950 psf | | |
| No Units | 4 | | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | |
| Tenure FIC | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Ectal 200 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biddiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 | 1 | |
| Tenure FFIC. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | nark land value | \$ | -20,000,000 | 10,042,210 | -20,040,002 | 1.0,010,010 | 120,010,011 | -20,0-0,000 |
| Medium Value Secondary Offices | | = | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | 8% | £1,404,990 • | -£1,717,970 | £1,721,441 | ±1,724,527 | £1,/52,814 | ±1,819,676 | -£1,824,818 |
| Lower Value Secondary Offices / Communi | ity Space | • | | | | £40,420,000 | | |
| Tenure PIL | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Statrcases, Wchair Pirt M4(3), BREEAM Excellent, Blodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | | | | | 000.00 | 1 | |
| Secondary Industrial Storage (Distribution | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Store | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| I enure PIL | % AH 8% | £241,335 | £71,645 | £75,116 | £78,202 | £106,489 | £173,351 | £178,493 |
| | | £241,000 | 92,11,040 | 4270,110 | 42.70,202 | | 12,170,001 | 42.170,400 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-----------------|---|--|--|---|---|---|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone B - | £1,000 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | 1 | 1 |
| Residual land values: | | | | | | | | |
| Tenure ምደር | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1,255,037 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Psyments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon 1873.183 |
| Residual Land values compared to benchi | mark land value | s | | | | 007 040 000 | 1 | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure Fit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Boldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | \$ | | | 10,110,100 | | 120,010,010 | 10,021,022 |
| Medium Value Secondary Offices | | | | | | £57,186,000 |] | |
| Tenure YYL | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2). Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | £1,270,033 | E1,053,336 | 1 1,030,005 | £1,050,050 | ₹1,026,162 | 1 1,050,044 | £1,700,187 |
| Lower Value Secondary Offices / Commun | ity Space | | | | | £40,420,000 | | |
| Tenuro | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl. Offset Payments, Sustainability & Embodied Carbon |
| PIL Residual Land values compared to benchi | 8% | -£523,863 | -£838,868 | -E842,339 | +£845,425 | -£873,712 | -£940,574 | £945,717 |
| Residual Land values compared to benchi Secondary Industrial/Storage/Distribution | mark land válué | • | | | | £20,601,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Pri M4(2), Building Safety Levy S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PII | 8% | F367 992 | £52.087 | F49 516 | C46.430 | C18 1//3 | -C48 710 | .053.882 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|-------------------------------|--|---|---|--|---|---|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone B - | £1,050 psf | | |
| No Units | | 1 | | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | |
| | | | | | | | | Base Build Costs. |
| Tenure PIL Residual Land values compared to benche Higher Value Scondary Offices a | % AH 8% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,421,693 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1,069,819 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1,002,358 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| | | | 1 | 1 | ı | | | |
| Tenure Tell | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr | | | -20,200,042 | EU,EUU,UTE | -20,230,030 | -1.0,02.4,000 | 1.0,001,141 | -20,030,031 |
| Medium Value Secondary Offices | nark land value | | | | | £57,186,000 | | |
| Tenure 790. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr Lower Value Secondary Offices / Communi | mark land value | 5 | 1 -21,400,101 | 4.1,514,111 | 1 1,470,200 | £40 420 000 | 1 | 1 -2.1,010,000 |
| Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | Base Build Costs, |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL Residual Land values compared to benchr | 8% | -£397,207 | -£714,237 | -£717,707 | -£720,793 | -£749,081 | -£815,942 | -£821,086 |
| Residual Land values compared to benchri Secondary Industrial/Storage/Distribution | nark rang value | • | | | | £20,601,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £494,648 | £177,618 | £174,148 | £171,062 | £142,774 | £75,913 | £70,769 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-----------------|---|---|---|--|--|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone B - | £1,100 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | i . | 1 |
| Residual land values: | | | | | | | | • |
| Tonure Իրն | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1548330 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 5120-291 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1,222,737 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircasses, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircasse, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability \$1,272.589 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | s | | | | 507 640 000 | 1 | |
| inguisi value decondary Onices | 1 | I | I | ı | | £97,649,000 | J | I |
| Tenure PIL | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & BOID BOILD BO | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | s | | | | | | ,, |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | £1,020,020 | E1,344,070 | 121,047,047 | FE1,330,033 | 1 1,376,320 | ·£1,440,761 | 12.1,400,524 |
| Lower Value Secondary Offices / Commun | ity Space | | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | nark land value | -E270,550 | -£589,606 | -£593,077 | -E596,163 | -£624,450 | -£691,311 | £696,454 |
| Secondary Industrial/Storage/Distribution | value | | | | | £20,601,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PII | 8% | F621 305 | £302.240 | £298.778 | £295 692 | £287.405 | £200 544 | £195.401 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|-------------------|--|---|--|--|--|---|--|
| Resi 1 - 4 Houses | | | | Value Area | Zone B - | £1,150 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | 1 | 1 |
| Residual land values: | | | | | | | | • |
| Tenure FIL | % АН 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,675,007 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases £1,353,959 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staticases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREBAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | -£2,719,198 | -£3,040,279 | -£3,043,750 | -£3,046,836 | +£3,075,124 | -£3,141,985 | -£3,147,128 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | 5 | | | | £57,186,000 | 1 | |
| Tonure Frit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircase | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | nark land value | s | | | | | | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure PIL | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Citl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | | \$ | | | | | | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prtt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| FIL | 8% | £747,962 | £426,881 | E423,410 | £420,324 | £392,036 | £325,175 | E320,032 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|-------------------------------|--|---|---|--|---|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | 1 |
| residual faile values. | | | | | | | | |
| Tenure PIL. Residual Land values compared to bench | % AH 8% nark land value | Base Build Costs and Access Prt M4(2) & Building Safety Lovy £1,801,863 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Statrcases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1,443,713 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staffrases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Lavy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Higher Value Secondary Offices | | | | | | £97,649,000 | 9 | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levgs \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | | +£.Z,59Z,54Z | -£.2,915,649 | £2,919,119 | *EZ,9ZZ,ZUS | -£2,950,492 | -£3,017,354 | -£3,022,497 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | 052 400 000 | 1 | |
| mediani valde Secondary Onices | | | | | | £57,186,000 | _ | |
| Tenure Frit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr | nark land value | * | | | | | | |
| Lower Value Secondary Offices / Communi | ty Space | - | | | | £40,420,000 | | |
| Tenure Pil. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| | 0.00 | -117,237 | -£340,344 | 2,343,814 | -2,340,900 | -2379,187 | -5442,049 | -2447,192 |
| Residual Land values compared to benchri Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 | | |
| | | ı | | 1 | ı | | I | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 8% | £874,618 | £551,511 | £548,041 | £544,955 | £516,668 | £449,806 | £444,663 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|-------------------------------|---|--|---|---|---|---|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone B - | £1,250 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | 1 |
| residual faile values. | | | | | | | | |
| Tenure FIL. Residual Land values compared to benchr | % AH 8% nark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1928.320 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases £1,603,188 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,568,343 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1501,453 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Higher Value Secondary Offices | | | | | | £97,649,000 | 9 | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levgs \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 8% | ·£.2,400,880 | -£2,791,017 | *£2,/94,468 | *£2,797,573 | -£2,825,862 | -£2,892,722 | -£2,897,886 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | 057 400 000 | 1 | |
| mediani valde Secondary Onices | | | | | | £57,186,000 | _ | |
| Tenure Frit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr | nark land value | | | | | | | |
| Lower Value Secondary Offices / Communi | ty Space | • | | | | £40,420,000 | | |
| Tonuro PIL | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0.00 | £109,420 | -E215,/12 | -£219,183 | +222,268 | -£250,557 | -E317,417 | -E322,561 |
| Residual Land values compared to benchri Secondary Industrial/Storage/Distribution | nark land value | 5 | | | | £20,601,000 | 1 | |
| , | _ | | T | Г | T | 1 | | 1 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 8% | £1,001,275 | £676,143 | £672,672 | £669,587 | £641,298 | £574,438 | £569,294 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-------------------|--|---|--|--|---|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | - |
| Tenure PIL | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, Clt., Building Regs 2022 & Staircases \$1,22,269 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent £1,234.46 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £(5,56,11) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S108, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| FIL | 8% | £2,339,229 | -£2,665,386 | £2,669,857 | -£2,672,943 | +£2,701,230 | £2,768,092 | £2,773,234 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | s | | | | £57,186,000 |] | |
| Tenure Pit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S166, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | mark land value | s | | | | | | |
| Lower Value Secondary Offices / Commun | ity Space | | | | | £40,420,000 | | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr | nerk land volum | 1.236,076 | 4.91,081 | -£34,552 | 4.97,638 | -£125,925 | -£192,787 | £ 197,929 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | nark land välue | • | | | | £20,601,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PII | 8% | F1 127 931 | F800 774 | £797.303 | F794 217 | £785 930 | 890,089 | 6693 926 |

| Local Plan Viability Testing 2 | 025 | | , | | | | | |
|--|-------------------------|---|---|---|--|--|--|---|
| Resi 2 - 6 Flats | | | | Value Area | Zone B - | £900 psf | | |
| No Units | 6 | | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | |
| Tenure Pit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 581,283 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchman Higher Value Secondary Offices | rk land values | | | | | £97,649,000 | 1 | |
| O Tenure | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchman | rk land values | | | | | | | |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL Residual Land values compared to benchma | 10% | -£1,008,343 | -£1,457,011 | -£1,459,424 | -£1,464,066 | -£1,475,872 | £1,545,308 | -£1,583,992 |
| Lower Value Secondary Offices / Community | rk land values Space | | | | | £40,420,000 |] | |
| Tenure Pit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchmar Secondary Industrial/Storage/Distribution | | <u> </u> | | | | C10 004 000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Loy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure PIL | % AH 10% | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability 5489 989 | Embodied Carbon |
| 1 fL | 10% | £46,994 | -£401,674 | ±404,088 | -£408,730 | £420,336 | -£489,969 | £528,655 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--------------------|--|--|--|--|---|---|--|
| Resi 2 - 6 Flats | | | | Value Area | Zone B | -£950 psf | | |
| No Units | 6 |] | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | • |
| Tenure Fil. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £775.897 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2306416 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levey, S106, Cil., Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | -£2,040,901 | -£2,491,722 | -£2,494,135 | -£2,498,777 | -£2,510,383 | -£2,580,017 | -£2,618,702 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 |] | |
| Tenuro 791. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | nark land value | \$ | 1.1,024,020 | -21,020,000 | 21,001,070 | 4.1,040,101 | 21,412,010 | 21,401,000 |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure Fit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm | | s | | | | | | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £181,637 | -£269,183 | -£271,597 | -£276,239 | -£287,844 | -£357,478 | £396,163 |

| 200ai i ian Tiabinty Tooting | 2020 | | | | | | | |
|--|-----------------|--|---|---|---|--|--|---|
| Resi 2 - 6 Flats | | | | Value Area | Zone B - £1,000 psf | | | |
| No Units | 6 | 1 | • | Sales value inflation | l | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base | | 1 |
| Residual land values: | | | | Tenure | | J.F.E. | | ı |
| Tenure FIL Residual Land values compared to bench | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £910.542 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases (457,567) | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £455,154 | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity (450.512 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5369,272 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (330.587 |
| Higher Value Secondary Offices | mark rand value | • | | | | £97,649,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| , FIL | 10% | -£1,906,256 | -£2,359,231 | -£2,361,644 | -£2,366,286 | -£2,377,892 | -£2,447,528 | -£2,486,211 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | s | | | | £57.186.000 | 1 | |
| | | | | | | 207,100,000 | | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 10% | -£739,054 | -£1,192,029 | +£1,194,442 | £1,199,084 | £1,210,690 | £1,280,324 | -£1,319,009 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | iity Space | • | | | | £40,420,000 | | |
| Tenure Frit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levys S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | *2200,920 | *2.708,394 | 127 10,808 | 1 -27 10,400 | 1.727,000 | 12.730,089 | *2,630,374 |
| Secondary Industrial/Storage/Distribution | A Idilu välüe | • | | | | £20,601,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levgy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £316,282 | -£136.692 | -£139,106 | -£143,748 | -£155.353 | | |

| Local Plan Viability Testing | 2025 | | , | | | | | |
|--|-------------------------|--|--|---|---|---|---|--|
| Resi 2 - 6 Flats | | | | Value Area | Zone B - | £1,050 psf | | |
| No Units | 6 | | • | Sales value inflation | | Base |] | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | |] |
| Residual land values: | | | | | | | | |
| Tenure PIL | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Et 045/190 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BEEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr Higher Value Secondary Offices | mark land values | s | | | | £97,649,000 | 1 | |
| Tenure PHC | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr | mark land values | 3 | -22,220,100 | -22,220,100 | -22,200,100 | -22,240,401 | 122,010,000 | *************************************** |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr | 10% mark land values | -£804,410 | -£1,059,537 | -£1,081,951 | -£1,088,594 | -£1,078,199 | -£1,147,832 | -£1,188,518 |
| Lower Value Secondary Offices / Commun | ity Space | | | | | £40,420,000 | | |
| Tenure Pit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Reg 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land values | | | | | £20,601,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Rye | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Ly, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | %AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| Tellule | 10% | | | | | | | |

| 200ai i ian viabinty rooting | 2020 | | | | | | | |
|---|-----------------|--|---|--|--|--|---|---|
| Rosi 2 - 6 Flats | | | | Value Area | Zone B - £1,100 psf | | | |
| No Units | 6 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base | | |
| Residual land values: | | | | Tenure | | PIL | | l . |
| | | | | | | Base Build Costs, | Base Build Costs, | Base Build Costs, Access Prt M4(2), |
| Tenure PIL | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,179,830 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 5722.550 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levys, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | | | | | £97,649,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl.L, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 10% | £1,636,968 | 4.2,094,248 | -£2,096,662 | -£2,101,304 | ±2,112,910 | £2,182,543 | +£2,221,229 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | s | | | | £57.186.000 | 1 | |
| | | | | | | 207,100,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchi Lower Value Secondary Offices / Commun | nark land value | -£469,786 s | -1927,046 | 1 15928,480 | £934,102 | £40,420,000 | 41,016,341 | -£1,054,027 |
| | 1 | | 1 | | | 1 | | |
| Tenure Pit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | s | | | | | 1 | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levey, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £585,570 | £128,290 | £125,877 | £121,235 | £109,628 | £39,995 | £1,309 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--------------------|--|---|---|--|---|---|--|
| Resi 2 - 6 Flats | | | | Value Area | Zone B - | £1,150 psf | | |
| No Units | 6 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | 1 | 1 |
| Residual land values: | | | | | | | | • |
| Tenure FIL | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1.314.474 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 6855.041 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREBAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | -£1,502,324 | -£1,961,757 | £1,964,171 | +£1,968,813 | +£1,980,418 | -£2,050,052 | -£2,088,737 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | 5 | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | nark land value | 5 | 12.104,000 | -2.130,303 | 2,001,011 | -2010,210 | -2.002,001 | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure Pit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1465)2 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | | 5 | 1010,021 | 1010,001 | 2011,010 | 12023,002 | 1200,210 | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | <u> </u> | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levys 5106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| FIL | 10% | £720,214 | £260,781 | £258,368 | £253,726 | £242,120 | £172,486 | £133,801 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|--------------------|--|--|--|--|--|---|---|
| Resi 2 - 6 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units | 6 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tentale | | 11.6 | | 1 |
| Tenure FIE. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,449,118 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £1,367,680 | -£1,829,287 | -£1,831,680 | -£1,836,322 | -£1,847,927 | -£1,917,562 | -£1,958,247 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREBAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | 10% | -£200,479 | -£662,065 | -£884,478 | -£869,120 | -£680,725 | -E750,380 | £789,045 |
| Lower Value Secondary Offices / Communi | ty Space | - | | | <u> </u> | £40,420,000 | | |
| Tenure Pil. | %AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 23.19 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | | £203,100 | -ETTOMOU | 2.100,044 | 2100,403 | £197,091 | | LOUATO |
| , made and an expect defined on | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments C374 611 | Sustainability | Embodied Carbon |
| | 10% | 2004,000 | 1.003,212 | £390,000 | L300,Z10 | 1 23/4,011 | 1.004,977 | 1,200,292 |

| Local Flair Viability Testing | 2020 | | _ | | | | | |
|--|-----------------|--|---|--|---|--|--|---|
| Resi 2 - 6 Flats | | | | Value Area | Zone B - | £1,250 psf | | |
| No Units | 6 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base Pil | | |
| Residual land values: | | | | Tenure | | PIL | | 1 |
| | | | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, |
| Tenure Pit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,583,763 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Frt #4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments £1,101,362 | Access Frt #4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1,031,728 | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S108, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5108, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| L FIL | 10% | £1,233,036 | £1,696,775 | £1,699,188 | -£1,703,831 | -£1,715,437 | £1,785,070 | E1,823,756 |
| Residual Land values compared to bench: Medium Value Secondary Offices | mark land value | s | | | | £57.186.000 | 1 | |
| | | | | 1 | ı | 201,100,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | *£05,634 | +E028,0/3 | +£031,960 | *2030,029 | £548,235 £40,420,000 | +2017,808 | £036,534 |
| ſ | 1 | I | 1 | ı | I | 1 | I | 1 |
| Tenure Fit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £17,501 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | s | | | | | | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | <u> </u> | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| | 10% | 1,969,003 | 1,020,704 | £023,300 | £318,707 | £507,102 | 1,437,409 | 1 2390,703 |

| Local Flair Viability Testing | 2020 | | _ | | | | | |
|---|------------------------------|--|---|--|--|---|---|---|
| Resi 2 - 6 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units | 6 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tentale | | ji iL | | 1 |
| Tenure FIL | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 51,718,406 | Base Build Costs, Access Prt M4(2), Building Safety Levy, & S106, Cil., Building Regs 2022 & Staircases £1 292,514 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £1,098,392 | -£1,564,284 | -£1,566,697 | -£1,571,339 | -£1,582,948 | -£1,652,579 | -£1,691,264 |
| Residual Land values compared to benchr Medium Value Secondary Offices | mark land value | s | | | | £57.186.000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levey, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £68,810 | £397,082 | -£399,495 | +£404,137 | -£415,744 | -£485,377 | £524,062 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | nark land value ity Space | s | | | | £40,420,000 | | |
| Tenure Fit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 525245 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 50553 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr | mark land value | \$ 2002,440 | 200,003 | 204,100 | £10,401 | 207,001 | *21,742 | -240,421 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bloidiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £1,124,147 | £658,255 | £655,841 | £651,199 | £639,593 | £569,960 | £531,275 |

| Local Plan Viability Testing 2 | 025 | | | | | | | |
|---|--------------------|--|---|---|--|--|--|---|
| Resi 3 - 9 Flats | | | | Value Area | Zone B - | £900 psf | | |
| No Units | 9 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | • |
| Tonure | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$15,380 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5107-387 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Pyments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchmark land values Higher Value Scorado Offices 9 597,649,000 9 197,649,000 | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 712 | | -£1,528,045 | £2,323,252 | ±2,326,874 | 4.2,333,838 | -£2,351,246 | -£2,456,001 | +2,518,422 |
| Residual Land values compared to benchma Medium Value Secondary Offices | rk land values | | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Legs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchma | 14% | £516,470 | £1,311,677 | -£1,315,299 | £1,322,263 | £1,339,671 | £1,444,426 | £1,508,847 |
| Lower Value Secondary Offices / Community | Space | | | | | £40,420,000 |] | |
| Tenure Fitt | %AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchma | | *231,320 | *1002,021 | 12030/140 | *1300,110 | £820,021 | £1,020,210 | 121,001,001 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £398,155 | -£397,052 | -£400,674 | -£407,638 | -£425,046 | -£529,801 | -£592,222 |

| 200ai i ian Tiabinty Tooting | 2020 | | | | | | | |
|---|------------------------|--|---|--|---|--|--|--|
| Resi 3 - 9 Flats | | | | Value Area | Zone B | £950 psf | | |
| No Units | 9 | 1 | • | Sales value inflation | l | Base | 1 | |
| Site Area | 9 0.025 Ha | | | Build cost inflation Tenure | | Base | | |
| Residual land values: | | | | Tenure | | PIL | | |
| | | | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, |
| Tenure ∺⊓L | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,115,146 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments | Building Safety Levy, S106, Cil., Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | S106, CİL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excelled | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levgy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 14% | £1,326,079 | £2,124,516 | -£2,128,138 | +£2,135,101 | ±2,152,510 | £2,256,960 | £2,314,988 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | s | | | | £57.186.000 | 1 | |
| mediani valde decondary dinces | | | | | | 207,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | -2314,004 \$ | *21,112,591 | -E1,110,003 | £1,123,020 | £40,420,000 | -1,240,300 | *£1,005,413 |
| | | | | Base Build Costs, Access Prt M4(2). | Base Build Costs, Access Prt M4(2), Building Safety Levy. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3). |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL Residual Land values compared to bench: Secondary Industrial/Storage/Distribution | 14% mark land value | £104,646 | -£693,791 | -£697,413 | -£704,376 | £721,785 | -£826,235 | £884,263 |
| | | | | 1 | l | l | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £600,121 | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|-----------------|--|--|---|--|---|--|---|
| Resi 3 - 9 Flats | | | | Value Area | Zone B - | £1,000 psf | | |
| No Units | 9 | | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | • |
| Tenure Fit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,317,113 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases £515.445 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchale Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2497.452 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levey, S106, Cil., Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BRESAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | -£1,124,112 | -£1,925,780 | -£1,929,401 | -£1,936,364 | -£1,953,773 | -£2,058,223 | -£2,116,252 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | • | | | | £57,186,000 | | |
| Tenure Tell | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | nark land value | | | | | | | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure Frit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 506,613 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | | \$ | | | | | 1 | |
| Secondary Industrial/Storage/Distribution | | | | | • | £20,601,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £802,088 | £420 | -£3,201 | -£10,164 | +£27,573 | -£132,023 | £190,052 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--------------------|--|--|--|---|---|---|---|
| Resi 3 - 9 Flats | | | | Value Area | Zone B - | £1,050 psf | | |
| No Units | 9 | | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | |
| Tenure FIL | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E1549079 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levys, \$106, CIL, Build Reys, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | 8 | | | | £97,649,000 | 1 | |
| Tenuro 7515 | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | 3 | -21,727,040 | 21,100,004 | -21,101,021 | -21,100,000 | 1 1,000,400 | 21,011,010 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellens | Base Build Costs, Access Prt M4(2), Suldiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | 14% | £89,429 | -£715,468 | £719,089 | -£726,052 | -£743,481 | -£847,911 | £905,940 |
| Lower Value Secondary Offices / Commun | nity Space | | | | | £40,420,000 | | |
| Tenure Fit. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 585579 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | 3 | | | | | 1 | |
| Secondary Industrial Storage Distribution | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments C171 164 | Sustainability | Embodied Carbon |
| | 14% | | | £195.538 | £188 573 | £171,164 | F66 714 | F8 685 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|--|--|---|--|--|---|---|
| Resi 3 - 9 Flats | | | | Value Area | Zone B - | £1,100 psf | | |
| No Units | 9 | | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | |
| Tenure Frit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1/721,045 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 5912-919 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity [902333] | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1846-926 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | -£720,180 | +£1,528,308 | +£1,531,928 | -£1,538,892 | -£1,556,299 | -£1,660,751 | -£1,718,778 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | • | | | | £57,186,000 | | |
| Tenure Fil. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 25 135 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | nark land value | | | | | | | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenuro FFIC | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$2,0545 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | | £710,040 | 4.07,001 | | *E100,107 | 120,014 | *1230,020 | 1200,003 |
| Secondary Industrial/Storage/Distribution | Secondary Industrial/Storage/Distribution | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| FIL | 14% | £1,206,020 | £397,894 | £394,272 | £387,308 | £369,901 | £265,449 | £207,422 |

| Local Flair Viability Testing | 2020 | | _ | | | | | |
|---|-------------------------------|--|--|--|--|--|--|---|
| Resi 3 - 9 Flats | | | | Value Area | Zone B - | £1,150 psf | | |
| No Units | 9 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base Pil | | , |
| Residual land values: | | | | Tenure | | PIL | | ı |
| | | | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, |
| Tenure PTL | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,923.011 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments | Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 112 | 14% | -£518,214 | -£1,329,569 | £1,333,192 | -£1,340,155 | -£1,357,562 | -£1,462,014 | -£1,520,042 |
| Residual Land values compared to bench: Medium Value Secondary Offices | mark land value | s | | | | £57,186,000 | 1 | |
| Tenure Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value sity Space | s | | , | , | £40,420,000 |] | |
| Tenure Fit. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (91231 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$23,163 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | s | 2.01,100 | 201,000 | 250,010 | £20,601,000 | 20,200 | 100,011 |
| | 1 | | | | | | | |
| Tenure PIL | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 1476 | £1,407,980 | 1 2,090,031 | 2.093,008 | £.000,045 | 1,000,030 | 1 2404,100 | 2,400,108 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|-----------------|--|---|---|--|---|--|--|
| Rosi 3 - 9 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units | 9 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | 1 | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | • | | • |
| Tenure Prit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £2,124,977 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases £1,310,393 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1,306,770 | Base Build Costs, Access Prt M4(2), Building Safey, Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1,299,807 | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | -£316,248 | -£1,130,832 | -£1,134,455 | -£1,141,418 | -£1,158,827 | -£1,263,277 | -£1,321,305 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | 5 | | | | £57,186,000 | | |
| Tenuro 791. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | nark land value | 5 | | | | | | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure Pit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$134.477 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity (289-307) | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5167-448 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$209.420 |
| Residual Land values compared to benchn | • | | 1 1205,000 | L290,210 | £205,501 | 1.211,050 | 2.0., | £ 105,420 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Sarety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levgs S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 14% | £1,609,952 | £795,368 | £791,745 | £784,782 | £767,373 | £662,923 | £604,895 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--------------------|--|--|---|---|--|---|--|
| Resi 3 - 9 Flats | | | | Value Area | Zone B - | £1,250 psf | | |
| No Units | 9 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tellare | | j. 16. | | 1 |
| Tenure PIC | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2,336,943 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases £1.509,129 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, Cit., Build Regs 2022 & Statrcases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excelloint, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | -£114,282 | -£932,098 | -£935,718 | -£942,681 | -£960,090 | -£1,064,540 | -£1,122,568 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | | |
| Tenuro | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm | | | 210,410 | 210,001 | 200,034 | 201,400 | -2.02,000 | 110,000 |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| Tenure Pil. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$13,1643 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (5480.444 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$470,635 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm | • | £1,310,443 | 2498,029 | £490,007 | £468,U44 | £47U,035 | E300,100 | 1300,107 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | l | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Pyments, Sustainability & Embodied Carbon |
| | 14% | £1,811,918 | £994,104 | £990,482 | £983,519 | £966,110 | £861,660 | £803,632 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--------------------|--|---|---|---|---|--|--|
| Rosi 3 - 9 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units | 9 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tellare | | j. 16. | | 1 |
| Tenure FIE. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2,528,909 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases £1707.886 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn Higher Value Secondary Offices | nark land value | • | | | | £97,649,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Statrcases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excelloint, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £87,684 | -£733,359 | -£736,981 | -£743,945 | -£761,353 | -£865,804 | -£923,831 |
| Residual Land values compared to benchn Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | | £1,000,200 | LEI O, E IO | 2214,004 | 2201,000 | LEGULEE | 2140,771 | 207,744 |
| Lower Value Secondary Offices / Communi | ty Space | • | | | | £40,420,000 | | |
| Tenure FFIC. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 24 Spage 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | • | £1,518,409 | E897,386 | E693,744 | £686,780 | £669,372 | £564,921 | E506,894 |
| Secondary Industrial/Storage/Distribution | men idilu value | • | | | | £20,601,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £2,013,884 | £1,192,841 | £1,189,219 | £1,182,255 | £1,164,847 | £1,060,396 | £1,002,369 |

| Resi 4- 10 Flats | | | | Value Area | Zone B - | £900 psf | | | |
|--|--|--|---|--|--|---|--|--|--|
| | | | | | | • | | | |
| No Units Site Area | 10 0.02 Ha | | | Sales value inflation Build cost inflation | | Base Base LAR: CIR | 1 | | |
| Residual land values: | | | | Tenure | | LAR: CR | | ı | |
| Tenure 605 LAR 405 CR 605 LAR 405 CR 605 LAR 405 CR 605 LAR 405 CR 605 LAR 405 CR 605 LAR 405 CR 605 LAR 405 CR 605 LAR 405 CR 605 LAR 405 CR 605 LAR 405 CR 605 LAR 405 CR 605 LAR 405 CR 605 LAR 405 CR | % AH O'N 5% 10% 10% 25% 30% 40% | Base Build Costs and Access Prt M4(2) & Building Sefety Levy Building Sefety Levy (500.84) (5 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Straktases 2022 & Straktases 2024 & Straktases | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & RREAM Excellent 2643-85, 2651-85 2651-85 275-964 275-9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 2159, 945 259, 956 243, 957 243, 9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1219, 192 123, 193 123, 193 124, 193 125, 193 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$130,115 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon # 1446,505 1446,505 1447,505 1477,5 | |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land values | • | | | | £97,649,000 | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 5% 10% | | | | | | | -£1,534,806 -£1,631,230 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% 20% | -£1,164,084 -£1,256,965 | -£1,522,040 -£1,601,314 | -£1,526,081 -£1,605,346 | -£1,534,359 -£1,613,605 | -£1,555,055 -£1,634,254 | -£1,679,228 -£1,758,142 | -£1,748,213 -£1,830,729 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | -£1.937.838 -£2,045,961 -£2,155,089 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% nark land values | -£1,986,511 | £2,247,740 | -£2,252,043 | -£2,260,851 | -£2,282,873 | -£2,415,000 | -£2,488,405 | |
| Medium Value Secondary Offices ES7.186.009 | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levys, 5106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levgs, S106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£799,115 -£895,539 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% 20% | -£428,393 -£521,274 | -£786,349 -£865,623 | -£790,390 -£869,656 | -£798,668 -£877,914 | -£819,364 -£898,563 | €943,537 -£1,022,451 | -£1,012,522 -£1,095,038 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | -£1.202.147 -£1,310,270 -£1.419,398 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | | |
| 60% LAR: 40% CIR Residual Land values compared to benchin Lower Value Secondary Offices / Communit | nark land values | -£1,250,820 | £1,51Z,049 | -£1,516,352 | *£1,525,16U | -£1,547,182 | -£1,679,309 | -£1,/62,/14 | |
| Lower Value Secondary Offices / Communi | ity Space | | | | I | £40,420,000 | <u>.</u> | ı | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £42201 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 5% 10% | £128,902 £14,691 -£100,426 | -£266,453 -£363,668 -£461,783 | | | | | -£494,279 -£590,703 -£688,003 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% 20% | -£123,556 -£216,438 -£332,229 | -£481,512 -£560,787 | -£485,554 -£564,819 | -£493,832 -£573,078 | -£514,527 -£593,727 -£692-527 | -£638,700 -£717,615 | -£707,686 -£790,202 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£1,005,433 -£1,114,561 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£815,234 -£945,984 | -£1,094,847 -£1,207,213 | -£1,099,155 -£1,211,516 | -£1,107,974 -£1,220,324 | -£1,018.613 -£1,130,020 -£1,242.346 | -£1,751,087 -£1,262,303 -£1,374,473 | -£1,229,884 -£1,335,794 -£1,447,878 | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | mark land values | i | | | | £20,601,000 |] | | |
| | | | | | | | | Base Build Costs, | |
| Tenure 60% LAR: 40% CR 60% LAR: 40% CR | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 602-46 £403-28 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staticases E990.201 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E186,114 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £375,036 £259,920 £236,789 | -£1,523 -£101,438 -£121,167 | -£105,481 -£125,208 | -£113,764 -£133,486 | £35,453 -£134,472 -£154,182 | -£258,720 -£278,355 | -£230,357 -£327,747 -£347,340 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £143,908 £27.007 | -£200,441 -£300,328 | | | | | -£429,857 -£536.965 | |
| 60% LAR : 40% CIR | 25% 30% 35% 40% | | | | | | | -£045,088 -£754,216 -£864.339 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£454,689 -£585,639 | -£734,502 -£846,867 | -£738,809 -£851,170 | -£747,628 -£859,978 | -£769,675 -£882,000 | -£901,958 -£1,014,128 | -£9/5,448 -£1,087,533 | |

| Local Plan Viability Testing | 2025 | | | | | | | | | |
|--|---|--|--|--|--|--|--|--|--|--|
| Rosi 4- 10 Flats | | | | Value Area | Zone B | £950 psf | | | | |
| No Units Site Area | 10 0.02 Ha | | • | Sales value inflation Build cost inflation | | Base Base LAR: CIR | 1 | | | |
| Residual land values: | | | | Tenure | | LAR:CR | | I | | |
| Tenure 991-143: 491-55 S 991-144: 491-55 S 991-144: 491-55 S 991-144: 491-55 S 991-144: 491-55 S 991-144: 491-55 S 991-144: 491-55 S 991-144: 491-55 S | % AH 5% 10% 15% 15% 15% 20% 20% 40% 40% 40% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1079 586 (560 565) (798 485 (1079 586 (1079 | Base Build Costs, Access Prt Mid., Building Safety Levy & S166, GLJ, Edwinding Safety Levy & S166, GLJ, Edwinding Safety Levy & S167, S21 (607, 23) (607, 2 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S166, CIL, Build Regs 2022 & Staircress, WEREAM Excellent F874 53 F874 54 F874 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staincases, Wichair Prt M4(5), BREEA Coccessor S160, S161, S | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, Biodiversity Safety Parameter M4(3), S864, S787, S | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Safety Safety Safety S106, CIL, Safety Safety Safety Safety S106, Safety S | Base Build Costs, Access Prt M4C, Stock Street, Levy, S166, Cit., Building Safety Levy, S166, Cit., Building Safety, S222 & Staircases, Wchair Prt M4G), Biodoversity, Renewable Offset Psyments, Susbainable Carbon Street, Safety Safety, Safety Safety, Saf | | |
| | | | | | | | | Base Build Costs, | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & Sul06, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR - 40% CIR | 5% 10% | | | | | | | -£1,210,041 -£1,325,028 -£1,432,493 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% 20% 25% 30% 35% | -£975,582 -£1,077,440 -£1,205,561 | -£1,336,553 -£1,424,659 -£1,535,587 | -£1,340,594 -£1,428,692 -£1,539,608 | -£1,348,872 -£1,436,950 -£1,547,846 | -£1,369,568 -£1,457,599 -£1,568,441 | -£1,493,741 -£1,581,487 -£1,692,006 | -£1,562,726 -£1,650,314 -£1,760,654 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£1,879,230 -£2,000,267 -£2,122,299 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to bench | 50% | -£.1,726,757 -£1,885,482 | -£2,004,372 -£2,128,646 | -£2,008,679 -£2,132,949 | -£2,141,758 | -£2,163,779 | -£2,171,828 -£2,295,908 | -£2,245,318 -£2,369,312 | | |
| Medium Value Secondary Offices 557,188,000 | | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levys \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levi \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £161,771 £37,253 -£88,180 | -E264,162 -E361,512 -E469,768 -F678,923 | | | | | -£482,850 -£589,337 -£696,802 -£805,223 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% 20% 25% | -£239,891 -£341,749 -£469,870 | -£600,862 -£688,968 -£799,896 | -£604,903 -£693,001 -£803,917 | £613,181 -£701,260 -£812,155 | £633,877 -£721,908 -£832,750 | -£758,050 -£845,797 -£956,315 | -£827,035 -£914,623 -£1.024,963 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% 45% | | | | | | | -£1,143,539 -£1,264,576 -£1,386,608 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£991,056 -£1,129,791 | -£1,268,681 -£1,392,956 | -£1,272,988 -£1,397,258 | -£1,281,807 -£1,406,067 | -£1,303,854 -£1,428,089 | -£1,436,137 -£1,560,217 | -£1,509,627 -£1,633,621 | | |
| Lower Value Secondary Offices / Commun | nity Space | us . | | | | £40,420,000 | | <u> </u> | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 16% | £342,089 £216,656 £90,320 | -£56,676 -£164,932 -£274,087 | | -£69,085 -£177,298 -£286,414 | | | -£284,501 -£391,966 -£500,397 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £54,945 -£35,913 -£165,034 -£294,034 | -£296,026 -£384,132 -£495,060 | -£300,067 -£388,164 -£499,081 -£610,972 | -£348,345 -£396,423 -£507,319 -£619,063 | -£329,040 -£417,072 -£527,914 -£639,439 | -£453,213 -£540,960 -£651,478 -£784,937 | -2522,199 -2609,787 -2720,127 -5834,703 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£959,740 -£9.081.772 -£1.204.791 | | |
| 60% LAR : 40% CIR Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | -£824,955 | -£1,088,119 | -£1,092,422 | -£1,101,231 | -£1,123,252 | -£1,255,380 | -£1,328,784 | | |
| Secondary industrial/Storage/Distribution | | | | | | £20,601,000 | | Base Build Costs. | | |
| Tenure 695.LNR. 695.GR 695.LNR. 695.GR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (509.993) (509.993) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases (2411.019 230.570 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (406.933) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (398.543) | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (37/537 £270.414 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (252,086 £145,334 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 16% | £577,002 £450,666 £425,291 | £195,414 £86,259 £64,320 | £191,357 £82,215 £60,279 | £183,047 £73,931 £52,001 | £162,273 £53,223 £31,305 | £37,628 -£71,025 -£92,868 | -£31,620 -£140,051 -£161,853 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £323,433 £195.312 £66,311 | -£23,787 -£134,714 -£246,515 | -£27,819 -£138.736 -£250,528 | -£36,078 -£146,973 -£258,746 | -£56,726 -£167,568 -£279,293 | | -£249,441 -£359.781 -£478,357 | | |
| 60% LAR : 40% CIR | 35% 40% 45% | -103,550 | | | | | | -£599,395 -6721,427 | | |

| Local Plan Viability Testing 2 | 2025 | | _ | | | | | |
|--|--|--|---|--|--|---|---|--|
| Rosi 4- 10 Flats | | | | Value Area | Zone B -: | £1,000 psf | | |
| No Units Site Area | 10 0.02 Ha | } | | Sales value inflation Build cost inflation | | Base Base LAR: CIR | } | |
| Residual land values: | | | | Tenure | | LAR: CIR | | I |
| Tenure 6% LAR. 6% CP. 6% LAR. 6% CP | % AH 5% 10% 10% 15% 15% 25% 35% 40% 35% 40% assumant land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1955) (195 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 7506, CIL, Building Rage 2022 & Statrcases 2024 & Statrcases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Safety Cost Safety Safety Safety Safety Safety Cost Safety | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Stide, Citt, Build Regs Suiteding Saffrases, Wchair Prt M4(3), BrEEAM Excellent & Biodiversity (2765-348 (2765-348) (2765- | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Payments Payments (555,176 | Base Build Costs, Access Prt M4(2), Building Safety Levy, Building Safety Levy, Wilder Safety Levy, Wilder Safety Levy, Wilders Safety | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, Cit, Build Roga Suilding Safety Levy, S106, Cit, Build Roga Whale Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability, & Embodied Carbon F7(7), 115 G11-150 G11-1 |
| | | | | | | 257,045,050 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | -£485,253 -£621,904 -£759,461 | | | | | | -£1,115,251 -£1,233,756 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% 20% 26% | -£787,081 -£897,914 | £1,151,065 -£1,248,005 | -£1,155,106 -£1,252,037 | -£1,163,384 -£1,260,296 | -£1,184,080 -£1,280,944 | -£1,308,263 -£1,404,833 -£1,526,392 | -£1,377,238 -£1,473,659 |
| 60% LAR : 40% CIR | 25% 30% 35% | -£1,037,256 -£1,177,477 -£1,318,569 | | | | | | -£1,555,040 -£1,717,360 -£1,845,446 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£1,460,523 -£1,603,333 -£1,746,989 | -£1,741,086 -£1,873,369 -£2,009,554 | -E1.745.084 -E1,877,676 -E2,013,856 | -£1.753.273 -£1,886,495 -£2,022,665 | -£1.773.742 -£1,908,542 -£2,044.686 | -£1,905,790 -£2,040,825 -£2,176,814 | -£1.979.387 -£2,114,315 -£2,250,218 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land valu | es | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £386,178 £250,438 | -£33,344 -£151,735 | -£37,430 -£155,805 | -£45,801 -£164,144 | -£66,726 -£184,991 | -£192,279 -£310,071 | -£262,031 -£379,560 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 16% | £113,787 -£23,770 -£51,390 | -£271,031 -£391,228 -£415,374 | -£275,088 -£395,272 -£419,415 | -£283,398 -£403,554 -£427,693 | -£304,172 -£424,252 -£448,389 | -£428,818 -£548,511 -£572,562 | -£498,065 -£617,538 -£641,547 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | -£162,223 -£301.565 -£441.786 | | | | | | -£737,968 -£859,349 -£981,869 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | -£582,878 -£724.832 | | | | | | -£1,109,755 -£1,243.696 |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£867,042 -£1,011,299 | -£1,137,076 -£1,273,863 | -£1,141,985 -£1,278,166 | -£1,180,804 -£1,286,974 | -£1,308,995 | -£1,305,134 -£1,441,123 | -£1,514,527 |
| Lower Value Secondary Offices / Commun | ity Space | es | | | | £40,420,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £691,015 £555,275 £418,623 | £271,493 £153,101 £33,805 | £267,406 £149,032 £29,749 | £259,035 £140,693 £21,439 | £238,110 £119,846 £665 | £112,557 -£5,235 -£123,981 | £42,805 -£74,724 -£193,229 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% 20% | £281,066 £253,447 £142,613 | -£85,391 -£110,538 -£207,477 | -£90,435 -£114,579 -£211,510 | -£98,718 -£122,857 -£219,788 | -£119,426 -£143,552 -£240,417 | -£243,674 -£267,726 -£364,305 | -£312,701 -£336,711 -£433 132 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £3.271 -£136.949 | -£329.445 -£452.287 | | | | | -£554,512 -£576,833 |
| 60% LAR : 40% CIR | 35% 40% 45% | -£278,042 -£419,995 -£562,805 | | | | | | -1834,918 -£938.860 -£1,073,788 |
| 60% LAR : 40% CIR Residual Land values compared to bench: | 50% mark land value | -£706.462 | -£969,026 | -£973,329 | -£982,137 | -£1,004,158 | -£1,136,287 | -£1,209,691 |
| Secondary Industrial/Storage/Distribution | 1 | I | 1 | | I | £20,601,000 | l I | <u> </u> |
| Tenure 6% LAR: 6% CR 6% LAR: 6% CR | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1515.500 \$1915.500 \$775.600 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases (501, 259 (504, 15) | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$509.377 \$509.094 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Boldiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$403,181 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% 20% | £641,411 £613,792 £602,958 | £273,954 £249,808 £152,868 | £269,910 £245,767 £148,836 | £261,628 £237,489 £140,577 | £240,920 £216,793 £119,928 | £116,671 £92,620 | £47,644 £23,635 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £363.617 £223,396 | £30,900 -£91,942 | £148,830 £26,878 -£95,955 | £18,640 £18,640 -£104,173 | £119,928 -£1,954 -£124,720 | | -£12,786 -£194,167 -£316,487 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £82,304 -£59,651 -£202,461 | -E215,650 -E340,214 -E472,497 | | | | | -£444,573 -£578,514 -£713,442 |
| 60% LAR: 40% CIR | 50% | -£346,117 | -£608,681 | -£612,984 | -£621,792 | -£643,813 | -£775,941 | -£849,345 |

| Local Plan Viability Testing | 2025 | | | | | | _ | | | |
|--|--|--|--|--|--|---|--|---|--|--|
| Resi 4- 10 Flats | | | | Value Area | Zone B - | £1,050 psf | | | | |
| No Units Site Area | 10 0.02 Ha | 1 | • | Sales value inflation | | Base | 1 | | | |
| Residual land values: | 0.02 Ha | 1 | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Tenure 60% LAR. 40% CR 60% LA | % AH 55% 10% 15% 15% 16% 20% 20% 40% 45% 50% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy List Safety Levy List Safety Levy List Safety Levy List Safety List Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & S106, Cil., Building Rega 2022 & Starcases 1 507,789 1 507,789 1 507,491 1 507,491 1 507,491 1 507,491 1 507,491 1 507,491 1 507,491 1 507,491 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & SREEAM Excellent Excellent Safety (503.38) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1, 105, 379 1, 379 1, 37 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (1) 104 532 (2) 104 532 (2) 104 532 (2) 104 532 (2) 104 532 (2) 105 53 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16s, CIL, Building Safety Levy, S16s, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Example Costs E | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, Cit., Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BrEEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 200 497 200 497 200 497 201 497 201 497 201 497 201 498 | | |
| | | | | | | | | Base Build Costs, | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£905,474 -£1,035,020 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% 20% | -£598,579 -£718,389 | -£965,577 -£1,071,350 | -£969,619 -£1,075,382 | -£977,897 -£1,083,641 | -£998,593 -£1,104,289 | -£1,122,766 -£1,228,178 | -£1,191,751 -£1,297,004 | | |
| 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | -£1,429,425 -£1,562,787 -£1,697,080 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£1.836.476 -£1,983,312 -£2,131,124 | | |
| Residual Land values command to benchmark land values Medium Value Secondary Offices £57,186,000 | | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £610,585 £463,625 £345,752 | £187,474 £58,043 | £183,388 £53,973 | £175,018 £45,633 | £154,092 £24,787 | £28,539 -£100,294 | -£41,212 -£169,783 | | |
| 60% LAR : 40% CIR | 15% | £166,975 £137,112 | -£203,532 -£229,886 | -£207,575 -£233,928 | -£215,859 -£242,206 | -£236,567 -£252,902 | -£360,815 -£387,075 | -£429.841 -£456,060 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £17,301 -£133,259 -£284,701 | -£335,009 -£468.669 -£602,551 | | | | | -£501,314 -£693.734 -£827,096 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£961,390 -£1,100,785 -£1,247,621 | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£899,095 | -£1,154,769 | -£1,159,072 | -£1,167,880 | -£1,189,901 | -£1,322,029 | -£1,395,433 | | |
| Lower Value Secondary Offices / Commun | nity Space | | | | | £40,420,000 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £915,421 £768,462 £620,589 | £492,310 £362,880 £232,541 | £488,224 £358,809 £228,484 | £479,854 £350,470 £220,175 | £458,929 £329,623 £199,400 | £333,375 £204,543 £74,756 | £263,624 £135,054 £5,508 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% 20% | £471,812 £441,949 £322,138 | £101,305 £74,950 -£30,823 | £97,261 £70,908 -£34,855 | £88,977 £62,630 -£43,114 | £68,270 £41,935 -£63,762 | -£55,979 -£82,239 -£187,651 | -£125,005 - £151,224 -£256,477 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £171.577 £20,136 -£132.177 | -£163.832 -£297,714 -£432.463 | | | | | -£388.898 -£522,280 -£656.553 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£785.949 -£942,785 | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land valu | es | | | | £20,601,000 | 1 | | | |
| , | Ι | | | | | | | Base Build Costs. | | |
| Tenure 69% LAR: 49% CR 69% LAR: 49% CR | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E1,128,807 £90,935 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases 172, 225 550, 886 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 279,154 555,533 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (710,815) (550,521) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1689,599 1689,599 1689,599 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 10524,4889 5455,101 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (2495.399) (2405.399) | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% 20% | £832,157 £802,294 £682,483 | £461,650 £435,296 £329,523 | £457,607 £431,254 £325,491 | £449,323 £422,976 £317,232 | £428,615 £402,280 £296,583 | £304,366 £278,107 £172,695 | £235,340 £209,122 £103,868 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £531.923 £380,481 £228,169 | £196.513 £62,631 | £192,492 £58,618 £76,123 | £184.254 £50,399 | £163.659 £29,853 £104.829 | £40.095 -£93,426 -£227 Mg | -£28,552 -£161,914 -£286,268 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £74.993 -£79.037 | -£22,117 -£207,723 -£344,177 | | | | | -£435.603 -£582.439 | | |
| 60% LAR : 40% CIR | 50% | -£233,913 | -£489,587 | -£493,890 | -£502,698 | £524,719 | -£656,847 | -£730,252 | | |

| Local Plan Viability Testing 2 | 2025 | | | | | | | | | |
|---|--|--|--|--|--|---|--|---|--|--|
| Rosi 4- 10 Flats | | | | Value Area | Zone B - | £1,100 psf | | | | |
| No Units Site Area | 10 0.02 Ha | | | Sales value inflation Build cost inflation | | Base Base | Ì | | | |
| Residual land values: | | | | Tenure | | Base LAR: CIR | • |] | | |
| Tenure (5) 1.43 (5) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7 | % AH 5% 10% 15% 15% 16% 20% 20% 40% 40% 45% 50% mark land value | Base Build Costs and Access Prt M4(2) & Building Safely Levy 11716-558 11716-558 11716-558 11716-558 11716-558 11716-558 11716-558 11716-558 11716-558 11716-558 11716-558 11716-558 11716-558 11716-558 11716-558 11716-558 | Base Build Costs, Access Prt M42, Building Safety Levy & 5166, CH., Building Regs 2022 & Standards Regs 2022 & | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & FREE 1332469 1 (130246) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Buildings 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent & Book Staircases, 1 (205 197 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset \$1,000,000 \$1,000 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Suetalsity 1149,209 1149,2 | Base Build Costs, Access Prt M4C, Stock Strip M4C, Stock Cit, Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodoversity, Renewable Offset Payments, Sustainability & Emboards of thon 11,079,741 12,079,741 13,7322 13,732 13,7322 12,78,873 12,78,873 12,885 | | |
| | | | | | | | | Base Build Costs, | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levys, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% I AR : 40% CIR | 5% 10% | -£58,879 -£217,972 -£377 970 | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% 20% 25% | -£410,077 -£538,854 -£700,645 | -£780,090 -£894,695 -£1 038 745 | | -£792,409 -£906,986 -£1.051.005 | -£813,105 -£927,635 -£1 071 599 | -£937,278 -£1,051,523 -£1,195,164 | -£1,006,263 -£1,120,350 -£1,263,812 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% 40% | | | | | | | | | |
| 60% LAR : 40% CIR | 40% 45% 50% | -£1,356,486 -£1,522,583 | -£1,623,599 -£1,771,934 | -£1,627,593 -£1,775,931 | -£1,635,768 -£1,784,477 | -£1,656,208 -£1,806,499 | -£1,778,921 -£1,938,626 | -£1,852,309 -£2,012,032 | | |
| Residual Land values compared to benchmark land values Medium Value Secondary Offices E57;186,000 | | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% | £834,992 £676,812 | £408,293 £267,821 | £404,206 £263,750 | £395,836 £255,412 | £374,911 £234,565 | £249,357 £109,485 | £179,605 £39,995 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 16% | £517,719 £357,721 £325,614 | £126,441 -£15,836 -£44,399 | £122,385 -£19,880 -£48,440 | £114,076 -£28,163 -£56,718 | £93,301 -£48,872 -£77,414 | -E31,344 -£173,119 -£201,587 | -£100,592 -£242,146 -£270,572 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £196,827 £35,046 -£127,616 | -£159,004 -£303,054 -£447,978 | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | | | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land valu- | -E700,002 | 4.1,030,243 | *E.1,040,241 | +2.1,0+0,100 | £40,420,000 | -£1,202,930 | -E.1,270,341 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106. CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £981,648 £982,555 £662,558 | £572,657 £431,278 £289,000 | £568,586 £427,221 £284,956 | £560,248 £418,912 £276,674 | £539,401 £398,137 £255,965 | £414,321 £273,492 £131,747 | £344,832 £204,244 £62,690 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% 20% 25% | £630,451 £601,664 £339.882 | £260,437 £145,832 £1.782 | £256,396 £141,800 -£2,240 | £248,118 £133,541 -£10,478 | £227,423 £112,893 -£31,072 | £103,249 -£10,996 -£154,637 | £34,264 -£79,822 -£223,285 | | |
| 60% LAR : 40% CIR | 25% 30% 35% 40% | £177,220 £13,687 -£150,708 | -£143,141 -£268,931 -£435,577 | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£315,958 -£482,055 | -£583,072 -£731,407 | -£687,065 -£735,404 | -£595,241 -£743,950 | -£615,680 -£765,972 | -£738,393 -£898,099 | -£811,782 -£971,504 | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land valu | | | | | £20,601,000 |] | • | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 500:174 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E1001 (19) | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,00,0093 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £1,341,994 £1,182,900 £1,022,903 | £933,002 £791,623 £649,345 | £928,932 £787,566 £645,302 | £920,594 £779,257 £637.019 | £899,747 £758,483 £616.310 | £774,666 £633,838 £492.063 | £705,177 £564,590 £423,036 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% 20% 25% | £990,796 £862,009 £700.227 | £620,783 £506,178 £362.128 | £616,742 £502,145 £358.105 | £608,464 £493,887 £349.868 | £587,768 £473,238 £329,274 | £463,595 £349,350 £205.709 | £394,609 £280,523 £137.061 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% 45% | £537,566 £374,033 £209.637 | £217,204 £71,415 -£75,232 | £213,191 £67,410 -£79.230 | £204,972 £59,207 -£87,418 | £184,426 £38,703 -£107.887 | £61,147 -£84,326 -£230,701 | -£7,342 -£152,675 -£298,932 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £44,387 -£121,710 | -£222,726 -£371,062 | -£226,720 -£375,059 | -£234,895 -£383,605 | -£255,335 -£405,627 | -£378,048 -£537,754 | -£451,436 -£611,159 | | |

| Local Plan Viability Testing 2 | 2025 | | | | | | | | | |
|--|--|--|--|---|--|--|--|--|--|--|
| Rosi 4- 10 Flats | | | | Value Area | Zone B - | £1,150 psf | | | | |
| No Units Site Area | 10 0.02 Ha | | • | Sales value inflation Build cost inflation | | Base Base | Ì | | | |
| Residual land values: | | | | Tenure | | Base LAR: CIR | | I | | |
| Tenure 695 LAX 495 CR 695 LA | % AH 5% 10% 10% 15% 25% 20% 20% 40% 40% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1) (2) (2) (2) (2) (2) (2) (2) (2) (2) (2 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5706, Cit., Building Regs 2022 & Staircases 2. 1344,525 2. 1345,525 2. 1345,525 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent \$1,350,362 \$1,350,36 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent & Blodiversity 1,196,293 1 | Base Built Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Psymersts 1,178,270 1,1 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), St 166, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1, 100, 100, 100, 100, 100, 100, 100, 1 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, Sa 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Susstainability & Embodied Carbon 1014 (1972) 1015 (1972) 1016 (1972) 1017 (1973) 1017 (1973) 1017 (1973) 1017 (1973) 1017 (1973) 1017 (1973) 1017 (1973) 1017 (1973) 1017 (1973) 1017 (1973) | | |
| Inglet Value Secondary Critices | | | | | | 257,045,000 | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levys \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levys \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £323,708 £154,307 -£16,006 | -£106,579 -£258,092 -£410,513 | | | | | -£335,267 -£485,918 -£637,546 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% 20% | -E187,224 -E235,575 -E359,338 | -£503,831 -£594,602 -£718,040 | -£507.875 -£598,643 -£722,073 | -£5/6,158 -£605,921 -£730,331 | -£.596,806 -£627,617 -£750,980 £005,995 | -£/21,115 -£751,791 -£874,868 | -£790,141 -£820,775 -£943,695 | | |
| 60% LAR : 40% CIR | 25% 30% 35% 40% | | | | | | | -£1,553,641 -£1,410,017 -£1,567,314 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£1,233,062 -£1,410,379 | -£1,502,149 -£1,661,525 | -£1,506,142 -£1,665,515 | -£1,514,318 -£1,673,681 | -£1,534,757 -£1,694,097 | -£1,657,394 -£1,819,534 | -£1,725,526 -£1,892,938 | | |
| Residual Land values commended to binechmark land values Residual Land values commended to binechmark land values 457,165,000 457,165,000 457,165,000 | | | | | | | | | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments £595,730 | Sustainability | Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 16% | £719,685 £548,467 £514,115 | £325,178 £325,178 £171,860 £141,089 | £473,028 £321,121 £167,816 | £312,812 £159,533 £128,770 | £292,037 £138,825 | £167,393 £14,576 | £249,773 £98,145 -£54,450 | | |
| | 20% 25% 30% | £376,353 £203,350 | £17,651 £17,651 -£137,440 | £13,618 £141,462 | £5,360 -£149,700 | -£15.289 -£170.294 | -£139,177 -£139,177 -£293.860 | -£208,004 -£262,507 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £29,469 -£145,284 -£320.901 | -£293,405 -£450,235 -£607.922 | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to bench: | 50% | -£497,371 -£674,688 | -£766,458 -£925,835 | -£770,451 -£929,824 | -£778,628 -£937,990 | -£799,086 -£958,406 | -£921,704 -£1,083,843 | -£989,835 -£1,157,247 | | |
| Lower Value Secondary Offices / Commun | ity Space | es | | | | £40,420,000 |] | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 80% I AR : 40% CIR | 5% 10% | £1,194,834 £1,024,522 £853,304 | £782,435 £630,014 £476,696 | £778,364 £625,958 | £770,025 £617,649 | £749,179 £596,874 | £624,098 £472,229 | £554,609 £402,981 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% 20% 25% | £818,952 £681,190 £508,187 | £445,925 £322,487 £167,396 | £441,884 £318,455 £163,374 | £433,606 £310,196 £155,136 | £412,911 £289,547 £134,543 | £288,736 £165,659 £10,977 | £219,752 £96,832 | | |
| 60% LAR : 40% CIR | 25% 30% 35% 40% | £334,305 £159,552 | £11,431 -£145,398 -£303 086 | £7,419 -£149,403 -£307,085 | -£800 -£157,608 -£315,272 | -£21,347 -£178,111 -£335,741 | -£144,626 -£301,139 -£458,556 | -£213,114 -£369,490 -£626,787 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% | -£192,534 -£369,851 | -£461,621 -£620,998 | -£465,615 -£624,987 | -£473,791 -£633,153 | -£494,230 -£653,569 | -£516,867 -£779,006 | -£684,998 -£852,411 | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | es | | | | £20,601,000 | 1 | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1742481 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases \$124,231 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$123,337 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 16% | £1,555,180 £1,384,867 £1,213,649 £1,179,297 | £990,360 £837,042 £806,274 | £1,138,710 £986,303 £832,998 £802,230 | £1,130,371 £977,994 £824,714 £793,952 | £1,109,524 £957,219 £804,007 £773,256 | £984,444 £832,575 £679,758 £649,082 | £914,965 £763,327 £610,732 £580.097 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £1,179,297 £1,041,535 £868.532 £694.661 | £682,832 £527.742 £374.777 | £602,230 £678,800 £523,720 £367,764 | £193,982 £670,541 £515,482 £359,545 | £173,266 £649,893 £494,888 £339,999 | £526,004 £371,322 £215,720 | £457,178 £302,675 £147,221 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £519,897 £344.281 £167.914 | £214,947 £57,260 | £210,942 £53,261 | £202,740 £45.074 | £182,235 £24,504 | £59,720 £598,211 | -£9,144 -£166,441 -£124,642 | | |
| 60% LAR : 40% CIR | 50% | -£9,506 | -£260,653 | -£264,642 | -£272,808 | -£293,224 | -£418,661 | -£492,065 | | |

| Base Build Costs and Secretary Secre | Local Plan Viability Testing | 2025 | | | | | | | | |
|--|--|--|--|--|---|---|---|--|--|--|
| Tenton | Rosi 4- 10 Flats | | | | Value Area | Zone B - | £1,200 psf | | | |
| Tenton | No Units Site Area | 10 0.02 Ha | | | Sales value inflation Build cost inflation | | | Ì | | |
| Description Company | | | • | | Tenure | | LAR:CR | | 1 | |
| Base Build Coats, Market Wild Coats, Access Pri MCD, 2014. Cl. Subtil Prings Select Law, 5 (a. | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 16% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy 12,323,351 21,1 | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases £1,727,121 £1,563,560 £1,399,301 £1,368,321 £1,234,051 £1,007,719 £000,913 £730,042 | Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1,555,599 £1,559,504 £1,352,229 £1,352,229 £1,352,229 £1,352,229 £1,352,229 £1,352,229 £1,352,229 £1,352,359 | Access Prt M4(2), Building Safety Levy, \$106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1,877,219 £1,366,973 £1,384,902 £1,384,902 £1,385,602 £1,085,602 £20,585,602 | Access Prt M4(2), S106, CIL, Build Regs 2022 & Staicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1, 50, 505 1, 50, 505 1, 50, 505 1, 50, 505 1, 50, 505 1, 50, 505 1, 50, 505 1, 505 | Access Prt M4(2), Stofa, Cil., Building Safety Levy, Stofa, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), Britzanses, Wchair Prt M4(3), Sustainability Listenses, Listens | Access Prt M4(2), S106, Cil., Building Safety Lovy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (1890) 889 (130,802) (1172) 981 (100,808) (100,808) (100,808) (100,808) | |
| Base Build Coats, Market Wild Coats, Access Pri MCD, 2014. Cl. Subtil Prings Select Law, 5 (a. | | | | | | | | | Base Build Costs. | |
| ## 100 100 | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | |
| ## 100 100 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £548,115 £367,494 £185,960 | £114,239 -£48,315 -£211,776 | £110,153 -£52,386 -£215,833 | £101,783 -£60,725 -£224,143 | £80,857 -£81,571 -£244,917 | | | |
| Base Build Costs and Access PT MA(2), Base Build Costs and Access PT MA(2), Base Build Costs, Access PT MA(2), Building Safey Levy, B | 60% LAR : 40% CIR | 15% 16% 20% | £3,522 -£33,073 -£179,813 | -£376,136 -£409,116 -£541,385 | -£380,179 -£413,156 -£545,418 | -£388,463 - £421,434 -£553,677 | -£409,171 -£442,130 -£574,325 | -£533,418 -£566,303 -£698,214 | -£602,446 -£635,288 -£767,040 | |
| Base Build Costs and Access PT MA(2), Base Build Costs and Access PT MA(2), Base Build Costs, Access PT MA(2), Building Safey Levy, B | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | -£364.036 -£549,137 -£735.111 | | | | | | | |
| Manual Content of Co | 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | | |
| Base Build Costs, Access PT MACI), Building Regis Lock Costs and Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI), Building Regis Lock Costs, Access PT MACI, Building Reg | Residus Land values command to exchirant land values Medium Value Secondary Offices 557,156,000 | | | | | | | | | |
| Total | | | Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, | |
| Control Cont | | % AH 0% | Building Safety Levy £1,283,806 | 2022 & Staircases £849,930 | BREEAM Excellent £845,844 | Biodiversity £837,474 | | Sustainability £690,995 | Embodied Carbon £621,243 | |
| Col. 146 | | 5% 10% 15% | £1,103,185 £921,651 £739,213 | £687,376 £523,915 £359,555 | £683,305 £519,858 £355,511 | £674,966 £511,548 £347,228 | £654,119 £490,774 £326,520 | £529,039 £366,128 £202,272 | £459,550 £296,882 £133,245 | |
| Regide Late vision communed to interchand to divide community for the following community following community for the following community following comm | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £702,618 £555,878 | £326,576 £194,305 | £322,535 £190,273 | £314,257 £182,014 | £293,561 £161,366 | £169,388 £37,477 | £100,403 -£31,349 | |
| Regide Late vision communed to interchand to divide community for the following community following community for the following community following comm | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £371.655 £186,554 £579 | -£138,832 -£306,703 | -£142,845 -£310,708 | -£151,063 -£318,910 | | | | |
| Base Build Costs, Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Building Safety Lovy, Store Class and Access Prt M4/2), Store Class and Access Prt M4/2, Building Safety Lovy, Store Class and Access Prt M4/2, Building Safety Lovy, Store Class and Safety Lovy, Store Class an | 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Sulding Safety Levy, S106, CI | Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land valu | es | | | | £40.420.000 | 1 | | |
| CRIA | | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | |
| Cont. Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £1,408,021 £1,226,488 £1,044,049 | £992,212 £828,751 £664,392 | £988,142 £824,695 £660,348 | £979,803 £816,385 £652,064 | £958,956 £795,611 £631,356 | £833,875 £670,965 £507,109 | £764,386 £601,718 £438,082 | |
| Cont. Lett. 40% CBR | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £1,007,454 £860,714 £676,492 | £631,412 £499,142 £333.010 | £627,371 £495,110 £328,988 | £486,851 £320,751 | £598,397 £466,202 £300.156 | £474,224 £342,314 £176.591 | £405,239 £273,487 £107.943 | |
| Ease Build Costs, Access Prt M4(2), Building Safety Lovy, Buildi | 60% LAR : 40% CIR | 30% 35% 40% | £491,390 £305,416 £118,580 | £166,004 -£1,867 -£170,595 | £161,992 -£5,872 -£174,593 | £153,773 -£14,074 -£182,781 | £133,227 -£34,578 -£203,251 | £9,947 -£157,608 -£320.005 | -£58,541 -£225,957 -£394,295 | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, & S106, CIL, Build Regs S106/versity, Renewable Coffset Pyments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs S106/versity, S106/versity, S106, CIL, Build Regs S106/versity, S106/versity | 60% LAR : 40% CIR | 45% 50% | -£69,111 -£257,649 | -£340,172 -£510,589 | -£344,165 -£514,578 | -£352,341 -£522,744 | -£372,780 -£543,160 | -£495,417 -£665,653 | -£563,548 -£733,705 | |
| Base Build Costs, Access Prt M4/2), Base Build Costs, Access Prt M4/2, Base Build Costs, Access Prt M4/2, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3), Base Build Costs, Access Prt M4/2, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, | | | es | | | | £20,601,000 |] | | |
| 676-LMR 476-CR 155. C1.464.95 C1.064.777 C1.006.69 C1.072.410 (1997.700 (1997.44 C774.42 C774.42 C774.42 C774.43 C774.43 C774.44 C774. | | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | |
| 675-L84, 67-C78 275, 61,271-60 (1994.497 (1955.655 (347.19)) (1855.446 (722.699 (133.13)) (1955.655 (347.19)) (1955.655 (347.1 | | 5% 10% 15% | £1,768,367 £1,586,833 £1,404,395 | £1,352,558 £1,189,097 £1,024,737 | £1,348,487 £1,185,040 £1,020,693 | £1,340,148 £1,176,730 £1,012,410 | £1,319,301 £1,155,956 £991,702 | £1,194,221 £1,031,310 £867,454 | £1,124,732 £962,063 £798,427 | |
| 66% LMR 45% CR 35% 665.781 C158.478 C158.473 C158.473 C158.473 C158.473 C177.565 C157.565 C15 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £1,367,799 £1,221,060 | £991,758 £859,487 | £987,717 £855,455 | £979,438 £847,196 | £958,743 £926,548 | £834,570 £702,659 | £765,884 £633,833 | |
| 60% LNR - 40% CIR 40% 5478 3225 £1997/51 £1957/53 £177.565 £157.095 £34.280 £33.561 60% LNR - 40% CIR 45% £291.234 £20,173 £16,181 £8,005 £12,243 £15,5071 4230,3201 | 60% LAR : 40% CIR | 30% | £851,736 £851,761 | £526,350 £526,350 £358,478 | £522,337 £524,473 | £514,119 £346,272 | £493,572 £325,767 | £370,292 £202,738 | £301,804 £134,388 | |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £478.925 £291,234 £102,697 | £189.751 £20,173 -£150,244 | £185.753 £16,181 -£154,233 | £177.565 £8,005 -£162.399 | £157.095 -£12,434 -£182,814 | ±34.280 -£135,071 -£305,308 | -£39.951 -£203.203 -£373.360 | |

| Table | Local Plan Viability Testing | 2025 | | | | | | | | | |
|--|---|--|--|--|--|--|--|--|--|--|--|
| Territory Company Co | Rosi 4- 10 Flats | | | | Value Area | Zone B - | £1,250 psf | | | | |
| Tenton | No Units Site Area | 10 0.02 Ha | | | Sales value inflation Build cost inflation | | | Ì | | | |
| Base Ball Costs Base Ball | | • | | | Tenure | • | LAR: CIR | | 1 | | |
| Base Build Coats, London Frei MCD1, Base Build Coats, London Frei | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 16% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy 12,547,858 (2,256,117) (2,2547,856) (2,256,117) (2,2547,856,117) (2, | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £1,905,599 £1,762,397 £1,585,599 £1,410,706 £1,233,533 £1,055,486 £876,574 | Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$2,06,668 \$1,763,340 \$1,547,768 \$1,547,768 \$1,547,768 \$1,547,768 \$1,547,768 \$1,547,768 \$1,547,768 \$1,547,768 \$1,547,768 \$1,547,768 \$1,547,768 \$1,547,768 \$1,547,769 | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £2,096,037 £1,790,030 £1,790,030 £1,574,670 £1,589,490 £1,594,490 £1,574,670 £1,589,490 | Access Prt M4(2), S106, CIL, Build Regs 2022 & Staicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Psyments 1, 100, 100, 100, 100, 100, 100, 100, 1 | Access Prt M4(2), Stofa, Cil., Building Safety Levy, Stofa, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), Britzenses, Wchair Prt M4(3), Sustainability Little Comments & Sustainability Little Comments & Little | Access Prt M4(2), S106, CIL, Build Rogs, Building Safety Lovy, S106, CIL, Build Rogs, S022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (1,881,867) (1,881,867) (1,882,864) (1,882, | | |
| Base Build Costs, Market Medical Costs, Mark | | | | | | | | | Rase Ruild Costs | | |
| Base Build Costs and Base Build Costs and Bu | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Base Build Costs and Build Costs and Build Costs a | 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £772,521 £580,681 £387,926 | £335,057 £161,462 -£13,039 | £330,972 £157,392 £17,096 | £322,601 £149,053 £25,406 | £301,675 £128,207 -£46,180 | £176,123 £3,126 -£170,826 | £106,371 -£66,363 -£240,073 | | |
| | 60% LAR : 40% CIR | 15% 16% 20% | £194,268 £155,428 | -£188,439 -£223,627 -£364,731 | -£192,483 -£227,668 -£368,763 | -£200,767 -£235,946 -£377,022 | -£221,475 -£256,642 -£397,670 | -£345,723 -£380,815 -£521,659 | -£414,750 -£449,800 -£590,305 | | |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | | | | | | | | | |
| Manual Number Name Security Offices | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | | | |
| Base Build Costs, Access PT MA(2), Base Build Costs, Access PT MA(2), Base Build Costs, Access PT MA(2), Building Safety Levy, 1905, CLI, Building Safety Levy, 190 | Residual Land values compared to bench | mark land valu | -£1,185,972 | -£1,440,707 | -£1,444,696 | -£1,452,862 | -£1,473,278 | -£1,595,771 | -£1,663,822 | | |
| Base Build Costs, Access PT MA(2), Statistics, Access PT MA(2), Access PT MA(2), Access PT MA(2), Base Build Costs, Acc | Medium Value Secondary Offices ES7,185,000 | | | | | | | | | | |
| Tenure | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, | | |
| Control Cont | | % AH 0% | Building Safety Levy £1,508,212 | 2022 & Staircases £1,070,748 | BREEAM Excellent £1,066,663 | Biodiversity £1,058,292 | | Sustainability £911,814 | Embodied Carbon £842,062 | | |
| Control Cont | | 5% 10% 15% | £1,316,372 £1,123,617 £929,959 | £897,153 £722,651 £547,251 | £893,082 £718,595 £543,208 | £884,744 £710,285 £534,924 | £863,898 £689,511 £514,216 | £738,817 £564,865 £389,968 | £669,328 £495,618 £320,941 | | |
| Page | 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £891,119 £735,404 | £512,064 £370,960 | £508,023 £366,928 | £499,745 £358,669 | £479,049 £338,021 | £354,876 £214,132 | £285,891 £145,306 | | |
| Page | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £539,960 £343,638 £146,444 | £193,788 £15,741 -£163,171 | £189.765 £11,728 -£167,176 | £3,510 £3,510 -£175,378 | £160.934 -£17,037 -£195,882 | £37.368 -£140,317 -£318,912 | | | |
| Comparison Com | 60% LAR : 40% CIR | 40% 45% | | | -£346.938 -£527,551 -£709.005 | | | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Store (Cl. Eq. Build Regs Safety Lev | Residual Land values compared to bench | mark land valu | 95 | 2.100,010 | 2,03,00 | 2.11,111 | C40 420 000 | 1 | 1320,102 | | |
| Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, Building S | Lower value Secondary Offices / Commun | lity Space | | ı | | I | £40,420,000 | | I | | |
| Cont. Nat. 49 CBR | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Cont. Nat. 49 CBR | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | £1,621,208 £1,428,453 | £1,201,990 £1,027,488 | £1,197,919 £1,023,431 | £1,189,581 £1,015,121 | £1,168,734 £994,347 | £1,043,654 £1,043,654 £89,702 | £974,165 £800,455 | | |
| Concluded Conc | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £1,644,795 £1,195,955 £1,040,240 | £816,900 £675,797 | £812,859 £671,764 | £804,581 £863,505 | £783,885 £642,857 | £659,712 £518,969 | £690,727 £450,142 | | |
| Cont. Access Prt M4(2), Cont. | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £844.797 £648,474 £451,281 | £498.624 £320,577 £141,665 | £494.602 £316,564 £137,660 | £486.364 £308,346 £129,459 | £465.770 £287,800 £108,954 | £342.204 £164,520 -£14,076 | £273.557 £96,031 -£82,425 | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs S106/Oversity Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs S106/Oversity S106/Oversity S106/Overs | | 40% 45% 50% | £253.224 £54,312 £144.445 | -£38,104 -£218,722 -£400,179 | -£42.102 -£222,714 -£404.100 | -£50,290 -£230,891 -£412,335 | -£70.759 -£251,330 -£432.761 | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs Access Prt M4(2), Building Safety Levy, S1 | Residual Land values compared to bench | mark land valu | es | | | | C00 C01 C01 | 1 | | | |
| Base Build Costs, Access Prt M4(2), building Safety Levy, S166, CIL, Build Regs Access Prt M4(2), building Safety Levy, S166, CIL, Build Regs S166, CLIS, Building Safety Levy, S166, CIL, Building Sa | , | Τ | | I | | | £20,001,000 | | I | | |
| 676-LMR 476-CR 155. C 1585-141 C 122-243 C 1200-100 C 1200-100 C 1773-260 C 1056-100 C 1006-122 C 1 | | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| 675-L84, 6% CFR 275, £1,693,88 £1,005,142 £1,023,149 £1,023,149 £1,023,249 £1 | | 5% 10% 15% | £1,981,553 £1,788,799 £1,595,141 | £1,562,335 £1,387,833 £1,212,433 | £1,383,777 £1,208,390 | £1,349,926 £1,375,467 £1,200,106 | £1,529,079 £1,354,693 £1,179,398 | £1,403,999 £1,230,047 £1,055,150 | £1,334,510 £1,160,800 £986,122 | | |
| 60% LMR 40% CRR 35% 0111.050 0002.011 C898.000 0898.01 C898.020 C898.01 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £1,556,300 £1,400,586 £1,205,142 | £1,177,246 £1,036,142 £858,969 | £1,173,205 £1,032,110 £854,947 | £1,164,926 £1,023,851 £846,709 | £1,144,231 £1,003,202 £826,116 | £1,020,058 £879,314 £702,550 | £951,072 £810,487 £633,903 | | |
| 60% LNR: 40% CIR 40% £613.599 £322.242 £318.243 £310.055 £289.587 £166.771 £98.541 60% LNR: 40% CIR 45% £414,658 £141,624 £137,631 £129.455 £109.015 £13621 £317,221 | 60% LAR : 40% CIR | 30% | £1,008,820 £811,626 | £680,922 £502,011 | £676,910 £498,006 | £668,692 £489,804 | £648,145 £469,299 | £524,865 £346,270 | £456,377 £277,921 | | |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £013.569 £414,658 £214,901 | £322.242 £141,624 -£39,834 | £318.243 £137,631 -£43,823 | £310.055 £129,455 -£51,989 | £289.587 £109,015 -£72,405 | £166.771 -£13,621 -£194,899 | £98.541 -£81,752 -£262,950 | | |

| Local Plan Viability Testing 2 | 2025 | | | | | | | |
|--|---|--|--|---|---|--|--|--|
| Resi 4- 10 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units Site Area | 10 0.02 Ha | | | Sales value inflation Build cost inflation | | Base | | |
| Residual land values: | 0.02110 | | | Tenure | | Base LAR : CIR | | 1 |
| Tenure 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR Residual Land values compared to bench | % AH 5% 10% 15% 15% 20% 20% 30% 30% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2.727-256) (2.658-350) (2.65 | Base Build Costs, Access Prt Mt(2), Building Safety Levy & 506, CIL, Building Regs 2022 & Staircases 22 & Staircases 22 & Staircases 21 & Staircases 22 & Staircases 24 & Staircases 25 & Staircases 25 & Staircases 26 & Staircases 27 & Staircases 27 & Staircases 27 & Staircases 27 & Staircases 27 & Staircases 28 & Staircases 27 & Staircases 28 & Staircases 28 & Staircases 29 & Staircases 20 & Staircases 20 & Staircases 20 & Staircases 20 & Staircases 20 & Staircases 20 & Staircases 20 & Staircases 20 & Staircases 20 & Staircases 21 & Staircases 21 & Staircases 22 & Staircases 22 & Staircases 23 & Staircases 24 & Staircases 25 & Staircases 26 & Staircases 26 & Staircases 27 & Staircases 27 & Staircases 28 & Stai | Base Build Costs, Access Prt M4(2), Building Safety Levy S1822 & Saint See Wchair Prt M4(3) & BREAM Excellent E 23/728 C 15/7054 C 15/70 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CL, Building Safety Levy, S166, CL, Building Safety Levy, S166, CL, Building Safety Levy, S166, CL, Building Safety Levy, S166, CL, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Payments L227911 C1113400 C111402 C11 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Biodheathy, Kontevable Biodheathy, Kontevable Griset Payments & Sustainability C11277 C1885 391 C1877 C1885 391 C18 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BreEAM Excellent, Biodress By Press Breyments, Sustainability & Embodied Carbon D2 (02/28) (1194) 861 (1194) 862 (1194) 862 (1194) 863 (11 |
| Higher Value Secondary Offices Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M(2), Building Safety Levy, \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Citl, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| | 0% | £996,928 £793.867 | £555,876 £371,241 | £551,789 £367,170 | £543,419 £358,831 | £522,494 £337,984 | £396,940 £212,904 | £327,189 £143,415 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 16% | £589,892 £385,014 £343,930 | £185,697 -£744 | £181,641 -£4,788 | £173,331 -£13.071 | £152,557 -£33,779 | £27,911 -£158,027 | -£41,336 -£227,054 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £343,930 £179,238 -£27,425 | -£35,140 -£188,076 -£376,290 | -£-12,181 -£192,108 -£380,311 | -£200,367 -£388,549 | -£11,166 -£221,016 -£409.144 | -£136,328 -£344,904 -£532,709 | |
| 60% LAR : 40% CIR | 20% 25% 30% 35% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | 15 | | | | £57,186,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & Sull6, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £1,732,619 £1,529,557 £1,325,583 | £1,291,567 £1,106,932 £921,388 | £1,287,480 £1,102,861 £917,332 | £1,279,110 £1,094,522 £909,022 | £1,258,185 £1,073,675 £888,248 | £1,132,631 £948,595 £763,602 | £1,062,880 £879,105 £694,355 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £1,120,705 £1,079,621 | £734,947 £697,551 | £730,903 £693,510 | £722,619 £685,232 | £701,912 £664,536 | £577,664 £540,363 | £508,637 £471,378 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £914,929 £708.266 | £547,615 £359,401 | £543,583 £355.380 | £535,324 £347.142 | £514,675 £326,547 | £390,787 £202.982 | £321,960 £134.335 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £500,723 £292,308 £83,032 | £170,313 -£19,639 -£210,449 | £100,301 -£23,644 -£214,448 | £158,083 -£31,846 -£222,635 | £137,536 -£52,351 -£243,104 | £14,257 -£175,380 -£365,919 | -£54,231 -£243,729 -£434,160 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£127,100 -£338,078 | | | | | | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | 15 | | | | £40,420,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 207.454 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S196, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1583347 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,563,021 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,37,468 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £1,834,394 £1,630,419 £1,425,541 | £1,411,768 £1,226,225 £1,039,783 | £1,407,697 £1,222,168 £1,035,739 | £1,399,358 £1,213,858 £1,027,456 | £1,378,511 £1,193,084 £1,006,748 | £1,253,431 £1,068,438 £882,500 | £1,183,942 £999,191 £813,473 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% 20% | £1,384,457 £1,219,765 | £1,039,763 £1,002,387 £852,451 | £998,346 £848,419 | £990,068 £840,160 | £969,372 £819,512 | £845,199 £695,623 | £615,413 £776,214 £626,797 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £1.013.102 £805,559 £597.145 | £664.237 £475,150 £285.198 | £550.216 £471,137 £281 193 | £651.978 £462.919 £272.990 | £631.384 £442,372 £252.485 | £507.819 £319,094 £129.457 | £439.172 £250,605 £61.107 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £387.868 £177,736 | £94.387 -£97,271 | £90,389 -£101,265 | £82,202 -£109,440 | £61.732 -£129,880 | -£61.083 -£252,516 | -£129.313 -£320,647 |
| 60% LAR : 40% CIR Residual Land values compared to bench | mark land value | -£33,242 | -£289,771 | -E293,760 | £301,926 | -E322,342 | -£444,834 | -£512,886 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$237.501 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$5,79,813 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £2,194,739 £1,990,765 £1,785,887 | £1,7/2,113 £1,586,570 £1,400,129 | £1,768,043 £1,582,513 £1,396,085 | £1,769,703 £1,574,203 £1,387,801 | £1,738,857 £1,553,430 £1,367,093 | £1,013,776 £1,428,784 £1,242,846 | £1,544,287 £1,359,537 £1,173,819 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% 20% | £1,785,887 £1,744,802 £1,580,111 | £1,400,129 £1,362,733 £1,212,797 | £1,396,085 £1,358,692 £1,208,765 | £1,387,801 £1,350,413 £1,200,506 | £1,367,093 £1,329,718 £1,179,857 | £1,242,846 £1,205,545 £1,055,969 | £1,173,819 £1,136,559 £987,142 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £1.373.448 £1,165.904 £957.490 | £1.024.583 £835,495 £645.543 | £1.020.562 £831,483 £641,539 | £1.012.324 £823.264 £633.236 | £991.729 £802,718 £612.931 | £858.164 £679,439 £489.902 | £799.517 £610,951 £421,453 |
| 90% LAK : 40% CIK | 3076 | £307,490 £749,244 | £040,043 £454 732 | E041,038 | 1003,330 | 1012,831 | 2409,802 | E=21,453 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £538,082 | £263,074 | £259,081 | £442.547 £250,905 | £422.078 £230,466 | £299.263 £107,829 | £231,032 £39,698 |

| Local Fiant Viability Testing 2 | | | 1 | | | | 1 | |
|--|---|--|--|---|---|---|--|---|
| Resi 5-13 Flats | | | | Value Area | Zone B - | £900 psf | | |
| | | 1 | l | | | | | |
| No Units Site Area | 0.03 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | | 1 |
| Residual land values: | | | | | | | | |
| Tenure 605-LMR-405-CR 605-LMR-405-CR | % AH 0% 5% 10% 15% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1004-81) 1886-07 1886-07 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases (521,663) (197,665) | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1313-589 1313-589 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S108, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (2014.89) (2014.89) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Citt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (395.55) (277.856) | Base Build Costs, Access Prt M4(2), Building Safety Levy, 510s. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (24245) (19245) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (527,792) 4135,505 429,211 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 22% | £552,475 £412.528 £352,205 | £72,305 -£58.078 -£113,043 | -£67,047 -£63.733 -£118,692 | £55,561 -£76.087 -£131,033 | £26,846 -£106.970 -£161,883 | -£.156,466 -£292.274 -£346,987 | -£259,711 -£395.221 -£449,823 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £261,351 £108,955 -£47,736 | -£195,886 -£335,000 -£475,409 | -£201,526 -£340,627 -£481,026 | -£213,847 -£352,920 -£493,294 | -£244,651 -£383,653 -£523,963 | -£429,472 -£568,046 -£707,982 | -£532,151 -£670,486 -£810,215 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | -£214,713 -£382,968 | -£475,409 -£617,099 -£760,058 | -£622,706 -£765,658 | -£493,294 -£634,953 -£777,887 -£922,083 | -£655,569 -£808,460 | -£707,382 -£849,268 -£991,891 -£1,135,838 | -£810,215 -£951,323 -£1,093,798 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% | -£552,488 | -£904,275 | -£909,870 | -£922,083 | -£952,621 | -£1,135,838 | -£1,237,625 |
| Higher Value Secondary Offices | nark land value: | • | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | -£1,680,247 -£1,827,696 | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% | -£1,976,399 -£2,126,346 -£2,186,669 | -£2,466,569 -£2,596,952 -£2,651,917 | -£2,471,827 -£2,602,607 -£2,657,566 | -£2,483,313 -£2,614,961 -£2,669,907 | -£2,512,028 -£2,645,844 -£2,700,757 | -E2,695,340 -E2,831,148 -E2,885,861 | -£2,798,585 -£2,934,095 -£2,988,697 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | -£2.277.523 -£2,429,919 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | -£2,586,610 -£2,753,587 -£2,921,842 | | | | | | -£3,349,089 -£3,490,197 -£3,632,672 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% | -£3,091,362 | -£3,443,149 | -£3,448,744 | -£3,460,957 | -£3,491,495 | -£3,674,712 | -£3,776,499 |
| Medium Value Secondary Offices | iark iario varoe: | • | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | -£482,025 -£628,209 -£775,658 | | | | | | -£1,359,134 -£1,480,740 -£1,612,471 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% 25% 30% 35% 40% 45% 50% | -6924.361 -61,074.308 -61,134.631 -61,224.85 -61,377.881 -61,534.572 -61,701.549 -61,869.864 -62,039.324 | £1,414,531 £1,544,914 £1,599,879 £1,692,722 £1,921,536 £1,962,245 £2,103,955 £2,246,694 £2,246,694 | -0.1.419,789 -0.1.500,569 -0.1.600,502 -0.1.600,502 -0.1.600,502 -0.1.600,602 -0.1.600,602 -0.1.600,602 -0.1.600,602 -0.1.600,602 -0.1.600,602 | -61,431,275 -61,662,923 -61,617,669 -61,700,683 -61,698,756 -61,980,130 -62,721,759 -62,264,723 -62,264,723 | -51,499,900 -51,693,805 -51,648,719 -51,731,497 -51,870,459 -52,010,799 -52,152,405 -52,255,265 -52,439,457 | -61,643,302 -61,779,110 -61,833,823 -61,916,308 -62,054,862 -62,194,818 -62,335,104 -62,478,727 -62,622,674 | -61,746,547 -61,882,057 -61,936,659 -62,018,937 -62,157,322 -62,297,051 -62,438,159 -42,560,634 -62,724,461 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | nark land value: ty Space | | | | | £40,420,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | -£192,293 -£339,742 | | | | | | -£1,044,824 -£1,176,555 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% | -£488,445 -£638,392 -£698,715 | -£978,615 -£1,108,998 -£1,163,963 | -£983,873 -£1,114,653 -£1,169,612 | -£195,359 -£1,127,007 -£1,181,953 | -£1,024,074 -£1,157,890 -£1,212,803 | -£1,207,386 -£1,343,194 -£1,397,907 | -£1,310,631 -£1,446,141 -£1,500,743 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | -£789.569 -£941,965 | | | | | | -£1.583.071 -£1,721,406 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £1,098,656 -£1,265,633 -£1,433,888 | | | | | | -£1,881,135 -£2,002,243 -£2,144,718 |
| 60% LAR : 40% CIR Residual Land values compared to benchin | 50% nark land value | -£1,603,408 | £1,955,195 | -£1,960,790 | -£1,973,003 | -£2,003,541 | -£2,186,758 | -£2,288,545 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure 60% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £175,552 £26,849 | -£338,020 -£463,321 | | | | | -£661,261 -£795,337 |
| 60% LAR: 40% CIR | 22% | -£123,098 -£183,421 -£274,275 | -£593,704 -£648,669 -£731,512 | -£599,359 -£654,318 -£737,152 | -£611,713 -£666,659 -£749.473 | -£642,598 -£697,509 -£780,277 | -£827,900 -£882,613 -£965.008 | -£930,847 -£985,449 -£1,067,777 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | -£426,671 -£583,362 | | | | | | -£1,206,112 -£1,345,841 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£7.60.339 -£918,594 -£1.088.114 | | | | | -£1,384,894 -£1,527,517 -£1,671,464 | -£1,486,949 -£1,629,424 -£1,773,251 |
| | | | | | | | | |

| Local Plan Viability Testing 2 | 2025 | | 1 | | | | 1 | | |
|--|--|---|--|---|--|--|---|--|--|
| Resi 5- 13 Flats | | | | Value Area | Zone B | £950 psf | | | |
| No Units Site Area | 13 0.03 Ha | | • | Sales value inflation Build cost inflation | | Base Base | | | |
| Residual land values: | | • | | Tenure | | Base LAR: CR | • | l | |
| Tenure 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR 0% LAS - 40% CR | % AH 5% 10% 10% 20% 20% 20% 40% 45% 40% 45% 50% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy 11,135,770 11,135,770 11,135,774 12,135,784 12,135,785 12,135,785 12,135,785 12,135,785 12,135,785 12,135,785 12,135,785 12,135,785 12,135,785 13,135 13,13 | Base Build Costs, Access Prt M42, Building Safety Levy & 5106, O.H., Building Regs 2022 & Staffacese 2022 & Staffacese 1058-314 458-354 4119-2 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & FREEAPTS elect 1550,001 1510,152 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biod Staircases, 1577-158 1597-159 159 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Poyments (548.610 (519.500 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, Wichair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offiset Payments & Suseriasy (273, 165, 1273, | Base Build Costs, Access Prt M4(2), Stope, Cit., Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), Britzariases, Wchair Prt M4(3), Biddoversity, Renewalth Griset Payments, Sustainability & Embodristy, Source (272,807) (418,95) | |
| | | | | | | | | Base Build Costs, | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | -£1,403,104 -£1,565,140 -£1,728,429 | | | | | | -£2,260,067 -£2,397,379 -£2,536,031 | |
| 60% I AR : 40% CIR | 20% 22% 25% 30% | -£1,892,963 -£1,959,121 -£2,058,726 | -£2,363,454 -£2,420,153 -£2,505,566 | -E2,368,696 -E2,425,390 -E2.510.796 | -£2,380,150 -£2,436,830 -£2,522,218 | -£2,408,782 -£2,465,431 -£2,551,293 | -E2,583,434 -E2,644,340 -E2,736,114 | -£2,686,381 -£2,747,176 -£2.838.793 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£2,992,610 -£3,147,820 -£3,304,411 | |
| 60% LAR : 40% CIR | 50% | -£2,748,771 -£2,934,025 | -£3,128,629 -£3,288,328 | -£3,134,229 -£3,293,922 | -£3,146,458 -£3,306,136 | -£3,177,029 -£3,336,673 | -£3,360,462 -£3,519,890 | -£3,621,677 | |
| Medium Value Secondary Offices | Residual Land values compared to benchmark land values feeding Value Secondary Offices £57,186,000 | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | -£190,296 -£351,066 -£513,102 | -£755,310 -£892,462 -£1,030,872 | -£760,623 -£897,755 -£1,036,146 | -£772,231 -£909,318 -£1,047,669 | -£801,248 -£938,226 -£1,076,476 | -£975,348 -£1,111,671 -£1,249,318 | -£1,072,070 -£1,208,029 -£1,345,341 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% | -£676,391 -£840,925 -£907,083 | -£1,170,526 -£1,311,416 -£1,368,115 | -£1,175,785 -£1,316,658 -£1,373,352 | -£1,187,271 -£1,328,112 -£1,384,792 | -£1,215,986 -£1,356,744 -£1,413,393 | -£1,388,277 -£1,531,396 -£1,692,302 | -£1,483,993 -£1,634,343 -£1,695,138 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£1.786.755 -£1,940,572 -£2,095,782 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£2.252.373 -£2.410,330 -£2,569,639 | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value ity Space | es | | | | £40,420,000 |] | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (24, 50) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £84,850 -£77,186 -£240,475 | -£456,546 -£594,956 -£734,610 | | | | | -£772,113 -£909,425 -£1,048,077 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 22% 25% 30% | -£471,167 -£471,772 -£772,774 | -£075,500 -£932,199 -£1.017,612 | -£000,742 -£937,436 -£1.022,842 | -£092,190 -£948,876 -£1.034,264 | -£920,828 -£977,477 -£1.063.339 -£1.247,821 | -£1,0/0,7480 -£1,156,386 -£1,248,160 -£1,470,248 | £1,195,427 £1,259,222 £1,350,839 £1,504,846 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£1,659,866 -£1.816.457 -£1,974,414 | |
| 60% LAR : 40% CIR Residual Land values compared to benchi | 50% mark land value | -£1,446,071 | -£1,800,374 | -£1,805,968 | -£1,818,182 | -£1,848,719 | -£2,031,936 | -£2,133,723 | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$700-94 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £505.587 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$105, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$105, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £600,144 £438,108 £274,819 | £58,748 -£79,662 -£219,316 | £53,455 -£84,936 -£224,576 | £41,892 -£96,459 -£236,061 | £12,984 -£125,266 -£264,776 | | -£256,819 -£394,131 -£532,783 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 22% 25% 30% | £110,285 £44,127 £55,478 | -£360,206 - £416,905 -£602,318 | -£365,448 - £422,142 -£507,548 | -£376,902 -£433,582 -£518,970 | -£405,534 -£462,183 -£548,045 | -£680,186 - £641,092 -£732,866 | -£683,133 -£743,928 -£835,545 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | | -£369,362 -£1,144,572 -£1,301,163 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£745,523 -£930,777 | £1,125,381 -£1,285,080 | -£1,130,981 -£1,290,674 | -£1,143,210 -£1,302,888 | -£1,173,781 -£1,333,425 | -£1,597,214 -£1,516,642 | -£1,459,120 -£1,618,429 | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|--|---|--|---|--|--|--|
| Rosi 5- 13 Flats | | | | Value Area | Zone B - | £1,000 psf | | |
| No Units Site Area | 13 0.03 Ha | | • | Sales value inflation Build cost inflation | | Base Base LAR: CIR | 1 | |
| Residual land values: | | | | Tenure | | LAR: CR | | |
| Tenure 991-148-499-585 991-148-499-585 991-148-499-585 991-148-499-585 991-148-499-585 991-148-499-585 991-148-499-585 991-148-499-585 991-148-499-585 991-148-499-585 | % AH 5% 10% 15% 20% 20% 20% 40% 40% 45% 50% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1,142,912) (1,14 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S186, Das Safety Levy & S182, Das Safety Costs (100, 564 (100, 564 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S186, Cit, Build Regs 2022 & Staincrease, WEAT STAINCREASE, WARRINGTON, WARRINGT | Base Build Costs, Access Prt M4(2), Suiding Safety Leg 2022 & Staircases, Wichair Prt M4(3), Bretter M4(3), Brothwester 1590 228 1590 228 1590 228 1590 228 174 310 174 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity Safety Population (Safety Safety | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, S106, CI | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Psymments, Subodied Carbon Embodied Ca |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% 25% | -£1,480,460 -£1,659,580 -£1,731,572 -£1,839,929 | -£2,133,803 -£2,196,243 -£2,290,269 | -£1,953,016 -£2,139,046 -£2,201,480 -£2,295,497 | -£1,993,305 -£2,150,498 -£2,212,920 -£2,306,921 | -£2,024,020 -£2,179,130 -£2,241,521 -£2,335,478 | -£2,190,310 -£2,350,922 -£2,413,129 -£2,506,822 | -£2,292,021 -£2,446,362 -£2,508,465 -£2,606,560 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£2,575,699 -£2,776,688 | -£2,958,325 -£3,133,506 | -£2,963,926 -£3,139,101 | -£2,976,154 -£3,151,314 | -£3,006,726 -£3,181,852 | -£3,190,157 -£3,365,069 | -£3,292,064 -£3,466,856 |
| Medium Value Secondary Offices | 1 | - | | | | £57,186,000 | | Γ |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £101,433 -£73,924 -£250,545 | -£468,247 -£619,752 -£772,514 -£996,522 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% 25% | -£607,542 -£679,534 -£787,891 | -£1,081,765 -£1,144,205 -£1,238,231 | -£1,087,008 -£1,149,442 -£1,243,459 | -£1,098,460 -£1,160,882 -£1,254,883 | -£1,127,092 -£1,189,483 -£1,283,440 | -£1,298,884 -£1,361,091 -£1,454,784 | -£1,394,324 -£1,456,427 -£1,554,522 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£1,523,661 -£1,724,650 | -£1,906,287 -£2,081,468 | -£1,911,888 -£2,087,063 | -£1,924,116 -£2,099,276 | -£1,954,688 -£2,129,814 | -£2,138,119 -£2,313,031 | -£2,240,026 -£2,414,818 |
| Lower Value Secondary Offices / Commun | nity Space | | 1 | | | £40,420,000 |] | I |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £361,992 £185,371 £7,494 | -£183,636 -£336,598 -£49,606 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% 25% 30% | -£243,618 -£351.975 -£533.545 | -£708,289 -£802,315 -£950,991 | -£713,526 -£807.543 -£965.209 | -£724,966 -£818.967 -£976.605 | -£753,567 -£847.524 -£1,005.006 | -£925,175 -£1.018.868 -£1,185.465 | -£1,020,511 -£1,118,606 -£1,287,906 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR: 40% CIR Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | €1,288,734 es | £1,645,552 | -£1,651,147 | -£1,663,360 | -£1,693,898 £20,601,000 | -£1,877,115 | -£1,978,902 |
| , | | | | | | 220,001,000 | | Base Build Costs. |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy EL DISSAS EL DISSAS | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biothysesty 1465,044 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1417.027 120.5555 | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability L023297 L022397 | Access Prt M4(2), Building Safety Levys \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Emodolied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 22% | £700,665 £522,788 £343,668 | £178,696 £24,688 -£130,555 | £173,422 £19,430 -£135,798 | £161,899 £7,943 -£147,250 | £133,091 -£20,772 -£175,882 | -£39,750 -£193,062 -£347,674 | -£135,773 -£288,779 -£443,114 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 22% 25% 30% 35% | £271,676 £163.319 -£18,251 | -£192,995 -£287.021 -£444.697 | -£198,232 -£292,249 -£449,915 | -£209,672 -£303,673 -£461,311 | £238,273 -£332,230 -£489,802 | -£409,881 -£503.574 -£670,171 | -£505,217 -£603.312 -£772,612 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£773,440 | £1,130,258 | -£1,135,853 | -£1,148,066 | -£1,178,604 | £1,361,821 | -£1,463,608 |

| Base Build Costs | Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|-------------------|--|--|--|--|--|--|--|
| Transport Tran | Resi 5- 13 Flats | | | | Value Area | Zone B - | £1,050 psf | | |
| Transport Tran | No Units Site Area | 13 0.03 Ha | | • | Sales value inflation | | | Ì | |
| Read Part | Residual land values: | 0.00112 | ı | | Tenure | | LAR : CIR | | 1 |
| Company Comp | | | Access Prt M4(2) & Building Safety Levy £1,879,998 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £1,305.654 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1,300,340 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1,299,177 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1,085,616 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| Company Comp | 60% LAR : 40% CIR | 15% | £1,306,383 | £804,318 | £799,060 | £787,574 | £758,860 | £586,568 | £490,851 |
| ## 1997 | | | | | | | £521,262 £418,694 | | |
| ## 1997 | 60% LAR : 40% CIR | 35% | £721,585 £524,221 | £291,873 £118,645 | £286,656 £113,436 | £275,260 £102,063 | £246,768 £73,630 | £75,822 -£104,178 | |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £325,660 £125,916 | -£59,741 -£249,147 | -£65,349 -£254,747 | -£77,596 -£266,976 | | -£291,911 -£480,980 | -£393,966 -£582,887 |
| ### Provided Control and Base Build Costs and Base | 60% LAR : 40% CIR | 50% | -£80,476 | -£439,810 | -£445,405 | £457,619 | -£488,156 | -£671,373 | -£773,160 |
| Base Bald Costs, Access Fri MCD, 1912 (Co. S., Bald Right Law), 9100 (Co. S., Bald Right Law) | Higher Value Secondary Offices | imark land value | 15 | | | | £97,649,000 | | |
| | | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | | | | | | | -£1,549,980 -£1,714,645 -£1,880,664 |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | | | | | | | -£2,048,023 -£2,216,710 |
| | | 22% | -£1,504,024 -£1.621.133 | -£1,972,333 -£2.074.970 | -£1,977,571 -£2.080.200 | -£1,989,011 -£2.091.622 | -£2,017,612 -£2,120,180 | -£2,189,218 -£2,291.524 | -£2,284,555 -£2,386,715 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | -£2,559,110 -£2,745,285 |
| Read Part | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | -£2.932.840 -£3,121,761 |
| Base Build Costs, Access Pri MA(2), building Select (Low) and Access Pri MA(3), building Select (Low) and Acce | Residual Land values compared to bench | mark land value | 22,013,000 | 122,010,004 | -22,004,210 | -14,30,433 | -20,021,030 | 120210247 | -2.0,012,004 |
| Base Build Costs, Access Prt MACI), Building Safety Lavy, Base Build Costs, Access Prt MACI), Building Safety Lavy, Safety Safet | Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| | Tenure | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Second Content Conte | 60% LAR : 40% CIR | 0% 5% | £393,162 £203,219 | -£181,182 -£347,041 | | | | | -£497,942 -£662,607 |
| ## 1 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £12,010 -£180,453 -£374,159 | -£514,156 -£682,518 | | | | | -£828,626 -£995,985 |
| Page | 60% LAR : 40% CIR | 22% | -£451,986 | -£920,295 | -£925,533 -£1 028 162 | -£936,973 -£1 039 584 | £965,574 £1,068,142 | -£1,137,180 -£1,239,486 | -£1,232,517 |
| Page | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | -£1,507,072 -£1,693,247 |
| Resident and values commanded to sectionary (Prices Community Space Contempt Community Commu | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | -£1.880.802 -£2,069,723 |
| Base Build Costs, Access Prt Mid(2), Building Safety Levy, Stop, CLI, Build Regs 2022 & Staircases, Wchair Prt Mid(3), BREEAM Excellent Biodiversity, Renewable Offset Payments & Sustainability & Sustainabilit | | mark land value | -£1,567,312 | -E1,926,646 | -£1,932,241 | -£1,944,455 | -E1,974,992 | -£2,158,209 | -£2,259,996 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Reg. 2022 & Starcases, S4 Costs, Access Prt M4(3), Building Safety Levy, S106, CIL, Build Reg. 2022 & Starcases, S4 Costs, Access Prt M4(3), Building Safety Levy, S106, CIL, Build Reg. 2022 & Starcases, S4 Costs, Access Prt M4(3), Building Safety Levy, S106, CIL, Build Reg. 2022 & Starcases, S4 Costs, Access Prt M4(3), Building Safety Levy, S106, CIL, Build Reg. 2022 & Starcases, S4 Costs, Access Prt M4(3), Building Safety Levy, S106, CIL, Build Reg. 2022 & Starcases, S4 Costs, Access Prt M4(3), Building Safety Levy, S106, CIL, Build Reg. 2022 & Starcases, S4 Costs, Access Prt M4(3), Building Safety Levy, S106, CIL, Build Reg. 2022 & Starcases, S4 Costs, Access Prt M4(3), Brace Mark Start | Lower Value Secondary Offices / Commun | nity Space | - | | | | £40,420,000 | | |
| Control Cont | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Cont. Life. Sept. Call. | 60% LAR : 40% CIR 60% LAP : 40% CIP | 0% 5% | £829,078 £639,135 £447,936 | £254,734 £88,875 | £249,420 £83,582 | £237,813 £72,019 | £208,797 £43,112 | £34,696 -£130,333 | -£62,026 -£226,691 -£392,740 |
| Column | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £255,463 £61,757 | -£246,602 -£416.197 | | | | | -£560,059 -£728,756 |
| Control Cont | | 22% 25% | -£16,070 -£133,179 | -£484,379 -£587.016 | -£489,617 -£592,246 | -£601,057 -£603.668 | -£629,658 -£632,226 | -£701,264 -£803.570 | -£796,601 -£898,761 |
| Control Cont | | 30% | | | | | | | -£1,071,156 -£1,257,331 |
| Races Pt M4(2), Base Build Costs, Access Pt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Pt M4(3), Bright Pt M4(3), | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAP : 40% CIP | 40% 45% | | | | | | | -£1,444,886 -£1,633,807 -£1,824,080 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, S106, CIL, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM | Residual Land values compared to bench | | 25 | 2., 30,100 | | 2,,30,00 | | 1 | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Access Prt M4(2), Building Safety Levy, S106 | oecondary industrial/Storage/Distribution | | | ı | ı | ı | £20,601,000 | I | 1 |
| COLUM: 191: CH 150: CT 191: CT | | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & |
| 69) LAR LAY CRE 27), 649-224 (D.916 125-47) (14.27) 434-34 3155-77 (21.27) (D.1.1) (D. | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £963,220 £770,757 | £437,054 £268,692 | £431,779 £263,434 | £420,257 £251,948 | £391,449 £223,234 | £218,608 £50,942 | £122,584 -£44,775 |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$ | 60% LAR: 40% CIR | 22% | £577,051 £499,224 | £99,097 £30,915 | £93,853 £25,677 | £82,401 £14,237 | £53,769 -£14,364 | -£118,023 -£185,970 | -£213,462 -£281,307 |
| 60% LAR: 40% CR 40% 1209 965 4299 567 4200 975 4261 3222 4264 338 4227 537 1220 590 60% LAR: 40% CR 45% 4409 710 4278 4773 4290 377 4280 262 4263 3174 4210 600 421, 1185 13 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAP : 40% CIP | 25% 30% 36% | £382.115 £185,959 | -£/1.722 -£243,753 .£410.001 | | | | | -£383,467 -£555,862 -£749,007 |
| 60% LAR - 40% CR 50% 45% M2 4374.456 456 M3 459 41.254 41.254 59 41.254 78 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | -£929.592 -£1,118.513 |
| | 60% LAR : 40% CIR | 50% | -£616,102 | -£975,436 | -£981.031 | -£993,245 | -£1,023,782 | -£1,206,999 | -£1,308,786 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|---|--|--|--|--|--|--|
| Rosi 5- 13 Flats | | | | Value Area | Zone B - | £1,100 psf | | |
| No Units Site Area | 13 0.03 Ha | | • | Sales value inflation Build cost inflation | | Base Base | ĺ | |
| Residual land values: | | | | Tenure | | Base LAR: CIR | | I |
| Tenure 991-LAR 499-CE 991-LAR 499-CE 991-LAR 499-CE 991-LAR 499-CE 991-LAR 499-CE 991-LAR 499-CE 991-LAR 499-CE 991-LAR 499-CE 991-LAR 499-CE 991-LAR 499-CE 891-LAR 499-CE 891-LAR 499-CE 891-LAR 499-CE 884-MALL LAR 499-CE | % AH 5% 10% 15% 20% 20% 20% 35% 40% 45% 50% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1.597/18) (1.597/18) (1.345/18) (1.34 | Base Build Costs, Access Prt M42, Building Safety Levy & 5106, OLL, Building Regs 2022 & State S | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & FREIT STAIRCASE (1407213 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Buildings 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent Book Book Staircases, 1,136,569 1,136,5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CH, Building Safety Levy, S106, CH, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Province Control of Safety Safety (1,156,143) (1,156,143 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety, S106, CIL, S1 | Base Build Costs, Access Prt M4(2), S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Windows Safety S |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & Sullof, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety S, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% 25% | -£1,192,813 -£1,276,475 -£1,402,336 | -£1,674,500 -£1,748,423 -£1,859,673 | -£1,679,743 -£1,753,660 -£1,884,901 | £1,691,196 -£1,765,101 -£1,876,325 | -£1,719,828 -£1,793,702 -£1,904,882 | -£1,891,620 -£1,965,308 -£2,076,225 | -£1,987,059 -£2,060,645 -£2,171,417 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to bench | 40% 45% 50% | -£2,252,508 -£2,468,012 | -£2,617,717 -£2,823,863 | -£2,623,318 -£2,829,458 | -£2,635,547 -£2,841,671 | -£2,666,119 -£2,872,207 | -£2,849,551 -£3,055,428 | -£2,951,456 -£3,157,213 |
| Medium Value Secondary Offices | mark land valu | es | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £684,891 £480,362 £274,567 | £105,882 -£74,329 -£255,798 | £100,569 -£79,623 -£261,073 | £88,962 -£91,186 -£272,596 | £59,945 -£120,093 -£301,403 | -£114,156 -£293,538 -£474,245 | -£210,878 -£389,896 -£570,268 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% | £67,517 -£140,775 -£224,437 | -£438,513 -£622,462 -£696,385 | | -£455,257 -£639,158 -£713,063 | -£483,972 -£667,790 -£741,664 | | -£751,980 -£935,021 -£1,008,607 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£986.138 -£1,200,470 -£1,415,974 | -£1.370.371 -£1,565,679 -£1,771,825 | -£1.375.570 -£1,571,280 -£1,777,420 | -£1,386,924 -£1,683,509 -£1,789,633 | -£1,415,308 -£1,614,081 -£1,820,169 | -£1,592,961 -£1,797,513 -£2,003,388 | -£1.695.016 -£1,899,418 -£2,105,175 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land valu- nity Space | es | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £916,278 £710,483 £503,433 | £361,587 £180,118 £2,597 | £356,293 £174,843 £7,855 | £344,730 £163,320 £19,341 | £315,823 £134,513 £48,056 | £142,378 -£38,329 -£220,348 | £46,020 -£134,352 -£316,064 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% 25% | £295,141 £211,479 £85,618 | -£186,546 -£260,469 -£371,719 | -£191,789 -£265,706 -£376,947 | -£203,242 - £277,147 -£388,371 | -£231,874 -£305,748 -£416,928 | -£403,666 -£477,354 -£688,271 | -£499,105 -£572,691 -£683,463 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | -£125,124 -£337,075 -£550 222 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to bench | 45% 50% | £764,554 -£980,058 | £1,129,763 -£1,335,909 | -£1,135,364 -£1,341,504 | -£1,147,593 -£1,353,717 | -£1,178,165 -£1,384,253 | -£1,361,597 -£1,567,472 | -£1,463,502 -£1,669,259 |
| Secondary Industrial/Storage/Distribution | | | 1 | | | £20,601,000 | | Γ |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$4,58,101 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £503,179 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1,940,172 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,01,155 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £837054 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 6740-332 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £1,431,572 £1,225,777 £1,018,727 | £876,881 £695,412 £512,697 | £871,587 £690,137 £507,439 | £850,024 £678,614 £495,953 | £831,117 £649,807 £467,238 | £657,672 £476,965 £294,946 | £561,314 £380,942 £199,230 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% 25% | £810,435 £726,773 £600.912 | £328,748 £254,825 £143.575 | £323,505 £249,588 £138,347 | £312,052 £238,147 £126,923 | £283,420 £209,546 £98.366 | £111,628 £37,940 -£72,977 | £16,189 -£57,397 -£168.169 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £390,170 £178,219 -£34,928 | -£42,807 -£230,390 -£419,161 | -£48,025 -£235,597 -£424,360 | -£59,422 -£246,971 -£435,714 | -£87,913 -£275,404 -£464,098 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£249,250 -£464,764 | -£614,469 -£820,615 | -£826,210 | -£632,299 -£838,423 | -£662,871 -£868,959 | -£846,303 -£1,052,178 | -£948,208 -£1,153,965 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--|--|---|---|--|--|--|--|
| Rosi 5- 13 Flats | | | | Value Area | Zone B - | £1,150 psf | | |
| No Units Site Area | 13 0.03 Ha |] | • | Sales value inflation Build cost inflation | | Base Base | | _ |
| Residual land values: | | | | Tenure | | Base LAR : CIR | | I |
| Tenure 697, LAR, 497, CIF. 697, LAR, 497, CIF. 697, LAR, 497, CIF. 697, LAR, 497, CIF. 697, LAR, 497, CIF. 697, LAR, 497, CIF. 697, LAR, 497, CIF. 697, LAR, 497, CIF. 697, LAR, 497, CIF. 697, LAR, 497, CIF. 697, LAR, 497, CIF. 698, LAR, 497, CIF. 698, LAR, 497, CIF. 698, LAR, 497, CIF. 698, LAR, 497, CIF. | % AH 5% 10% 15% 20% 20% 20% 40% 45% 45% 50% mark land valu | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (2,244.340) (2,24 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, OLL, Building Regs 2022 & Stallances | Base Build Costs, Access Prt M4(2), S106, Cit, Building Safety Lovy, S106, Cit, Building Safety Lovy, S106, Cit, Buildingses, Wichair Prt M4(3) & FREET SAFE SAFE SAFE SAFE SAFE SAFE SAFE SAFE | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Buildings S202.2 & Staircases, Wichair Prt M4(3), BREEAM Excellent & Boother M4(3), BREEAM Excellent & Boother M4(3), BREEAM Excellent & Boother M4(3), BREEAM Excellent & Boother M4(3), BREEAM Excellent & Boother M4(3), BREEAM Excellent & Boother M4(3), BREEAM Excellent & Boother M4(3), BREEAM Excellent & BOOTHER M4(3), BREEAM Excellent & BOOTHE | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3), BKEEAM Excellent, Biodiversity & Renewable Offset Province Control of Safety Safety (1,629,635) (1,629,635) (1,629,635) (1,629,635) (1,639,6 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Suetaladisty 1,1465,099 1,1465, | Base Build Costs, Access Prt M42, Stock, Cit., Building Safety Levy, S166, Cit., Building Safety Levy, S166, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodoversity, Renewable Offset Payments, Sustainability & Emboded of Thon Cit. 1399,550 Cit |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt Mety, Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Ley, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£910,632 -£1,169,224 -£1,363,948 -£1,560,014 |
| 60% I AD - 40% CID | 15% 20% 22% 25% | -£959,430 -£1,048,927 -£1,183,539 | -£1,444,850 -£1,524,513 -£1,644,374 | -£1,450,092 -£1,529,750 -£1,649,603 | -£1,461,544 -£1,541,190 -£1.661,026 | -£1,490,176 -£1,569,792 -£1,689,583 | -£1,661,968 -£1,741,398 -£1,860,928 | -£1,757,408 -£1,836,735 -£1,956,119 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£2,322,148 | -£2,669,041 | -£2,674,636 | -£2,686,850 | -£2,717,386 | -£2,900,604 | -£3,002,391 |
| Medium Value Secondary Offices | | I | I | | <u> </u> | £57,186,000 | | ı |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levys \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £976,619 £757,504 £537,122 | £392,946 £198,381 £2,559 | £387,632 £193,088 £2,715 | £376,026 £181,525 £14,239 | £347,009 £152,617 -£43,045 | £172,909 -£20,827 -£215,887 | £76,186 -£117,186 -£311,910 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% | £315,486 £92,608 £3,111 | -£194,509 -£392,812 -£472,475 | | -£211,252 -£409,506 -£489,152 | -£239,968 -£438,138 -£517,754 | -£412,259 -£609,930 -£689,360 | -£507,976 -£705,370 -£784,697 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£811.101 -£1,040,018 -£1,270,110 | -£1.198.133 -£1,402,434 -£1,617,003 | -£1,203,332 -£1,407,625 -£1,622,598 | -£1.214.686 -£1,418,963 -£1,634,812 | -£1,243,069 -£1,447,305 -£1,665,348 | -£1,413,373 -£1,627,208 -£1,848,566 | -£1,509,230 -£1,729,115 -£1,950,353 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land valu nity Space | es | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Side, Safety Levy, Side, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £1,193,420 £973,038 £751,402 | £634,297 £438,475 £241.407 | £629,004 £433,201 £236,150 | £617,441 £421,677 £224.664 | £588,533 £392,871 £195,948 | £415,089 £220,029 £23,657 | £318,730 £124,006 £72,060 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% 25% | £528,524 £439,027 £304.415 | £43,104 -£36,559 -£156,420 | £37,862 -£41,796 -£161,649 | £26,410 -£53,236 -£173,072 | -£2,222 -£81,838 -£201.629 | -£174,014 -£253,444 -£372,974 | -£269,454 -£348,781 -£468.165 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £79,085 -£147,451 -£375,185 | -£357,156 -£559,092 -£762,217 | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | | -£664,102 -£834,194 | -£1,181,087 | -£071,709 -£1,186,682 | -£1,198,696 | -£1,229,432 | -£1,412,650 | -£1,293,199 -£1,514,437 |
| Secondary Industrial/Storage/Distribution | | <u> </u> | I | | <u> </u> | £20,601,000 |] | I |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1,927.293 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £13,3842 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £137,726 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1,298,219 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £1,708,714 £1,488,332 £1,266,696 | £1,149,591 £953,769 £756,701 | £1,144,298 £948,495 £751,444 | £1,132,735 £936,971 £739,958 | £1,103,827 £908,165 £711,242 | £930,383 £735,323 £638,951 | £834,024 £639,300 £443,234 |
| 60% I AR : 40% CIR | 15% 20% 22% 25% | £1,043,818 £954,321 £819,709 | £558,398 £478,735 £358,874 | £553,156 £473,498 £353,645 | £541,704 £462,058 £342,222 | £513,072 £433,456 £313,665 | £341,280 £261,850 £142,320 | £245,840 £166,513 £47,129 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% 45% | £594,379 £367,843 £140.109 | £158,138 -£43,798 -£246,923 | £152,920 -£49,005 -£252,122 | £141,523 -£60,379 -£263,476 | £113,033 -£88,812 -£291,859 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£85.808 -£318,900 | -£451,224 -£665,793 | -£456,415 -£671,388 | -£467,753 -£683,602 | -£498,095 -£714,138 | -£675,998 -£897,356 | -£777,905 -£999,143 |

LB Camden

| LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|--|---|--|--|--|--|--|
| Resi 5- 13 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units Site Area | 13 0.03 Ha | | • | Sales value inflation | | Base | | |
| Residual land values: | 0.00112 | | | Build cost inflation Tenure | | Base LAR: CIR | | |
| Tenure 995 LAR 495 CIR 995 LAR 495 CIR 995 LAR 495 CIR 995 LAR 495 CIR 995 LAR 495 CIR 995 LAR 495 CIR 995 LAR 495 CIR 995 LAR 495 CIR 995 LAR 495 CIR 995 LAR 495 CIR 995 LAR 495 CIR | % AH 5% 10% 25% 25% 25% 25% 35% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Building Safety Levy Costs (1) (2) (2) (2) (2) (2) (2) (2) (2) (2) (2 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CLL, Building Rega 2022 & Starcases C106/192 C106/193 C | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & RREAM Excellent 5,192,055 1,19 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity C1541072 C1541072 C1541073 C1541073 C1541074 C | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Psymmets 21, 192, 165, 21, 192, 192, 21, | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S16e, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability C1198, 729 C1198, 729 C1198, 729 C1198, 729 C1198, 729 C1198, 729 C1198, 729 C1198, 729 C1198, 729 C1198, 729 C1198, 729 C1298 | Base Build Costs, Access Pri M42, Building Safety Levy, S106, Cil., Building Safety Levy, S106, Cil., Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewability & Embodied Carbon Embodied |
| Residual Land values compared to benc Higher Value Secondary Offices | hmark land value | is . | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2) Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £216,310 -£17,392 -£252,360 | -£372,028 -£580,946 -£791,121 | | | | | -£688,788 -£896,513 -£1,105,590 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% | -£488,582 -£726,047 -£821,378 | -£1,002,543 -£1,215,198 -£1,300,603 | -£1,007,800 -£1,220,441 -£1,305,840 | -£1,019,286 -£1,231,893 -£1,317,280 | -£1,048,001 -£1,260,525 -£1,345,881 | -£1,220,293 -£1,432,317 -£1,517,489 | -£1,316,010 -£1,527,757 -£1,612,825 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | | | | | | | -£1.740.821 -£1,955,189 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | -£2,170,847 -£2,387,785 -£2,610,850 |
| 60% LAR : 40% CIR Residual Land values compared to bence Medium Value Secondary Offices | 50% hmark land value | -£2,176,283 | -£2,516,406 | -£2,521,593 | £2,532,917 | £57,186,000 | -£2,745,783 | -£2,847.570 |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £1,268,348 £1,034,646 £799,678 | £680,010 £471,092 £260,917 | £674,697 £465,799 £255,642 | £454,236 £244,119 | £634,074 £425,329 £215,312 | £459,972 £251,884 £42,471 | £363,250 £155,525 -£53,552 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% | £563,456 £325,991 £230,660 | £49,495 -£163,160 -£248,565 | £44,238 -£168,403 -£253,802 | £32,752 -£179,855 -£265,242 | £4,037 -£208,487 -£293,843 | -£168,255 -£380,279 -£465,451 | -£263,972 -£475,719 -£560,787 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £87.295 -£152,620 | -£377.038 -£592,127 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to benc | 50% hmark land value | -£1,124,245 | -£1,464,368 | -£1,469,555 | £1,480,879 | -£1,510,526 | -£1,693,745 | -£1,795,532 |
| Lower Value Secondary Offices / Commu | inity Space | | 1 | ı | 1 | £40,420,000 | | 1 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 5% 10% 15% | £1,470,562 £1,235,594 £999,372 | £907,008 £696,833 £485,411 | £901,715 £691,558 £480.154 | £890,152 £680,035 £468.668 | £861,245 £651,228 £439,953 | £687,800 £478,387 £267.661 | £591,441 £382,364 £171.944 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% 25% | £761,907 £666,576 £623,211 | £272,756 £187,351 £58,878 | £267,513 £182,114 £53,649 | £256,061 £170,674 £42,226 | £227,429 £142,073 £13,668 | £55,637 -£29,535 | -£39,803 -£124,871 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £283,296 £42,172 | £06.878 -£156,211 -£372,500 | £03,049 -£161,429 -£377,708 | £42,220 -£172,826 -£389,082 | £13.068 -£201,316 -£417,515 | -£.127,070 -£372,264 -£588,115 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£200.148 -£443,652 -£688.329 | | | | | | -£899.831 -£1,122,896 -£1,359.616 |
| Residual Land values compared to benc Secondary Industrial/Storage/Distributio | hmark land value | s | | | | £20,601,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$221958 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircase | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1825,907 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1614.299 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 51314-650 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £1,985,856 £1,750,888 £1,514,666 | £1,422,302 £1,212,127 £1,000,705 | £1,417,009 £1,206,852 £995,448 | £1,405,446 £1,195,329 £983,962 | £1,376,539 £1,166,522 £955,247 | £1,203,094 £993,681 £782,955 | £1,106,735 £897,658 £687,238 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% 25% | £1,277,201 £1,181,870 £1,038,505 | £788,050 £702,645 £574,172 | £782,807 £697,408 £568,943 | £771,355 £685,968 £557,520 | £742,723 £657,367 £528,962 | £570,931 £485,759 £357,619 | £475,491 £390,423 £262,427 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £798,590 £557,466 | £359,083 £142,794 | £353,865 £137,586 | £342,468 £126,212 | £313,978 £97,779 | £143,030 -£72,821 | £48,059 -£167,599 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £315.146 £71,642 -£173.035 | -£74.684 -£293,339 -£513.158 | | -£91,236 -£309,868 -£529,669 | | | |
| | , 30% | | | -2010,340 | 2020,000 | | 12,000 | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-------------------------------|--|--|--|--|--|---|--|
| Resi 5- 13 Flats | | | | Value Area | Zone B - | £1,250 psf | | |
| No Units Site Area | 13 0.03 Ha | 1 | • | Sales value inflation Build cost inflation | | Base | | |
| Residual land values: | 0.03 Ha | ı | | Tenure | | Base LAR: CIR | |] |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 53045913 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 22433090 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 52445597 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 52:45.690 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CtL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 52:407.973 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £2.798.625 £2,549,070 £2.298.262 | £2.230.639 £2,006,110 £1,780,336 | £2.225.346 £2,000,835 £1,775,078 | £2.213.782 £1,989,313 £1,763.592 | £2.184.876 £1,960,506 £1,734,877 | £2.011.430 £1,787,665 £1,562,587 | £1.915.073 £1,691,642 £1,466,869 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £2,296,202 £2,046,210 £1,945,044 | £1,780,336 £1,553,327 £1,462,181 | £1,773,078 £1,548,085 £1,456,943 | £1,763,662 £1.536.632 £1,445,503 | £1,734,877 £1.508.000 £1,416,902 | £1,336,208 £1,245,296 | £1,400,869 £1,240,768 £1,149,958 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £1,792,928 £1,538,426 | £1,325,096 £1,095,654 | £1,319,867 £1,090,436 | £1,308,444 £1,079,040 | £1,279,887 £1,050,549 | £1,108,542 £879,601 | £1,013,351 £784,630 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £1,282,716 £1,025,810 £767,719 | £865,011 £633,180 £400,173 | £859,804 £627,982 £394,981 | £848,430 £616,628 £383,644 | £819,997 £588,244 £355,301 | £649,396 £417,940 £185,245 | £554,618 £323,328 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £767,719 £508,455 | £400,173 £165,999 | £394,981 £160,814 | £383,644 £149,490 | £355,301 £121,180 | £185,245 -£52,087 | £90,769 -£153,874 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | es | | | | £97,649,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments -£130.901 | Sustainability | Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £259,751 £10,196 | -£308,235 -£532,764 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% | -£240,612 -£492,664 | -£758,538 -£985,547 | -£763,796 -£990,769 | -£7/5,282 -£1,002,242 | | -£976,287 -£1,202,666 | -£1,072,005 -£1,298,106 |
| | | -E593,830 -E745,946 -E1 000,448 | -£1,076,693 -£1,213,778 -£1,442,220 | -£1,081,931 -£1,219,007 | -£1,093,371 -£1,230,430 | -£1,721,972 -£1,258,987 -£1,468,326 | £1,293,578 -£1,430,332 -£1,649,272 | -£1,388,916 -£1,525,523 -£1,754,244 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | -£1,659,273 -£1,889,478 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | -£1,850,830 -£2,183,573 -£2,417,694 | | |
| Residual Land values compared to bench | mark land value | es | | | | | | |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% | £1,560,077 £1,311,789 | £967,073 £743,803 | £961,761 £738,510 | £950,154 £726,946 | £921,137 £698,040 | £747,037 £524,594 | £650,314 £428,237 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £1,062,234 £811,426 | £519,274 £293,500 | £513,999 £288,242 | £502,477 £276,756 | £473,670 £248,041 | £300,829 £75,751 | £204,806 -£19,967 |
| 60% LAR : 40% CIR | 22% | £458,208 | £56,491 -£24,655 | £61,249 -£29,893 | £49,796 £41,333 | £21,164 -£69,934 | -£150,628 -£241,540 | -£246,068 -£336,878 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | £51,590 £51,590 | -£161.740 -£391,182 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£978,381 | -£1,320,837 | -£1,326,022 | -£1,337,346 | -£1,365,656 | -£1,538,923 | -£1,640,710 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value nity Space | es | | | | £40,420,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £1,995,993 £1,747,705 | £1,402,989 £1,179,719 | £1,397,677 £1,174,426 | £1,386,070 £1,162,862 | £1,357,053 £1,133,956 | £1,182,953 £960,510 | £1,086,230 £864,153 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £1,498,150 £1,247,342 | £955,190 £729,416 | £949,915 £724,158 | £938,393 £712,672 | £909,586 £683,957 | £736,745 £511,667 | £640,722 £415,949 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 22% 25% | £995,290 £894,124 £742,008 | £502,407 £411,261 £274,176 | £497,165 £406,023 £268,947 | £485,712 £394,583 £267,524 | £457,080 £365,982 £228,987 | £285,288 £194,376 £57,622 | £189,848 £99,038 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £487,506 £231.796 | £44,734 -£185,909 | £39,516 -£191.116 | £28,120 -£202,490 | -£371 -£30,923 | -£171,319 -£401,524 | -£266,290 -£496,302 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | -£25.110 -£283,201 | -£417.740 -£650,747 | | | | | -£727.592 -£960,151 |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£542,465 | -£884,921 | -£890,106 | -£901,430 | -£929,740 | -£1,103,007 | £1,204,794 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases \$195,281 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £2,202,999 £2,013,444 £1,782,636 | £1,095,013 £1,470,484 £1,244,740 | £1,669,720 £1,465,209 £1,239,452 | £1,678,156 £1,453,687 £1,227,966 | £1,049,250 £1,424,880 £1,100,251 | £1,475,804 £1,252,039 £1,006,061 | £1,379,447 £1,156,016 £934,242 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% | £1,762,636 £1,510,584 £1,409,418 | £1,244,710 £1,017,701 £926,555 | £1,239,452 £1,012,459 £921,317 | £1,227,966 £1,001,006 £909,877 | £1,199,251 £972,374 £881,276 | £1,026,961 £800,582 £709,670 | £931,243 £705,142 £614,332 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £1.257.302 £1,002,800 | £789.470 £560,028 | £784.241 £554,810 | £772.818 £543,414 | £744.261 £514,923 | £572.916 £343,975 | £477.725 £249,004 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £747,090 £490.184 | £329,385 £97.554 | £324,178 £92,356 | £312,804 £81.002 | £284,371 £52.618 | £113,770 -£117.686 | £18,992 -£212.298 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | £252,093 -£27,171 | -£135,453 -£369,627 | -£140,645 -£374,812 | -£131,362 -£386,136 | -£ (60,325 -£414,446 | -£587,713 | -£689,500 |
| | | | | | | | | |

| Total Column Co | Local Plan Viability Testing 2 | 2025 | | | | | | | |
|--|--|---|---|--|---|---|--|--|--|
| Company Comp | Resi 5- 13 Flats | | | | Value Area | Zone B - : | £1,300 psf | | |
| Date Date Cont. Date Date Cont. Date Date Cont. Date Date Cont. Date Date Cont. Date Date Cont. Date Date Cont. Date Date Cont. Date Date Cont. Date Date Cont. Date Date Cont. Date Date Cont. Date Date Cont. Date Date Cont. Date Date Date Cont. Date Date Cont. Date Date Cont. Date | No Units Site Area | 13 0.03 Ha | | | Sales value inflation Build cost inflation | | | | |
| Base Ball Costs Base Ball Costs Base Ball Costs Base Ball Costs Base Ball Costs Ball Ball Costs Ball Ball Costs Ball Ball Costs Ball Ball Costs Ball Ball Costs Ball Ball Costs Ball Ball Ball Costs Ball Ball Ball Costs Ball Ball Ball Costs Ball Ball Ball Costs Ball Ball Ball Ball Costs Ball Ball Ball Ball Ball Ball Ball Ba | Residual land values: | | | ! | Tenure | | LAR: CIR | | l |
| ### Build Costs ### Build Cost | 60% LAR: 46% CIR 60% LAR: 46% CIR 60% LAR: 46% CIR 60% LAR: 46% CIR 60% LAR: 46% CIR 60% LAR: 46% CIR 60% LAR: 46% CIR 60% LAR: 46% CIR 60% LAR: 46% CIR 60% LAR: 46% CIR 60% LAR: 46% CIR 60% LAR: 46% CIR 60% LAR: 46% CIR | 5% 10% 15% 20% 22% 25% 30% 35% 40% 45% | Access Prt M4(2) & Building Safety Levy 13.38.642 23.05.167 23.05.167 25.25.25.25 22.279.593 22.011,725 21.742.505 21.742.50 21.00.446 2503.09 2604.319 | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases £2,240,574 £2,244,468 £2,043,440 £1,722,978 £1,866,690 £1,540,394 £1,295,590 £1,561,603 | Access Prt M4(2), Building Safey Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 12735 606 12729 (19) 22019 683 11777 778 11777 778 17777 778 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5246-694 5246-694 5246-694 51,005,005 61,005,005 61,005,005 61,005,005 61,005,005 | Access Prt M4(2), S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), Bricker M4(3), Br | Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (1,046,051) (1,04 | Access Prt M4(2), Suliding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Paymenable, Sustainability & Embodied Carbon 2022/214 (1495) (1 |
| Base Build Costs, Market Costs | Higner value Secondary Offices | | | | | | £97,649,000 | | |
| ## Costs 10 10 10 10 10 10 10 1 | Tenure | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Buildiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Col. 10. Col | 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £799,768 £536,893 £272,752 | £202,100 -£35,525 -£274,406 | £196,786 -£40,818 -£279,681 | £185,180 -£52,380 -£291,203 | £156,163 -£81,288 -£320,010 | | -£114,680 -£351,091 -£588,876 |
| ## Access PT MA(2), Base Build Costs, Access PT MA(2), Building Safety Levy, Store, Cat. Building Safety Levy, Store, | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £7,357 -£259,281 -£366,281 | -£514,634 -£755,896 -£852,784 | -£519,791 -£761,138 -£858,020 | -£531,277 -£772,590 -£869,461 | -£559,993 -£801,222 -£898,062 | -£732,283 -£973,014 -£1,069,668 | -£828,001 -£1,068,455 -£1,165,005 |
| ## Access PT MA(2), Base Build Costs, Access PT MA(2), Building Safety Levy, Store, Cat. Building Safety Levy, Store, | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | -£1.310.225 -£1,553.299 -£1.797.664 |
| Base Build Costs, Access PT M4(2), Access PT M4(2), Access PT M4(3), Acc | 60% LAR : 40% CIR 60% LAR : 40% CIR | | | | | | | | -£2.043.308 -£2,290.219 |
| Base Build Costs, Access PT MAPI, Base Build Costs, Access PT MAPI, Base Build Costs, Access PT MAPI, Base Build Costs, Access PT MAPI, Base Build Costs, Access PT MAPI, Buildings Bardy Levy, 19, 510, CL, Buildings Bardy Levy, | Residual Land values compared to bench | | -£ 1,00+,000 | *62,220,342 | *12,234,020 | *E2,240,002 | -22,214,102 | -22,444,019 | *2.2,030,303 |
| Tenure | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Co. Life St. City | | % AH 0% | Building Safety Levy £1,851,806 | 2022 & Staircases £1,254,138 | BREEAM Excellent £1,248,824 | Biodiversity £1,237,218 | Payments £1,208,201 | Sustainability £1,034,101 | Embodied Carbon £937,378 |
| CRYLANG - 45-CRR | 60% LAR : 40% CIR | 10% | £1,588,931 £1,324,790 £1,059,395 | £1,016,513 £777,632 £537,504 | £1,011,220 £772,357 £532,247 | £760,835 £520,761 | £970,750 £732,028 £492,045 | £797,305 £559,185 £319,755 | £700,947 £463,162 £224,037 |
| Reached Lear values conseared to interchanes tend relative to the forecasting rights of the forecast of the | 60% LAR : 40% CIR | 22% | £792,757 £685,757 £524,889 | £296,142 £199,254 £53,558 | £290,900 £194,018 £48,328 | £279,448 £182,577 £36,906 | £250,816 £153,976 £8.348 | £79,024 -£17,630 -£162,995 | -£16,417 -£112,967 -£258,187 |
| Report Prince P | 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £255,800 -£14,496 | -£190,238 -£435,233 | -£195,455 -£440,440 | -£206,851 -£451,815 | -£235,343 -£480,248 | | -£501,261 -£745,626 |
| Base Build Costs, Access Prt Mid(2), Base Build Costs, Access Prt Mid(2), Base Build Costs, Access Prt Mid(2), Building Safety Levy, S106, CIL, Building Safety Lev | 60% LAR : 40% CIR 60% LAR : 40% CIR | | -£558,667 -£832,517 | -£928,778 -£1,177,304 | -£933,970 -£1,182,490 | -£945,307 -£1,193,814 | -£973,650 -£1,222,124 | -£1,143,705 -£1,391,981 | -£1,238,181 -£1,486,347 |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S10 | Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value ity Space | es | | | | £40,420,000 | | |
| Col. Let. 47. CR | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column | 60% LAR : 40% CIR | 15% | £2,024,847 £1,760,706 £1,495,311 | £1,452,429 £1,213,548 £973,420 | £1,447,136 £1,208,273 £968,163 | £1,435,574 £1,196,751 £956,677 | £1,406,666 £1,167,944 £927,961 | £1,233,221 £995,101 £755,671 | £1,136,863 £899,078 £659,953 |
| Cont. Cont | 60% LAR : 40% CIR | 20% | £1,228,673 £1,121,673 | £732,058 £635,170 | £726,816 £629,934 | £715,364 £618,493 | £686,732 £589,892 | £514,940 £418,286 | £419,499 £322,949 |
| Recitable Lind visions contracted benchmark into visions | 60% LAR: 40% CIR | 30% 35% | £691,716 £421,420 | £4683 | £404.244 £240,461 -£4,524 | £229,065 -£15,899 | £444.204 £200,573 -£44,332 | £29,626 -£214,932 | -£65,345 -£309,710 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy Static-ases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy Static-ases, Wchair Prt M4(3), Building Safety Levy Static-ases, Wchair Prt M4(3), Building Safety Levy Static-ases, Wchair Prt M4(3), Building Safety Levy Static-ases, Wchair Prt M4(3), Building Safety Levy Static-ases, Wchair Prt M4(3), Building Safety Levy Static-ases, Wchair Prt M4(3), Building Safety Levy Static-ases, Wchair Prt M4(3), Building Safety Levy Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Payments Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability & Embodied Carbon Static-ases, Wchair Prt M4(3), Breen Sta | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £149.928 -£122,761 -£396,601 | -£245.501 -£492,862 -£741,388 | -£280.700 -£498,054 -£746,574 | -£262 054 -£509,391 -£757,898 | -£290,438 -£537,734 -£786,208 | -£460.741 -£707,789 -£956,065 | -£595.354 -£802,255 -£1,050,431 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CI | Residual Land values compared to benchi Secondary Industrial/Storage/Distribution | mark land value | es | | | | £20,601,000 | | |
| Col. Lat. Cr. Cr. Cr. Cr. Cr. Cr. Cr. Cr. Cr. Cr | | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 69% LAR, 49% CR 27% C 1,055,947 C 1,105,044 C 1,144,228 C 1,133,777 C 1,195,194 C 133,389 E 129,342 C 1,055,145 C | 60% LAR : 40% CIR | | £2,540,141 £2,276,000 £2,010,605 | £1,967,723 £1,728,842 £1,488,714 | £1,962,430 £1,723,567 £1,483,457 | £1,950,868 £1,712,045 £1,471,971 | £1,921,960 £1,683,238 £1,443,255 | £1,748,515 £1,510,395 £1,270,965 | £1,652,157 £1,414,372 £1,175,247 |
| 6% AR. 6% CR 35% (300,774 5315,77 559,770 569,396 4479,982 530,392 530,594 600,000 600 | 60% LAR : 40% CIR | 22% | £1,743,967 £1,636,967 £1,475,000 | £1,247,352 £1,150,464 £1,004,789 | £1,242,110 £1,145,228 £999,538 | CORR 446 | £1,202,026 £1,105,186 £950,550 | £1,030,234 £933,580 £788,215 | £934,793 £838,243 £892,023 |
| ON LAR: 40% CR 47% 1200-222 L200/28 L204-298 1231-240 1272-555 ES15-55 ES15-55 A501-055 65% LRR: 40% CR 45% 5330/243 522-242 1172-04 55903 4222-64 4312-245 2226-511 60% LRR: 40% CR 50% £18.693 4226-694 4231-285 4201-054 4270-514 4440-771 4355-337 | 60% LAR : 40% CIR | 35% | £1,207,010 £1,207,010 | £76054768 £760,972 £515,977 | £755,755 £10,770 | £744,359 £499,395 | £715,867 £470,962 | £544,920 £300,362 | £449,949 £205,584 |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £392,543 £118,693 | £269.793 £22,432 -£226,094 | £204.094 £17,240 -£231,280 | £5,903 -£242,604 | -£22,440 -£22,440 -£270,914 | £94.553 -£192,495 -£440,771 | -£286,971 -£285,137 |

Zone B - £900 psf Sales value inflation Build cost inflation Tenure No Units Site Area 15 0.04 Ha Base Base LAR: CIR Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy 5106, CIL, Building Re Building Safety Levy Tenure % AH 2022 & Staircases BREEAM Excellen Biodiversity Embodied Carbor 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR £97.649.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg 2022 & Staircases Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure % AH 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR £57,186,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, tiodiversity, Renewat Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg 2022 & Staircases BREEAM Excellent, odoversity, Renewa Offset Payments, Sustainability & Tenure % AH 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR £40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs. Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, liodiversity, Renewab Offset Payments & Wchair Prt M4(3), BREEAM Excellent, odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Re 2022 & Staircases Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Tenure £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs and Access Prt M4(2) & Building Safety Levy 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|---|---|--|--|--|--|---|
| Rosi 6 - 15 Flats | | | | Value Area | Zone B - | £950 psf | | |
| No Units Site Area | 15 0.04 Ha | | • | Sales value inflation Build cost inflation | | Base Base LAR: CIR | | 1 |
| Residual land values: | | | | Tenure | | LAR: CR | | I |
| Tenure 900 LMR 40% CR 900 LMR 40% CR 900 LMR 40% CR 900 LMR 40% CR 900 LMR 40% CR 900 LMR 40% CR 900 LMR 40% CR 900 LMR 40% CR 900 LMR 40% CR 900 LMR 40% CR 900 LMR 40% CR 900 LMR 40% CR 900 LMR 40% CR | % AH 5% 10% 15% 20% 20% 36% 40% 40% 45% 50% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1, 1482 (1997) 1, 14 | Base Build Costs, Access Prt Mt(2), Buffcs Safes Mt(2), Buffcs Safes Mt(2), Safes M | Base Build Costs, Access Prt M4(2), Building Safety Levy, S186, Cit, Building Safety Levy, S186, Cit, Building Safety Whatel Prt M4(3) & BREEAM Excellent (507) 596 (507) 196 (5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5196, CIt, Building Safety Levy, 5196, CIt, Buildings 2022 & Staircases, Staircases, BREEAM Excellent & BOID (Westly) 1508-151, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), BREEAM Excellent, Brown Book Safety Levy, Brown Book Safety Levy, Safety Saf | Base Build Costs, Access Prt M4(2), Building Safety Leg S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Botheron F, Renewable CH, Botheron F, Ren | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), BREEAM Excellent, Biodoversity, Renewable Coster Progring Serbodied Carbon 1513-565 |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety S, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 26% | £2,924,432 £3,115,697 £3,154,120 | -£3,467,181 -£3,631,157 -£3,664,155 | -£3,473,231 -£3,637,190 -£3,670,360 | -£3,485,446 -£3,650,371 -£3,684,410 | -£3,519,482 -£3,684,407 -£3,719,936 | -£3,721,493 -£3,897,662 -£3,933,087 | -£3,840,278 -£4,016,137 -£4,051,504 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to bench | 50% | -£3,912,400 -£4,126,154 | -£4,350,564 -£4,534,831 | -£4,357,025 -£4,541,286 | -£4,371,136 -£4,555,380 | -£4,406,411 -£4,590,614 | -£4,618,062 -£4,802,019 | -£4,735,647 -£4,919,466 |
| Medium Value Secondary Offices | | | 1 | | | £57,186,000 | | ľ |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 26% | -£1,598,335 -£1,636,758 | -£1,949,818 -£2,113,794 -£2,146,792 | -£1,955,868 -£2,119,828 -£2,152,997 | -£1,969,083 -£2,133,009 -£2,167,048 | -£2,002,119 -£2,167,044 -£2,202,573 | -£2,04,130 -£2,380,300 -£2,415,724 | -£2,322,916 -£2,498,775 -£2,534,141 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£2,395,037 -£2,608,792 | -£2,833,201 -£3,017,468 | -£2,839,663 -£3,023,924 | -£2,853,773 -£3,038,018 | -£2,889,049 -£3,073,252 | -£3,100,700 -£3,284,657 | -£3,218,284 -£3,402,104 |
| Lower Value Secondary Offices / Commun | nity Space | | 1 | | | £40,420,000 | | I |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levys, 5106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 26% | -£778,344 -£969,610 -£1.008.033 | -£1,321,093 -£1,485,069 -£1,518,067 | -£1,327,143 -£1,491,103 -£1,524,272 -£1,686,926 | -£1,340,358 -£1,504,284 -£1,538,323 -£1,681,110 | -£1,373,394 -£1,573,8319 -£1,573,848 | -£1,575,445 -£1,751,575 -£1,786,999 -£1,929,332 | -£1,694,191 -£1,870,050 -£1,905,416 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | -£1,980,067 | -£2,388,743 | -£2,395,199 | -£2,409,293 | -£2,444,527 | -£2,655,932 | -£2,773,379 |
| | 1 | | | | | £20,601,000 | | Base Build Costs. |
| Tenure 60% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1715.593 1715.593 | Base Build Costs, Access Prt Mt(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLI, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £343,125 £154,713 -£35,132 | -£254,175 -£415,316 -£577,881 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 26% 30% 35% | -£226,397 -£264,820 -£419,070 | -£741,857 -£774,855 -£917,219 | -£747,890 -£781,060 -£923,713 | £761,071 -£795.110 -£937,897 | £795,107 £830,636 £973,358 | -£1,008,362 -£1,043,787 -£1,185,119 | -£1,126,837 -£1,162,204 -£1,304,319 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£810.805 -£1,023,100 -£1,236,854 | -£1,278,448 -£1,461,264 -£1,645,531 | -£1,284,917 -£1,467,725 -£1,651,986 | -£1,299,047 -£1,481,836 -£1,666,080 | -£1,334,374 -£1,517,111 -£1,701,314 | -£1,546,334 -£1,728,762 -£1,912,719 | -£1.654.090 -£1.846,347 -£2,030,166 |

| Local Plan Viability Testing 2 | 2025 | | _ | | | | _ | |
|--|------------------------------|--|--|---|---|--|--|--|
| Resi 6 - 15 Flats | | | | Value Area | Zone B - | £1,000 psf | | |
| No Units Site Area | 15 0.04 Ha | | | Sales value inflation Build cost inflation | | Base Base LAR: CIR | 1 | |
| Residual land values: | | | | Tenure | | LAR: CIR | | |
| Tenure 69 1.44 (40 t. CR. 69 1.44 (40 t. CR. 69 1.44 (40 t. CR. 69 1.44 (40 t. CR. 69 1.44 (40 t. CR. 69 1.44 (40 t. CR. 69 1.44 (40 t. CR. 69 1.44 (40 t. CR. 69 1.44 (40 t. CR. 69 1.44 (40 t. CR. 69 1.44 (40 t. CR. | % AH 5% 10% 15% 25% 25% 35% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy Lovy Costs (1,622,66) 1,1,622,66 1,1,622,66 1,1,066,94 1,1,0 | Base Build Costs, Access Prt Mdy, Building Safety Levy, & 5106, Cl., Building Regs 2022 & Strakenses (1997,71) 555,456 (1997,71) 555,456 (1997,71) 557,557 (1997,71) 577,557 (1997,71) | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & RREAM Excellent (1986-62) (198 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biochrenby (177,281 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Buildings 2022 & Staircases, Wchair Prt M4(3), BEGEAM Excellent, Biodiversity & Renewable Offset Peymersity & (103) 527 (103) Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Building Safety | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Suliding Safety Levy, S106, CIL, Build Regs 2022 & Staricases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Psyments, Sustainability & Embodied Carbon 1028415 (|
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £165,919 -£50,865 -£282,773 | -£291,540 -£492,222 -£694,353 | -£298,011 -£498,683 -£700,809 | -£312,142 -£512,794 -£714,903 | -£347,468 -£548,069 -£750,136 | -£559,428 -£759,721 -£961,542 | -£677,184 -£877,306 -£1,078,989 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land valu | es | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2v), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 26% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | -£2,905,029 -£3,072,743 -£3,283,641 | -£3,419,011 -£3,564,670 -£3,754,161 | -£3.425.043 -£3,570,691 -£3,760,642 | | -£3.471.151 -£3,616,715 -£3,810,186 | -£3,668,914 -£3,825,322 -£4,022,515 | -£3.787.116 -£3.943,523 -£4,140,476 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£3,495,918 -£3,712,702 -£3,944,610 | -£3,963,378 -£4,154,059 -£4,356,191 | -£3,959,849 -£4,160,521 -£4,362,646 | -£3,973,979 -£4,174,631 -£4,376,740 | -£4,009,305 -£4,209,907 -£4,411,974 | -£4,221,266 -£4,421,559 -£4,623,379 | -£4,339,022 -£4,539,143 -£4,740,826 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land valu | es | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | -£319,735 -£522,069 -£725,863 | -£976,931 -£1,151,744 -£1,328,009 | -£983,062 -£1,157,852 -£1,334,095 | -£996,454 -£1,171,194 -£1,347,390 | -£1,029,935 -£1,204,548 -£1,380,629 | -£1,230,821 -£1,404,678 -£1,580,062 | -£1,342,423 -£1,515,860 -£1,690,858 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% 30% 35% | -£1.387.666 -£1,555,381 -£1,766,278 | -£1.901.649 -£2,047,307 -£2,236,798 | -£1.907.680 -£2,053,328 -£2,243,280 | -£1.920.854 -£2,066,478 -£2,257,435 | -£1.953.789 -£2,099,352 -£2,292,823 | -£2,151,552 -£2,307,960 -£2,505,152 | -£2,269,754 -£2,426,161 -£2,623,114 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£1.978.556 -£2,195,340 -£2,427,248 | | | | | -£2,703,903 -£2,904,196 -£3,106,017 | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land valu- ity Space | es | | | | £40,420,000 |] | |
| Tenure 6% LAX: 6% CR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 505 590 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | -£97,138 -£302,380 | -£699,284 -£699,285 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% 30% | -£717,153 -£758.941 -£996.656 | -£1,236,649 -£1,272,924 -£1,418,662 | -£1,242,682 -£1,278,955 -£1,424,602 | -£1,255,863 -£1,252,129 -£1,437,753 | -£1,288,814 -£1,325,064 -£1,470,627 | -£1,485,518 -£1,522,827 -£1,679,235 | -£1,602,090 -£1,641,029 -£1,797,448 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to bench: | 50% mark land value | £1,798,523 | -£2,210,103 | -£2,216,559 | -£2,230,653 | -£2,265,886 | -£2,477,292 | -£2,594,739 |
| Secondary Industrial/Storage/Distribution | | <u> </u> | ı | T | Γ | £20,601,000 | J | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1002/203 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £849,869 £646,074 £440,832 | £220,193 £43,929 -£133,773 | £214,086 £37,843 -£139,839 | £200,743 £24,547 -£153,094 | £167,389 -£8,692 -£186,226 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £234,156 £26,060 -£15,729 | -£312,699 -£493,436 -£529,711 | -£318,948 -£499,470 -£535,743 | -£332,163 -£512,650 -£548,917 | -£365,200 -£545,601 -£581,851 | -£563,421 -£743,306 -£779.614 | -£673,545 -£858,877 -£897.816 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£823,402 -£1,055,310 | -£1,264,759 -£1,466,891 | -£1,271,221 -£1,473,346 | -£1,285,331 -£1,487,440 | -£1,320,607 -£1,522,674 | -£1,632,259 -£1,734,079 | -£1,649,843 -£1,851,526 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|---|---|--|--|--|--|---|
| Rosi 6 - 15 Flats | | | | Value Area | Zone B - | £1,050 psf | | |
| No Units Site Area | 15 0.04 Ha |] | • | Sales value inflation Build cost inflation | | Base Base LAR: CIR | | _ |
| Residual land values: | | | | Tenure | | LAR:CR | | I |
| Tenure 893-LAR: 495-CIR 893-LAR: 495-CIR 893-LAR: 495-CIR 893-LAR: 495-CIR 893-LAR: 495-CIR 893-LAR: 495-CIR 893-LAR: 495-CIR 893-LAR: 495-CIR 893-LAR: 495-CIR 893-LAR: 495-CIR 893-LAR: 495-CIR | % AH 5% 10% 15% 20% 25% 35% 40% 40% 45% 50% smark land valu | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2015) (1921) (192 | Base Build Costs, Access Prt MiQ. Building Safety Levy & S106, UL Statisting Regs 2022. Satisfying Regs (1.597.99) | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S186, Ctl., Building Safety Levy, S186, Ctl., Build Regs 2022 & Staircrases, WEREAM Excellent 1,150,1289 1,150,1289 1,150,1289 1,150,1289 1,150,1289 1,150,1289 1,150,1289 1,150,1289 1,150,1389 1,150,1389 1,150,1389 1,150,1389 1,150,1389 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Safety Safe | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity Safety Populo Colfestion Safety Colfe | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Paymaths \$1,004,464 \$ | Base Build Costs, Access Prt M42, Access Prt M42, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M43, Biodoversity, Renewable Offset Payments, Subodied Carbon Embodied Carbon (1943, 282, 1943, 284, 1944, 284, 1944, 284, 1945, |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 26% | -£2,385,855 -£2,610,782 -£2,655,937 | -£2,937,216 -£3,134,315 -£3,173,902 | -£2,943,266 -£3,140,350 -£3,179,934 | -£2,956,481 -£3,153,530 -£3,193,108 | -£2,989,518 -£3,185,480 -£3,226,042 | -£3,187,739 -£3,384,185 -£3,423,651 | -£3,297,862 -£3,494,021 -£3,533,434 |
| 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£3,524,427 -£3,763,068 | -£3,957,555 -£4,177,551 | -£3,964,017 -£4,184,006 | -£3,978,127 -£4,198,100 | -£4.013,402 -£4.233,334 | -£4,225,054 -£4,444,738 | -£4,342,639 -£4,562,185 |
| Medium Value Secondary Offices | imark land valu | es I | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levys 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £16,876 -£202,289 -£422,914 -£844,997 | -£645,702 -£837,078 -£1,029,904 -£1,224,167 | | | | | -£1,011,196 -£1,201,193 -£1,392,753 -£1,585,860 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 26% | -£868,493 -£1,093,419 -£1,138,575 | -£1,419,854 -£1,616,953 | -£1,625,904 -£1,622,987 -£1,662,571 | -£1,439,119 -£1,636,167 -£1,676,745 | -£1,472,155 -£1,669,118 -£1,708,680 | -£1,670,377 -£1,866,822 -£1,906,288 | -£1,780,500 -£1,976,658 -£2,016,071 |
| 60% LAR : 40% CIR | 35% | -£1,319,754 -£1,547,481 -£1,776,589 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£2,007,065 -£2,245,705 | -£2,440,192 -£2,660,188 | -£2,446,655 -£2,666,644 | -£2,460,765 -£2,680,738 | -£2,496,040 -£2,715,971 | -£2,707,692 -£2,927,375 | -£2,825,277 -£3,044,823 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | nmark land valu nity Space | es | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £426,436 £205,811 -£16,262 | -£208,353 -£401,179 -£595,442 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 26% | -£239,768 -£464,694 -£609,850 | -£791,129 -£988,228 -£1.027.815 | -£797,179 -£994,262 -£1.033.846 | -£810,394 -£1,007,442 -£1,047,020 | -E843,430 -E1,040,393 -E1,079,955 | -£1,041,652 -£1,238,097 -£1,277,563 | -£1,151,775 -£1,347,933 -£1,387,346 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | 45% 50% mark land value | -£1,616,980 | -£2,031,463 | -£2,037,919 | -£2,052,040 -£2,052,013 | -£2,087,246 | -£2,078,967 -£2,298,650 | -£2,196,552 -£2,416,098 |
| Secondary Industrial/Storage/Distribution | 1 | | <u> </u> | | | £20,601,000 | <u> </u> | |
| Tenure 6% LAR - 6% CIR 6% LAR - 6% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £ 1,386.813 £ 1,09246 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 178,235 534,599 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1720,104 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & BOOK BEEAM Excellent & 1706/711 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (673230) (442055) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1390.742 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £949,024 £726,951 £503,445 | £342,034 £147,771 -£47,916 | £335,947 £141,704 -£63,966 | £322,651 £128,451 -£67,181 | £289,414 £95,318 -£100,218 | £89,981 -£103,479 -£298,439 | -£20,816 -£213,922 -£408,662 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 26% 30% | £278,518 £233,363 £52,184 | -£245,015 -£284,602 -£443,511 | -£251,050 -£290,634 -£449,531 | -£264,230 -£303,808 -£462,682 | -£297,180 -£336,742 -£495,556 | | -£604,721 -£644.134 -£804,126 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£873,768 | -£1,288,251 | -£1,294,706 | -£1,308,800 | -£1,344,034 | -£1,555,438 | £1,672,885 |

| LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|---|--|--|---|--|--|--|
| Resi 6 - 15 Flats | | | | Value Area | Zone B - | £1,100 psf | | |
| No Units Site Area | 15 0.04 Ha | | | Sales value inflation Build cost inflation | | Base Rase | | |
| Residual land values: | , | • | | Tenure | ' | Base LAR : CIR | | I |
| Tenure | % AH 5% 10% 10% 15% 20% 35% 45% 35% 45% wark land valu | Base Build Costs and Access Prt M4(2) & Building Safety Levy (242) 88 (2 002) 410 (2 002) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases CL880000 CL880000 CL880000 CT95, 843 CT95, 8 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1,465,592 1,465,592 1,465,592 1,795,593 1 | Base Bulli Costs, Access Prt M4(2), Access Prt M4(2), S166, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), Biodiversity 1 (1932)94 1 (1932 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1, 150, 255 1, 150, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S195. Cit. Building Safety Levy, S195. Cit. Building Safety Levy What Prt M4(3), Bic EAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 11358-10 1110-023 1110 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, S022 & Staircases, BEEEAM Excellent, BIEEEAM Excellent, Budoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1 (149,227) 1 (149,27) |
| Tilgilei Value Gecondal y Offices | 1 | | | | | 257,645,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR - 40% CIR | 5% 5% 10% | | | | | | | -£2,197,330 -£2,403,890 -£2,612,011 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 26% | -£1,676,230 -£2,116,567 -£2,358,325 £2,406,945 | -£2,455,550 -£2,672,235 -£2,885,894 -£2,928,794 | -£2,460,033 -£2,678,284 -£2,891,929 -£2,934,82£ | -£2,479,300 -£2,691,499 -£2,905,109 | -£2,012,453 -£2,724,536 -£2,938,050 | -£2,711,230 -£2,922,757 -£3,135,764 £3,478,542 | -£3,032,880 -£3,245,600 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | | | | | | | -£3,459,824 -£3,676,035 -£3,910,285 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£3,339,291 -£3,587,951 | -£3,761,050 -£3,998,910 | -£3,767,513 -£4,005,366 | -£3,781,623 -£4,019,459 | -£3,816,899 -£4,054,694 | -£4,028,550 -£4,266,098 | -£4,146,135 -£4,383,545 |
| Residual Land values compared to benchmark land values Medium Value Secondary Offices E37,195,000 | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £353,486 £117,491 -£119,965 | -£314,475 -£522,411 -£731,799 | | | | | -£679,967 -£885,527 -£1,094,648 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£1,334,316 -£1,515,518 -£1,728,237 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% CIR | 26% 30% 35% | | £1,441,432 -£1,583,589 -£1,800,030 | | | -£1,463.572 -£1,635,634 -£1,851,971 | | -£1,743,62 -£1,942,462 -£2,158,672 £2,302,922 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£1,821,929 -£2,070,588 | -£2,243,688 -£2,481,548 | -£2,250,150 -£2,488,004 | -£2,264,260 -£2,502,096 | -£2,299,535 -£2,537,331 | -£2,511,187 -£2,748,735 | -£2,628,772 -£2,856,183 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | nmark land valu- nity Space | es | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Clt., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1286 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 60330 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £508,760 £269,857 £29,520 | -£103,074 -£313,898 -£520,147 | -£109,160 -£319,965 -£632,196 | -£122,456 -£333,218 -£545,411 | -£155,695 -£366,352 -£578,448 | | -£465,923 -£675,591 -£886,793 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% 30% | -£212,237 -£260,758 -£455,401 | -£739,807 -£782,707 -£954,864 | -£745,841 -£788,738 -£960,885 | -£759,021 -£801,912 -£974,034 | -£791,972 -£834,847 -£1,006,909 | -£989,676 -£1.032,455 -£1,204,155 | -£1,099,512 - £1,142,237 -£1,313,737 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£1,629,947 -£1,764,197 -£2,000,047 |
| 60% LAR : 40% CIR Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | -2.1,441,863 | -21,852,823 | -£1,859,279 | -21,873,371 | -£1,908,606 £20,601,000 | -£2,120,010 | 4.2,237,458 |
| , | | | | | | 220,001,000 | | Base Build Costs. |
| Tenure 60% LAR: 40% C/R | % AH 9% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1,725,427 \$1,499,429 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases £1007.463 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1051.331 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1007,939 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1091,970 1093,410 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £1,251,973 £1,013,070 £772,733 | £640,139 £429,314 £217,065 | £634,052 £423,247 £211,016 | £620,757 £409,994 £197,801 | £587,518 £376,861 £164,764 | £388,085 £178,064 -£33,457 | £277,289 £67,621 -£143,580 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% 30% | £530,975 £482.455 £287,811 | £3,406 -£39,494 -£211,651 | -£2,629 -£45,526 -£217,672 | -£15,809 -£58,700 -£230,821 | -£48,760 -£91,634 -£263,696 | -£246,464 - £289.243 -£460,942 | -£356,300 -£399.025 -£570,524 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £43,253 -£202,686 -£449,991 | -E428,093 -E645,905 -E871,750 | | | | | -£786,735 -£1.020,985 -£1.256,835 |
| 60% LAR : 40% CIR | 50% | -£698,651 | £1,109,610 | -£1,116,066 | -£1,130,159 | -£1,165,394 | £1,376,798 | -E1,494,245 |

| Local Plan Viability Testing 2 | 2025 | | | | | | | |
|--|---|---|---|--|---|---|--|--|
| Rosi 6 - 15 Flats | | | | Value Area | Zone B - | £1,150 psf | | |
| No Units Site Area | 15 0.04 Ha | | | Sales value inflation Build cost inflation | | Base Base LAR: CIR | | |
| Residual land values: | | | | Tenure | | LAR:CIR | | |
| Tenure 60% LAR (40% CR) 60% LAR (40% CR) 60% LAR (40% CR) 60% LAR (40% CR) 60% LAR (40% CR) 60% LAR (40% CR) 60% LAR (40% CR) 60% LAR (40% CR) 60% LAR (40% CR) 60% LAR (40% CR) 60% LAR (40% CR) 60% LAR (40% CR) | % AH 5% 10% 10% 20% 20% 25% 45% 45% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2834511 (2337749 (2337749) (233774 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases C 314528 C 134528 C 134538 C 134538 C 134538 C 134538 C 135538 C 135538 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (2,155,056) (1,104,056) (1, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity C14479-8 C14479-8 C14479-8 C14479-8 C14479-8 C14479-8 C14479-8 C14479-8 | Base Build Costs, Access Prt M4(2), Building Safety Levy, Subsequence Safety Levy, Subsequence Safety Levy, What Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments C1, 18, 12, 12, 12, 12, 12, 12, 12, 12, 12, 12 | Base Build Costs, Access Prt M4(2), Building Safety Levy, Building Safety Levy, 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (1,597,38) (1,48,72) (1,72,44) (1, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S186, C1L, Build Regs Building Safety Levy, S186, C1L, Build Regs Whair Prt M4(3), BREEAM Excellent, Biodoversity, Kenewable Offset Payments, Sustainability & Embodied Carbon (17,875)5 (13,775)2 (13,775 |
| Higher Value Secondary Offices | | ı | T | | ı | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% 20% 25% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 26% 30% 35% | £2,105,867 £2,157,754 £2,365,862 | -£2,687,473 -£2,683,685 -£2,869,092 | -£2,643,508 -£2,689,717 -£2,875,113 | -£2,656,688 -£2,702,891 -£2,888,262 | -£2,689,639 -£2,735,825 -£2,921,137 | -£2,887,343 -£2,933,434 -£3,118,383 | £2,997,179 £3.043.216 £3,227,965 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | |
| Residual Land values compared to benchi Medium Value Secondary Offices | mark land value | es | 15000,270 | -20,020,120 | -15,045,015 | £57,186,000 | 127,007,030 | 127,207,200 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £690,096 £437,270 £182,984 | £16,753 -£207,744 -£433,693 | £10,621 -£213,853 -£439,780 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 26% 30% 35% | -£640,391 -£848,499 -£1,109,888 | -£1.166.323 -£1.351,730 -£1.584,733 | -£1.172.364 -£1,357,761 -£1,590,741 | -£1.185.528 -£1,370,900 -£1,603,865 | -£1.218.463 -£1.403.775 -£1.636.672 | -£1.416.071 -£1,601,021 -£1,833,519 | £1.525.853 £1,710.602 £1,942.878 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£1.372.657 -£1,636,793 -£1,902.283 | -£1.819.106 -£2.054,839 -£2.302,908 | -£1.825.106 -£2,060,830 -£2,309,363 | -£1.838.206 -£2,073.911 -£2,323.456 | -£1.870.956 -£2,106,614 -£2,358,691 | -£2,067,461 -£2,314,683 -£2,570,095 | -£.2.178.555 -£2,432.268 -£2,687.542 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value ity Space | es | | | | £40,420,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £1,318,821 £1,065,995 £811,709 | £645,478 £420,981 £195,032 | £639,346 £414,872 £188,945 | £625,954 £401,531 £175,649 | £592,473 £368,175 £142,410 | £391,588 £168,047 -£57,022 | £279,985 £56,864 -£167,818 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 26% | £298,808 £40,220 | -£34,355 -£261,164 -£491,386 | -£.30,722 -£267,215 -£497,420 -£62,620 | | -E34,305 -E313,466 -E543,551 | -£283,000 -£511,688 -£741,256 | -£324,046 -£621,810 -£851,091 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£1,008,068 -£1,273,558 | -£1,426,114 -£1,674,183 | -£1,432,105 -£1,680,638 | -£1,445,186 -£1,694,731 | -£1,477,889 -£1,729,966 | -£1,685,958 -£1,941,370 | £1,803,543 -£2,058,817 |
| Residual Land values compared to bench: Secondary Industrial/Storage/Distribution | | es | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2202.024 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 202 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1382.599 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1390,166 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1336,5696 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1,134,501 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £1,809,208 £1,554,921 £1,299,188 | £1,164,193 £938,244 £710,858 | £1,158,084 £932,157 £704,791 | £1,144,743 £918,862 £691,538 | £1,111,388 £885,623 £658,404 | £911,259 £686,190 £459,608 | £800,077 £575,394 £349,165 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £1,042,021 £783,433 £731.546 | £482,048 £251,827 £205.615 | £475,998 £245,792 £199.583 | £462,783 £232,612 £186,409 | £429,747 £199,661 £153.475 | £231,525 £1,957 -£44.134 | £121,402 -£107,879 -£153,916 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 35% 40% 45% | £523,438 £262,049 -£720 | £20,208 -£212,796 -£447.169 | £14,187 -£218,804 -£453,169 | £1,038 -£231,927 -£466,259 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£264,856 -£530,346 | -£930,970 | -£688,892 -£937,426 | £761,973 -£951,519 | £734,676 -£986,754 | -£942,745 -£1,198,158 | -£1,040,330 -£1,315,605 |

| Local Plan Viability Testing | 2025 | | | | | | _ | | |
|--|---|---|--|---|--|--|---|--|--|
| Rosi 6 - 15 Flats | | | | Value Area | Zone B - | £1,200 psf | | | |
| No Units Site Area | 15 0.04 Ha | 1 | | Sales value inflation Build cost inflation | | Base | | | |
| Residual land values: | 0.04 Ha | 1 | | Tenure | | Base LAR : CIR | |] | |
| Tenure 60% LAR. 40% CR 60% LA | % AH 5% 10% 15% 20% 20% 26% 40% 40% 45% 50% mark land valu | Base Build Costs and Access Prt M4(2) & Building Safety Levy Costs and Access Prt M4(2) & Costs | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Rega 2022 & Starcases (2.21) 56 (2.05) 587 (1.05) 5 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S166, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & BREEAM Excellent C 2025 (2) (2) (2) (2) (2) (2) (2) (2) (2) (2) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity C1211546 C1509.04 C | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 27, 198, 202 21, 198, 202 21, 198, 202 21, 198, 202 21, 198, 202 21, 198, 202 21, 198, 202 21, 198, 202 21, 198, 202 21, 198, 202 21, 198, 202 21, 202, 203 22, 203, 203 23, 203, 203, 203, 203, 203, 203, 203, 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16s, CIL, Building Safety Levy, S16s, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 11,99,491 11,99,492 11,99,493 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BreEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E 1 867, 289 E 1 1867, 299 E 1 | |
| | | | | | | | | Base Build Costs. | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£2,502,916 -£2,748,759 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 26% 30% 35% | -£1,908.662 -£2,130,235 -£2,408,454 | -£2,438,577 -£2,637,233 -£2,886,797 | -£2,444.609 -£2,643,253 -£2,892,806 | -£2,457,783 -£2,656,403 -£2,905,929 | -£2,490.717 -£2,689,277 -£2,938,736 | -£2.688.326 -£2.886,524 -£3,135,583 | -£2.798.108 -£2,996,106 -£3,244,942 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | | |
| Residual and values command to benchmant land values Madium Value Secondary Offices 55,185,000 | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £1,026,706 £757,051 £485,934 | £347,980 £106,921 -£135,588 | £341,849 £100,814 -£141,675 | £328,456 £87,471 -£154,971 | £294,976 £54,117 -£188,210 | £94,091 -£146,012 -£387,642 | -£17,512 -£257,195 -£498,438 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £213,369 -£60,628 -£336,046 | -£379,535 -£624,908 | | | | | -£741,229 -£985,554 -£1 231 396 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 26% 30% 35% | -£391.300 -£612,872 | -£921.215 -£1,119,870 | -£927.246 -£1,125,890 | -£940.420 -£1,139.041 | -£973.355 -£1,171,915 | -£1,170,963 -£1,369,162 | -£1.280.745 -£1,478,743 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% mark land valu | -£1,733,978 | -£2,126,301 | -£2,132,286 | -£2,145,365 | -£2,180,050 | -£2,391,455 | -£2,508,902 | |
| Lower Value Secondary Offices / Commun | nity Space | ı | ī | | | £40,420,000 | | T | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £1,655,431 £1,385,776 £1,114,659 | £976,705 £735,646 £493.137 | £970,574 £729,539 £487.050 | £957,181 £716,196 £473,754 | £923,701 £682,842 £440,515 | £722,816 £482,713 £241.083 | £611,213 £371,530 £130,287 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £842,094 £568,097 £292,679 | £249,190 £3,817 £242,965 | £243,122 -£2,232 -£248 999 | £229,869 -£15,447 -£262,179 | £196,736 -£48,484 -£295,110 | -£2,061 -£246,705 -£492,833, | -£112,504 -£356,829 -£602,671 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 26% 30% 35% | £237.425 £15,853 | -£292,490 -£491,145 | | -£311.695 -£510,316 | -£344,630 -£543,190 | -£542.238 -£740,437 | -£652.020 -£850.018 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% mark land valu | -£1,105,253 | -£1,497,576 | -£1,503,561 | -£1,516,640 | -£1,551,325 | -£1,762,730 | -£1,880,177 | |
| Secondary Industrial/Storage/Distribution | · · | <u> </u> | ı | | | £20,601,000 | I | ı | |
| Tenure 60% LDR: 40% CIR 60% LDR: 40% CIR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 22,125,564 51,807,217 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £1,478,559 £1,283,499 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$1472.751 \$1,20.262 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1709,394 £126,607 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,406,0513 \$1,406,055 \$1,436,055 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Remeable Offset Payments & Sustainability £1466.028 £1225.025 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £1,114,743 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £1,685,307 £1,311,309 £1,035,891 | £747,030 £500,248 | £740,981 £494,213 | £727,766 £481,033 | £694,728 £448,082 | £741,151 £496,508 £250,378 | £386,708 £386,384 £140,541 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 26% 30% 35% | £980.638 £759.065 £480.846 | £450.723 £252,067 £2.503 | £444.691 £246,047 -£3,506 | £431.517 £232,897 £16,629 | £398.583 £200.023 £49.436 | £200.974 £2,776 -£246.283 | £91,192 -£106,805 -£355,642 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £201.246 -£79,720 | -£248,432 -£500,726 | | | | | | |
| 60% LAR : 40% CIR | 50% | -£362,040 | -£754,364 | -£760,348 | £773,428 | -£508,113 | -£1,019,518 | £1,136,965 | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|-------------------------------|--|---|---|---|---|---|---|
| Resi 6 - 15 Flats | | | | Value Area | Zone B - | £1,250 psf | | |
| No Units Site Area | 15 0.04 Ha | | • | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Tenure | | Base LAR : CIR | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$3507792 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2537552 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 2284/50 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability 22505/33 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £3.221.305 £2,933,357 £2,643,963 | £2,566,063 £2,306,992 £2,046,483 | £2.559.955 £2,300,905 £2,040,415 | £2.546.613 £2,287,610 £2,027,162 | £2.513.258 £2,254,371 £1.994.030 | £2.313.130 £2,054,938 £1,795,232 | £2.201.947 £1,944,142 £1,684.789 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £2,643,963 £2,353,135 £2,060,886 | £2,046,483 £1,784,550 £1,521,206 | £2,040,415 £1,778,500 £1,515,172 | £2,027,162 £1,765,285 £1,501,992 | £1,994,030 £1,732,249 £1,469,041 | £1,795,232 £1,534,027 £1,271,336 | £1,684,789 £1,423,904 £1,161,500 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 26% 30% | £2,002,267 £1,767,229 £1,472,180 | £1,468,369 £1,256,465 | £1,462,338 £1,250,444 | £1,449,164 £1,237,294 | £1,416,229 £1,204,420 | £1,218,621 £1,007,173 | £1,108,839 £897,591 |
| 60% LAR : 40% ČIR 60% LAR : 40% ČIR 60% LAR : 40% ČIR | 35% 40% 45% | £1,472,180 £1,175,750 £877,952 | £990,339 £722,841 £453,986 | £984,330 £716,842 £447,996 | £971,206 £703,742 £434,915 | £938,399 £670,992 £402,211 | £741,552 £474,488 £205,993 | £632,193 £365,319 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £877,952 £578,802 | £453,986 £183,788 | £447,996 £177,802 | £434,915 £164,737 | £402,211 £132,072 | £205,993 -£68,340 | £365,319 £96,983 -£185,787 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | as | | | | ******* | 1 | |
| Higner Value Secondary Offices | | | ı | | 1 | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | | | | | | |
| 60% LAR : 40% CIR | 25% | | -£1,677,207 -£2,140,631 | | | -£1,929,389 -£2,192,797 | | -£2,537,933 -£2,500,338 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 26% 30% 35% | £1,659,571 -£1,894,608 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£3,083,035 | -£3,478,050 | -£3,484,035 | -£3,497,100 | +£3,529,765 | -£3,730,178 | -£3,847,625 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | es | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Leys \$106, CIL, Build Reys 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | £1,363,317 £1,076,830 | £679,208 £421,588 | £673,077 £415,480 | £659,685 £402,138 | £626,203 £368,783 | £425,318 £168,655 | £313,716 £57,472 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £788,882 £499,488 | £162,517 -£97,992 | £156,430 -£104,060 | £143,135 -£117,313 | £109,896 -£150,445 | -£89,537 -£349,243 | |
| 60% LAR : 40% CIR | 25% | £208,660 -£83,589 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 26% 30% | -£142.208 -£377,246 | -£676.106 -£888,010 | | | -£728.246 -£940,055 | -£925.854 -£1,137,302 | -£1.035.636 -£1,246,884 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | £1,565,673 | -£1,960,687 | -£1,966,673 | -£1,979,738 | -£1,742,204 -£2,012,403 | -£1,535,462 -£2,212,815 | -£2,047,492 -£2,330,262 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value nity Space | 25 | | | | £40,420,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £1,992,042 £1,705,555 £1,417,607 | £1,307,933 £1,050,313 £791,242 | £1,301,802 £1,044,205 £785,155 | £1,288,410 £1,030,863 £771,960 | £1,254,928 £997,508 £738.621 | £1,054,043 £797,380 £539,489 | £942,441 £686,197 £429,302 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £1,128,213 £837,385 | £530,733 £268,800 | £524,665 £262,750 | £511,412 £249,535 | £478,280 £216,499 | £279,482 £18,277 | £169,039 -£91,846 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 26% | £545,136 £486,517 | £5,456 -£47,381 | -£578 -£53,412 | -£13,758 -£66,586 | -£46,709 -£99,521 | -£244,414 -£297,129 | -£354,250 -£406,911 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £251,479 -£43,570 | | | | | | -£618,159 -£883,557 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | £1,150,431 £1,418,767 |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£936,948 | -£1,331,962 | -£1,337,948 | -£1,351,013 | -£1,383,678 | -£1,584,090 | £1,701,537 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$27,35254 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £2045055 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,77.598 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £2,448,767 £2,160,820 | £1,793,526 £1,534,454 | £1,787,417 £1,528,368 | £1,774,076 £1,515,072 | £1,740,720 £1,481,833 | £1,540,592 £1,282,400 | £1,429,410 £1,171,605 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £1,871,426 £1,580,597 | £1,273,945 £1,012,013 | £1,267,878 £1,005,962 | £1,254,624 £992,747 | £1,221,492 £959,711 | £1,022,694 £761,489 | £912,252 £651,367 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 26% 30% | £1,288,348 £1,229,729 £994,692 | £748,669 £695.832 £483.927 | £742,634 £689.800 £477.906 | £729,454 £676,626 £464,756 | £696,503 £643.692 £431.882 | £498,799 £446.083 £234.635 | £388,962 £336,301 £125,054 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £699,643 £403.213 | £217,801 -£49,696 | £211,792 -£55,695 | £198,669 -£68,795 | £165,861 -£101,545 | -£30,986 -£298.050 | -£140,345 -£407,219 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £105,415 -£193,735 | -£318,551 -£588,750 | -£324,541 -£594,735 | -£337,623 -£607,800 | -£370,326 -£640,465 | -£566,545 -£840,878 | -£675,555 -£958,325 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--|---|--|--|---|---|--|--|
| Rosi 6 - 15 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units Site Area | 15 0.04 Ha | | • | Sales value inflation Build cost inflation | | Base Base | Ì | |
| Residual land values: | | | | Tenure | | Base LAR : CIR | • | 1 |
| Tenure 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR 695, LAR, 495, CR | % AH 5% 10% 15% 20% 20% 25% 35% 45% 50% mark land valu | Base Build Costs and Access Prt M4(2) & Building Safety Levy United Safety United Saf | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Access Prt M4(2), S106, CIL, Building Segs 2022 & Stranses 2022 & Stranses 1, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (2.87462) (| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent & Biodiversity C1595 (2565) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Psymmetrist Psymmetrist Psymmetrist 1, 187, 769, 1, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1,24877,98 1,2487,78 1,799,09 | Base Build Costs, Access Prt M4(2), S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Company C |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, Cil. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | -£120,752 -£425,530 -£731,756 | -£306,827 -£781,108 -£1,056,741 -£1,333,811 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 26% | -£1,039,415 -£1,348,494 -£1,410,479 | -£1,612,306 -£1,892,210 -£1,948,360 -£2,172,514 | -£1,618,355 -£1,898,245 -£1,954,392 -£2,179,634 | -£1,631,570 -£1,911,425 -£1,967,565 -£2,102,884 | -£1,664,607 -£1,944,376 -£2,000,499 -£2,225,550 | -£1,862,828 -£2,142,081 -£2,198,109 -£2,422,808 | -£1,972,951 -£2,251,917 -£2,307,891 -£2,522,386 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR: 40% CIR Residual Land values compared to bench Medium Value Secondary Offices | 50% mark land valu | -£2,914,730 | -£3,312,436 | -£3,318,421 | -£3,331,487 | -£3,364,152 £57,186,000 | -£3,560,141 | -£3,669,186 |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levys \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure 80% LAR : 40% CIR | % AH 0% | Building Safety Levy £1,699,927 £1,396,610 | 2022 & Staircases £1,010,436 6736,254 | BREEAM Excellent £1,004,305 £730,148 | Biodiversity £990,913 | Payments £957,432 £683,450 | Sustainability £756,547 £483,321 | Embodied Carbon £644,943 £372,138 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £1,091,832 £785,607 £477,947 | £460,622 £183,551 -£94,943 | £454,535 £177,484 -£100,992 | £441,240 £164,231 £114,207 | £408,001 £131,098 -£147,245 | £208,568 -£67,699 -£345,466 | £97,772 -£178,142 -£455,588 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 26% 30% | £168,868 £106,884 -£141,618 | -£374,848 -£430,998 -£656,151 | -£380,882 -£437,029 -£662,172 | -£394,062 -£450,202 -£675,321 | -£427,013 -£483,137 -£708,196 | -£624,719 -£680.746 -£905,443 | -£734,554 -£790,528 -£1,015,024 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% mark land valu | -£1,397,368 | -£1,795,074 | -£1,801,058 | -£1,814,125 | -£1,846,790 | -£2,042,778 | -£2,151,824 |
| Lower Value Secondary Offices / Commun | nity Space | | I | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £2,025,335 £1,720,557 £1,414.332 | £1,059,161 £1,364,979 £1,089,347 £812.276 | £1,353,030 £1,358,871 £1,083,260 £806,209 | £1,019,030 £1,345,529 £1,069,965 £792,956 | £1,360,197 £1,312,175 £1,036,726 £759.823 | £1,300,212 £1,112,046 £837,293 £561,026 | £1,273,000 £1,000,863 £726,497 £450,583 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 26% | £1,106,672 £797,593 £735,609 | £533,782 £253,877 £197.727 | £527,733 £247,843 £191.696 | £514,518 £234,663 £178,523 | £481,480 £201,712 £145,588 | £283,259 £4,006 -£52.021 | £173,137 -£105,829 -£161,803 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £487,107 £175,227 -£138,034 | -£27,426 -£310,114 -£594,172 | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | | -£452,661 -£768,643 | -2579,588 -£1,166,349 | -£865,579 -£1,172,333 | -£838.000 -£1,185.400 | -£1,218,065 | -£1,127,581 -£1,414,053 | -£1,236,592 -£1,523,099 |
| Secondary Industrial/Storage/Distribution | | <u> </u> | I | | <u> </u> | £20,601,000 | I | I |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$307,564 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £2276243 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £2,768,548 £2,463,770 £2,157,544 £1,870,008 | £2,108,192 £1,832,559 £1,555,489 £1,275,994 | £2,102,084 £1,826,473 £1,549,422 £1,270,946 | £2,088,742 £1,813,177 £1,536,169 £1,267,730 | £2,055,387 £1,779,938 £1,503,036 £1,224,602 | £1,805,258 £1,580,506 £1,304,239 £1,026,472 | £1,744,076 £1,469,710 £1,193,796 £916,240 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 26% 30% | £1,849,885 £1,540,806 £1,478,821 £1,230,320 | £1,2/6,994 £997,090 £940,940 £715,796 | £1,270,945 £991,055 £934,908 £709,786 | £1,257,730 £977,875 £921,735 £698,616 | £1,224,693 £944,924 £888,801 £665,741 | £1,026,472 £747,219 £691.191 £466,494 | £916,349 £637,383 £581,409 £356,914 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £918,439 £605,179 £290,551 | £433,099 £149.040 | £427,091 £143,042 | £413,967 £129,942 £150,449 | £381,160 £97.190 | £184,313 -£99,313 -£384,440 | £74,954 -£208,482 -£491,101 |
| 60% LAR : 40% CIR | 50% | -£25,430 | -£423,136 | -£429,121 | £442,187 | -£474,852 | -£670,841 | -£779,886 |

| Local Fiall Viability Testing 2 | | | 1 | | | | 1 | |
|---|------------------------------|--|--|---|---|---|--|--|
| Resi 7 - 18 Flats | | | | Value Area | Zone B - | £900 psf | | |
| | | | | | | | | |
| No Units Site Area | 18 0.04 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | | 1 |
| Residual land values: | | | | Tellare | | EAR. OR | | 1 |
| Tenure 600 LMR 600 CR 600 LMR 600 CR 600 LMR 600 CR | % AH 0% 5% 10% 15% | Base Build Costs and Access Prt M4(2) & Building Safety Levy C771326 C1,344,24 C1,344,24 C1,345,25 | Base Build Costs, Accoss Prt M4(2), Building Safety Levy & 5106, Cit., Building Regs 2022 & Staincases 1893-265 1614, 281 (543, 317 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent 1005, 501 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(2), BREEAM Excellent & Biodiversity (587,588) (591,848) (495,955) | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 1995-23 1995-23 1995-23 1995-34 1995-35 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16s. CIL, Building Safety Levy, S16s. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1011/1018 1011/1018 1011/1018 1011/1018 1011/1018 1011/1018 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEMB Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon 1544-501 1232-577 285-555 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £890.740 £681,540 | £252.737 £84,559 | £255.421 £77,261 -£108,523 | £240.440 £62,319 -£124,361 | £202,989 £24,965 -£163,957 | -£22.718 -£211,237 -£401,527 -£403,575 | -£155.355 -£343,527 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £470,745 £258,369 £44,427 | -£100,787 -£293,444 -£487,753 | -£301,165 -£495,461 | -£316,970 -£511,239 | -£356,485 -£550,685 | -£593,575 -£787,362 | -£533,511 -£725,291 -£918,849 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£181,377 -£411,954 | -£683,697 -£881,261 | -£691,394 -£888,950 | -£707,149 -£904,688 | -£746,539 -£944,030 | -£982,871 -£1,180,086 | -£1,114,168 -£1,311,229 |
| Residual Land values compared to benchm | nark land value: | • | | | | | | |
| Higher Value Secondary Offices | | | | | ı | £97,649,000 | | ı |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy 3 106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewablo Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | | | | | | -£3,199,967 -£3,372,302 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | -£3,546,355 -£3,723,101 | |
| 60% LAR: 40% CIR | 30% | -£3,018,843 -£3,229,638 -£3,442,014 | -£3,615,824 -£3,801,170 -£3,902,928 | -E3,808,906 -C4,001,548 | -£3,638,064 -£3,824,744 | -£3,675,418 -£3,864,340 -£4,056,969 | -£3,911,020 -£4,101,911 | -£4,043,910 -£4,233,894 -£4,425,676 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | -£4,487,745 -£4,683,254 | |
| 60% LAR : 40% CIR | 50% | -£4.112.337 | -£4.581.644 | -£4.589.333 | -£4.605.071 | -£4.644.413 | -£4.880.470 | -£5.011.613 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value: | • | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 5% 5% | | | | | | -£1,496,029 -£1,666,632 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | -£2,013,020 -£2,189,767 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | -£1,485,508 -£1,696,303 | -£2,082,490 -£2,267,836 | | -£2,104,729 -£2,291,409 | -£2,142,083 -£2,331,005 | -£2,378,285 -£2,568,576 | -£2,510,576 -£2,700,560 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | -£2,760,623 -£2,954,410 | |
| 60% LAR : 40% CIR | 50% | -£2,579,003 | -£2,650,746 -£3,048,309 | -£3,055,999 | -£2,074,195 -£3,071,736 | -£2,913,000 -£3,111,078 | -£3,347,135 | -£3,478,278 |
| Residual Land values compared to benchin Lower Value Secondary Offices / Communi | nark land value: ty Space | 5 | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$175.577 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | | | | | | -£1.031.289 -£1,203,625 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | -£1,577,877 -£1,554,423 -£1,742,942 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | -£1,060,960 -£1,273,337 | -£1,632,492 -£1,825,150 | -E1,640,228 -E1,832,870 | -£1,656,066 -£1,848,676 | -£1,695,662 -£1,888,191 | -£1,933,233 -£2,125,280 | -£2,065,216 -£2,256,997 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | -£2,319,067 -£2,514,576 | |
| Residual Land values compared to benchn | nark land value | 21,343,000 | 22,412,900 | -11,120,000 | -11,450,693 | -12,410,760 | -22,11,792 | -11,092,000 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure GONLAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 330.613 527.946 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases LTR.536 6.946 | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Boldwersity (196,038 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (118,08) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £523,624 £317,660 | -£166,388 -£341,353 | | | | -£452,589 -£626,641 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £110,071 -£99,129 -£309,925 | -E017,932 -E696,111 -E881,457 | -£825,248 -£703,408 -£889,193 | -£040,220 -£718,350 -£905,030 | -£677,081 -£755,704 -£944,626 | -E03,388 -E991,906 -E1,182,197 | -£030,024 -£1,124,197 -£1,314,181 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | -£1,374,244 -£1,568,031 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£962,046 -£1.192.624 | -£1,464,367 -£1,661,930 | -£1,472,064 -£1,669,620 | -£1,487,819 -£1.685,357 | -£1,527,209 -£1,724,699 | -£1,763,540 -£1,960,756 | -£1,894,837 -£2,091,899 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---------------------------------|---|--|---|--|--|---|--|
| Resi 7 - 18 Flats | | | | Value Area | Zone B | £950 psf | | |
| No Units Site Area | 18 0.04 Ha | | - | Sales value inflation Build cost inflation | | Base Base LAR: CIR | 1 | |
| Residual land values: | | | | Tenure | | LAR: CIR | | |
| Tenure 60% LMR - 60% CG 60% LMR - 60% CG 60% LMR - 60% CG | % AH 5% 10% 15% 20% 25% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2.115215 1.18295 1.141573 1.141573 1.141573 | Base Build Costs, Accoss Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases C1586.779 C1771,69 C7771,69 C500-716 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staffcases, Wchair Prt M4(3) & BREEAM Excellent Excellent C1349 594 C107 595 C70 595 S77, 460 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity C1334,181 C144,794 C744,697 C964,497 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (126,252) (117,257) (117,257) (100,577) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (1998, 493) (497, 598) | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (541,574 (545,647 (546,677 (541,413 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £753,498 £7520,925 | £183,026 | £175,745 -£26.674 | £160,838 -£42,481 | £123,570 -£81,996 | -£105,923 -£319,084 | -£20,807 -£237,906 -£450.801 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £286,787 £51,100 -£197,377 | -£234,377 -£451,436 -£670,115 | -£242,084 -£459,133 -£677,804 | -£257,863 -£474,888 -£693,540 | -£297,309 -£514,278 -£732,884 | -£533,986 -£750,610 -£968,940 | -£665,473 -£881,906 -£1,100,082 |
| Residual Land values compared to bench | | | | | | | 1 | |
| Higher Value Secondary Offices | 1 | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levys \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | -£2,946,886 -£3,179,458 -£3,413,596 | -£3,517,358 -£3,719,337 -£3,934,760 | -E3,524,639 -E3,727,058 -E3,942,468 | -£3,539,545 -£3,742,864 -£3,958,246 | -£3,576,814 -£3,782,379 -£3,997,692 | -£3,805,306 -£4,019,467 -£4,234,369 | -£3,938,289 -£4,151,184 -£4,365,856 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£3,649,284 -£3,897,760 | -£4,151,819 -£4,370,498 | -£4,159,516 -£4,378,187 | -£4,175,271 -£4,393,924 | -£4,214,661 -£4,433,267 | -£4,450,993 -£4,669,324 | -£4,582,289 -£4,800,465 |
| Residual Land values compared to bench Medium Value Secondary Offices | nmark land value | es | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(61), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | -£1,646,081 -£1,646,081 -£1,646,079 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | -£1,413,551 -£1,646,123 -£1.880.261 | -£1,984,023 -£2,186,002 -£2,401,426 | -£1,991,304 -£2,193,723 -£2,409,133 | -£2,006,211 -£2,209,529 -£2,424,912 | -£2,043,479 -£2,249,044 -£2,464,358 | -£2,272,971 -£2,485,133 -£2,701.035 | -£2,404,956 -£2,617,849 -£2,832,521 |
| 60% LAR : 40% CIR | 50% | -£2,115,949 -£2,364,425 | -£2,618,484 -£2,837,163 | -£2,626,181 -£2,844,853 | -£2,860,589 | -£2,881,326 -£2,899,932 | -£2,917,658 -£3,135,989 | -£3,267,131 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | nmark land value nity Space | 25 | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £360,646 £136,128 £90,033 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% 35% | -£317,819 -£547,216 | -£950,989 -£1,149,042 | -£958,305 -£1,156,339 -£1,356,964 | -£973,286 -£1,171,281 | -£1,010,738 -£1,208,636 -£1,409,43£ | -£1,235,451 -£1,432,763 -£1,637,638 | -£1,350,293 -£1,558,512 £1,759,644 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 35% 40% | £1,010,780 £1,244,918 | £1,345,650 -£1,550,659 -£1,766,083 | -£1,335,961 -£1,558,380 -£1,773,790 | -£1,370,868 -£1,574,186 -£1,789,568 | -£1,613,701 -£1,613,701 -£1,829,015 | -£1,657,626 -£1,850,789 -£2,065,692 | £1,769,611 -£1,962,506 -£2,197,178 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,729,082 | £1,983,141 -£2,201,820 | -£1,990,838 -£2,209,509 | -£2,005,593 -£2,225,246 | -£2,045.983 -£2,264,589 | -£2,262,315 -£2,500,646 | -£2,413,611 -£2,631,788 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | | | | | £20,601,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$134,545 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Legs 2106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 556,695 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5553,512 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BEEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £1,111,682 £887.163 £661,003 | £384,546 £191.338 -£3,500 | £377,159 £183,977 -£10,838 | £362,034 £168.905 -£25,862 | £324,222 £131.223 -£63,423 | £97,347 -£94,863 -£288,789 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £433,217 £203,820 | -£199,953 -£398,006 | -£207,269 -£405,303 | -£222,250 -£420,245 -£619,432 | -£259,702 -£457,600 | -£484,416 -£681,727 -£885 599 | -9509,257 -9807,476 -91,048,676 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | -£259,744 -£493,882 | -£799,623 -£1,015,047 | | -£823,150 -£1,038,533 | -£862,665 -£1,077,979 | | -£1,231,470 -£1,246,142 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 50% | -£978.046 | £1,232,100 -£1,450,784 | -£1,259,803 -£1,458,474 | -£1,474,210 | -£1,513,553 | -£1,749,610 | £1,880,752 |

| Local Plan Viability Testing | 2025 | | | | | | _ | |
|--|--|--|--|--|--|---|--|---|
| Resi 7 - 18 Flats | | | | Value Area | Zone B - | £1,000 psf | | |
| No Units Site Area | 18 0.04 Ha | | - | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | 1 | |
| Residual land values: | | | | Tenure | | LAR: CIR | |] |
| Tenure 6% LAR: 40% CR 6% LAR: 40% CR 6% LAR: 40% CR 6% LAR: 40% CR 6% LAR: 40% CR 6% LAR: 40% CR 6% LAR: 40% CR 6% LAR: 40% CR 6% LAR: 40% CR 6% LAR: 40% CR 6% LAR: 40% CR 6% LAR: 40% CR 6% LAR: 40% CR | % AH 5% 5% 10% 20% 20% 20% 45% 50% hmark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy (25)15(48) (25)15(48) (25)15(48) (25)15(48) (25)15(48) (25)15(48) (25)15(48) (25)15(48) (25)15(48) (25)15(48) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases C1742551 C11522 C1152 C11522 C115 | Base Build Costs, Access Prt M4(2), Buiding Safely Levy, 1516, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (1746) 273 (1322) 73 (1322) 73 (1022) 73 (| Base Build Costs, Access Prt M4(2), Building Safety Levy, Succession of the Control of the Contr | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Buildings Safety Levy, S166, CIL, Buildings Safety Levy, BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Building Safety Levy, S106, Cit, Build Regs 202.2 & Staircases, S106, Cit, Build Regs 202.2 & Staircases, Sustainability Cit 465, 566 Cit 506, Cit 506 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Building Safety Levy, S106, Cil., Build Regs 2022 & Stalicraese, Wichair Prt M4(2), Biodoversity, Renewabl Godoversity, Renewabl Godoversity, Renewabl Godoversity, Renewabl Godoversity, Stalicraese, Sustainability & Embodied Carbon (\$153,648 \$151,522 \$151,522 \$151,523 \$15 |
| | 1 | | | | | | | B B-74 G4- |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£2,570,809 -£2,782,454 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£2,995,863 -£3,210,992 -£3,427,851 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | -£2,664,133 -£2,916,903 -£3,171,237 | -£3,239,126 -£3,460,207 -£3,682,843 | -E3,246,407 -E3,467,473 -E3,690,097 | -£3,261,314 -£3,482,351 -£3,705,029 | -£3,298,582 -£3,519,543 -£3,744,317 | -£3,522,190 -£3,744,977 -£3,980,993 | -£3,646,417 -£3.876.693 -£4,112,480 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£3,427,122 -£3,684,540 | -£3,919,558 -£4,159,351 | -£3,927,255 -£4,167,040 | -£3,943,011 -£4,182,777 | -£3,982,400 -£4,222,120 | -£4,218,733 -£4,458,176 | -£4,350,028 -£4,589,319 |
| Residual Land values compared to bench Medium Value Secondary Offices | hmark land value | es | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £352.099 £109,040 -£135,677 | -£412.797 -£624,234 -£837,315 | | | | | -£827.601 -£1,037,474 -£1,249,119 |
| 60% LAR : 40% CIR | 20% | | | | | | | -£1,462,519 -£1,677,657 -£1,894,516 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | -£1,130,798 -£1,383,568 | £1,705,791 -£1,926,873 | -£1,713,072 -£1,934,138 -£2,156,762 | -£1,727,979 -£1,949,016 | -£1,765,247 -£1,986,208 | -£1,988,855 -£2,211,642 | -£2,113,082 -£2,343,358 -£2,579,146 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£1,837,902 -£1,893,787 -£2,151,206 | -£2,149,508 -£2,386,223 -£2,626,016 | -£2,136,762 -£2,393,920 -£2,633,705 | -£2,171,665 -£2,409,676 -£2,649,443 | -£2,249,065 -£2,688,785 | -£2,447,688 -£2,685,398 -£2,924,842 | -£2.579.146 -£2.816,693 -£3.055,985 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | hmark land value nity Space | es | | | | £40,420,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2v), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levys, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £987,442 £744,383 £499,666 | £222,546 £11,110 £201,972 | £215,131 £3.723 -£209.333 | £199,949 -£11,401 -£224,405 | £161,994 -£49,215 -£262,086 | | -£192,257 -£402,131 -£613,776 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £253,310 £5,327 £244,206 | -£416,683 -£633,010 -£850,937 | | | | | -£827,175 -£1,042,314 -£1,259,173 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | -£495,455 -£748,225 | -£1,070,448 -£1,291,529 -£1,514,465 | -£1,077,729 -£1,298,795 -£1,521,410 | -£1,092,636 -£1,313,673 | -£1,129,904 -£1,350,865 -£1,576,630 | -£1,353,512 -£1,576,299 -£1,812,245 | -£1,477,739 -£1,708,015 -£1,643,903 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£1,052,635 -£1,258,444 -£1,515,863 | -£1,750,880 -£1,990,673 | -£1,758,577 -£1,758,362 | -£1,536,351 -£1,774,333 -£2,014,100 | -£1,813,722 -£2,053,442 | -£2.050.055 -£2,289,499 | -£2.181.350 -£2.420,641 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | hmark land value n | es | | | | £20,601,000 |] | |
| Tenure 6% LAX: 4% CR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$17,354,75 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £1,495,418 £1,250,702 £1,004,345 | £762,145 £549.064 £334,352 | £754,759 £541,703 £327,015 | £739,634 £526,631 £311,990 | £701,821 £488,950 £274,430 | £474,947 £262.863 £49,064 | £348,904 £137.260 -£76,140 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £756,363 £506,770 £255,581 | £118,025 -£99,901 -£319,412 | £110,709 -£107,198 -£326,693 | £95,728 -£122,140 -£341,600 | £58,276 -£159,495 -£378,868 | -£166,437 -£383,622 -£602,476 | -£291,278 -£508,137 -£726,703 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £2,811 -£251,523 -£507,408 | -£540,494 -£763,129 -£990,844 | | | | | -£956,979 -£1,192,767 -£1,430,314 |
| 60% LAR : 40% CIR | 50% | -£764.827 | £1.239.637 | -£1.247.326 | -£1.263.064 | -£1.302.406 | -£1.538.463 | -£1.669.606 |

| LB Camden Local Plan Viability Testing | g 2025 | | _ | | | | | |
|--|--------------------------------|---|--|---|--|--|--|--|
| Rosi 7 - 18 Flats | | | | Value Area | Zone B - | £1,050 psf | | |
| No Units Site Area | 18 0.04 Ha | | • | Sales value inflation Build cost inflation | | Base Rase | Ì | |
| Residual land values: | 0.04112 | ı | | Tenure | | Base LAR: CIR | | 1 |
| Tenure 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy 2023/99 2023/99 2023/99 2023/99 2023/99 2023/99 2023/99 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S10e, CIL, Building Regs 2022 & Staircases 2023 Staircases 2035/55 11,567749 11,567749 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2,2143,70 (1,80,90) (1,40,537 | Base Build Costs, Access Prt Md(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt Md(2), BREEAM Excellent & Biodiversity £1195/120 £1195/120 £1495/120 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(2), Biodiversity & Renewable Offset Payments 4209-173 41-677-143 41-677-143 41-677-143 41-677-143 41-677-143 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(2), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (1885-84) (1401)24 (1401)24 (1401)25 | Base Build Costs. Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon 617,5522 611,275,554 615,2531 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £1,590,388 £1,319,003 £1,046,037 | £1.216.674 £978.873 £739,489 £498.534 | £1,209,358 £971,575 £732,207 £491,267 | £1.194.377 £956.634 £717,301 £476,390 | £1.156.924 £919,279 £680,032 £439,198 | £932.211 £695,152 £456,425 £216,043 | £807.370 £570,637 £332,197 |
| 60% LAR : 40% CIR | 40% | £1,046,037 £771,506 £495,425 | £256,025 | £248,770 | £233,919 | £196,791 | £216,043 -£27,234 -£286.088 | £158,721 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to ben | 45% 50% | £217,809 | £11,976 -£247,821 | £4,731 -£255,511 | -£10,388 -£271,247 | -£49,755 -£310,590 | -£546,647 | -£417,384 -£677,790 |
| Residual Land values compared to ben Higher Value Secondary Offices | nchmark land value | 25 | | | | £97,649,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | -£2,067,168 -£2,299,125 | -£2,193,209 -£2,424,729 |
| 60% LAR : 40% CIR | 20% 25% | | | | | | | -£2,038,002 -£2,893,013 -£3,129,746 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | -£2,381,380 -£2,654,346 -£2,928,677 | -£2,960,895 -£3,201,850 | -£2,968,176 -£3,209,116 | -£2,983,083 -£3,223,993 | -£3,020,351 -£3,261,185 | -£3,243,959 -£3,484,340 | -£3,368,186 -£3,608,314 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£3,204,959 -£3,482,575 | -£3,688,407 -£3,948,205 | -£3,695,652 -£3,955,894 | -£3,710,771 -£3,971,630 | -£3,750,138 -£4.010.974 | -£3,986,471 -£4,247,030 | -£4,117,767 -£4,378,173 |
| Residual Land values compared to ben Medium Value Secondary Offices | chmark land value | 25 | | | | £57,186,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £756.031 £492,775 £227.862 | -£15.323 -£246,634 -£479.589 | | | | | -£430,127 -£659,875 -£891,394 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | -£38,691 -£306,870 | -£714,175 -£950,375 | | | | | -£1,124,667 -£1,359,678 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | -£576,001 -£848,046 -£1,121,011 | -£1,188,175 - £1,427,560 -£1,668,515 | -£1,195,473 -£1,434,841 -£1,675,782 | -£1,210,414 - £1,449,748 -£1,690,658 | -£1,247,709 -£1,487,016 -£1,727,850 | -£1,471,896 -£1,710,624 -£1,951,005 | -£1,596,411 -£1,834,851 -£2,074,980 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£2.325.769 -£2,584.432 |
| Residual Land values compared to ben Lower Value Secondary Offices / Comm | chmark land value | *£1,945,240 | -22,414,670 | *EZ,422,000 | *£2,430,£30 | -EZ,477,039 | -1.2,713,030 | *2.2,0=4,000 |
| Lower Value Secondary Offices / Comm | nunity Space | | ı | ı | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2) 3931-374 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £597,423 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon £205,216 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% 25% | £1.128.118 £863,205 £596.652 | £388.709 £155,754 -£78.832 | £381.323 £148,393 -£86,169 | £366.197 £133,320 -£101.193 | £328.385 £95,640 -£138.755 | £101.510 -£130,447 -£364.121 | -£24.531 -£256.051 -£489.324 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £328,473 £58,683 | -£315,032 -£552,832 | -£322,348 -£560,130 | -£337,329 -£575,071 | -£374,781 -£612,426 | -£599,494 -£836,553 | -£724,335 -£961,008 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | -£427,703 -£485,668 -£760,199 | -£1,033,172 -£1,275,681 | -£1,040,438 -£1,040,438 -£1,282,936 | -£614,405 -£1,055,315 -£1,297,786 | £1,092,507 -£1,334,914 | -£1,676,281 -£1,315,662 -£1,558,939 | £1,499,696 -£1,439,636 -£1,690,426 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£1,036,281 -£1,313,897 | -£1,519,729 -£1,779,527 | -£1.526.974 -£1,787,216 | -£1,542,093 -£1,802,952 | -£1.581.460 -£1,842,296 | -£1.817.793 -£2.078,352 | -£1,949,089 -£2,209,495 |
| Residual Land values compared to ben Secondary Industrial/Storage/Distributi | | es | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 5% 10% 15% | £1,879,154 £1,679,154 | £1,371,055 £1,139,745 £906,790 | £1,363,641 £1,132,359 £899,429 | £1,348,459 £1,117,233 £884,356 | £1,310,503 £1,079,421 £846,676 | £1,082,770 £852,545 £620,589 | £930,202 £726,504 £494,985 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £1,347,688 £1,079,509 £809,718 | £672,204 £436,004 £198,204 | £664,867 £428,688 £190,906 | £649,843 £413,707 £175,965 | £612,281 £376,254 £138,610 | £386,915 £151,542 | £261,712 £26,701 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £809,718 £538,333 £265,367 | -£41,181 -£282,136 | -£48,462 -£289,403 | -£63,369 -£304,279 | -£100,637 -£341,471 | -£324,245 -£564,626 | -£210,032 -£448,472 -£688,601 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£939,390 -£1,198,053 |
| 0010 DAK : 4015 CIK | 50% | -EB0Z.801 | -1.028.491 | -2.1.030.180 | -£1.057.917 | -2.1.291.200 | 4.1.527.317 | -2.1.458.460 |

| LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|--|-------------------------|--|--|--|--|--|--|--|
| Resi 7 - 18 Flats | | | | Value Area | Zone B - | £1,100 psf | | |
| No Units Site Area | 18 0.04 Ha | | | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | 0.04112 | | | Tenure | | Base LAR : CIR | | l |
| Tenure 991-148-490-CR 991-148-490-CR | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3.04359) (2.04359) | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CII, Building Regs 2022 & Staircases (2549-19) 1228-515 1170-728 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent C 250 525 E 260 525 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (2.55/602) (2.275/602) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 1, 245, 545, 545, 545, 545, 545, 545, 545 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1240 0 151 1240 0 151 1156, 437 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$1,884773 \$1,884773 \$1,884773 |
| 60% LAR : 40% CIR | 20% 25% | £2.183.324 £1,893,338 | £1.534.652 £1,276,978 | £1,527,335 £1,269,681 | £1.512.356 £1,254,740 | £1.474.903 £1,217,385 | £1.250.189 £993,257 | £1,380,234 £1,125,349 £868,741 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £1,601,755 £1,308,592 £1,013,865 | £1,017,720 £756,891 £494,509 | £1,010,439 £749,625 £487,254 | £995,532 £734,748 £472,403 | £958,264 £697,555 £435,275 | £734,656 £474,401 £212,509 | £610,429 £350,426 £88,750 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £717,588 £419,775 | £230,586 -£36,674 | £223,342 -£44,364 | £208,512 -£60,101 | £171,438 -£99,443 | -£53,827 -£335,500 | -£185,122 -£466,643 |
| Residual Land values compared to bend Higher Value Secondary Offices | hmark land value | es | | | | £97,649,000 | l | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | -£1,517,059 -£1,807,046 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | -£2,098,628 -£2,391.791 -£2,686,518 | -£2,682,663 -£2,943,492 -£3,205,874 | -£2,669,944 -£2,950,759 -£3,213,129 | -£2,764,861 -£2,965,635 -£3,227,980 | -£2,742,119 -£3.002.828 -£3,265,108 | -£2,965,727 -£3,225,982 -£3,487,874 | -£3,089,988 -£3,349,958 -£3,611,633 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£2,982,795 -£3,280,608 | -£3,469,797 -£3.737.057 | -£3,477,042 -£3,744,747 | -£3,491,871 -£3,760,484 | -£3,528,945 -£3,799.827 | -£3,754,210 -£4.035,883 | -£3,885,506 -£4.167.026 |
| Residual Land values compared to bend Medium Value Secondary Offices | hmark land value | es | | | | £57,186,000 | l | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £1.159.964 £876,511 | £382.150 £130,966 | £374.735 £123,580 | £359.553 £108,454 | £321.597 £70,642 | £93.865 -£156,234 | -£32.654 -£282,276 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £304,651 £16,276 | -£121,664 -£376,323 -£632,396 | | | | | |
| 60% LAR : 40% CIR | 25% 30% 35% | -£273,711 -£565,293 -£858,456 | -£890,070 -£1,149,328 -£1,410,157 | -£897,368 -£1,156,610 -£1,417,424 | -£912,309 -£1,171,516 -£1,432,300 | -£949,654 -£1,208,785 -£1,469,493 | -£1,173,791 -£1,432,392 -£1,692,648 | -£1,298,307 -£1,556,620 -£1,816,623 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to benc Lower Value Secondary Offices / Comm. | 50% hmark land value | -£1,747,273 | -£2,203,723 | -£2,211,412 | -£2,227,150 | -£2,266,492 | -£2,502,548 | -£2,633,691 |
| Lower Value Secondary Offices / Comm. | unity Space | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1953) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$172,208 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 46% | £1.511.854 £1.226,745 £939.904 | £766.309 £513,479 £259.021 | £758.923 £506,120 £251.684 | £743.797 £491,046 £736.650 | £705.985 £453,366 £199.008 | £479.109 £227,279 | £353.067 £101,675 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £651,619 £361,632 | £2,947 -£254,727 | -£4,370 -£262,025 | -£19,350 -£276,966 | -£56,802 -£314,321 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £70,050 -£223,113 -£517,840 | -E513,985 -E774,814 -E1,037,198 | -£621,266 -£782,081 -£1,044,452 | -£636,173 -£796,957 -£1,059,302 | -£673,441 -£834,150 -£1,096,430 | -£797,049 -£1,057,304 -£1,319,196 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£814.118 -£1,111,930 | -£1,301,119 -£1,568,380 | -£1,308,364 -£1,576,069 | -£1.323.193 -£1,591,806 | -£1,360,267 -£1,631,149 | -£1,585,532 -£1,867,205 | -£1,716.827 -£1,998,348 |
| Residual Land values compared to bend Secondary Industrial/Storage/Distribution | | es | | | | £20,601,000 | l | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & BIOdiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,07,976 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Experience |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £2,262,890 £1,977,780 | £1,517,345 £1.264,515 | £1,509,959 £1,257,155 | £1,49,832 £1,494,833 £1,242,082 | £1,457,021 £1,204,402 | £1,230,145 £978.315 | £1,104,103 £852,711 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £1,691,030 £1,402,655 £1,112,668 | £1,010,056 £753,983 £496,309 | £1,002,720 £746,666 £489,011 | £987,695 £731,686 £474,070 | £950,134 £694,233 £436.715 | £724,768 £469,520 £212,588 | £599,564 £344,680 £88,072 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £821,086 £527,923 | £237,051 -£23,778 | £229,769 -£31,045 | £214,863 -£45,921 | £177,594 -£83,114 | -£46,013 -£306,269 | -£170,241 -£430,244 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £233,196 -£63,082 -£360 #04 | -£285,161 -£550,083 | | | | | -£591,919 -£985,792 -£1,247,349 |
| | , 30% | | | | | | | |

| LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|--|--|--|--|---|--|--|
| Resi 7 - 18 Flats | | | | Value Area | Zone B - | £1,150 psf | | |
| No Units Site Area | 18 0.04 Ha | | 1 | Sales value inflation Build cost inflation | | Base |] | |
| Site Area Residual land values: | 0.04 Ha | | | Build cost inflation Tenure | | Base LAR: CIR | | 1 |
| Residual land values: | | | T | | | | ı | 1 |
| Tenure 60% LAR. 60% CIR. 60% LAR. 60% CIR. 60% LAR. 60% CIR. 60% LAR. 60% CIR. 60% LAR. 60% CIR. 60% LAR. 60% CIR. 60% LAR. 60% CIR. 60% LAR. 60% CIR. 60% LAR. 60% CIR. 60% LAR. 60% CIR. 60% LAR. 60% CIR. 60% LAR. 60% CIR. | % AH 55% 50% 10% 20% 20% 35% 40% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1,745,544 1,745,745 1,745,745 1,745,745 1,745,745 1,745,745 1,745,745 1,745,745 1,745,745 1,745,745 1,745,745 1,745,745 1,745,745 1,745,745 1,745,745 1,745,745 | Base Build Costs, Access Prt M4(2), \$106.CLI, Building Regs 2022 & State Coll. Building Regs 2022 & State Coll. Building Regs 2022 & State Coll. Building Regs 2023 & State Coll. Building Regs 2023 & State Coll. Building Regs 2024 & State Coll. Building Regs 2024 & State Coll. Building Regs 2025 & State Coll. Building Regs 2026 & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S198. CIL, Building Safety Levy, S198. CIL, Building Safety Levy, Whali Prt M4(3) & BREEM Excellent Excellen | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, Cil., Build Regs 2022 & Staircress, BEEAM Excellent & BIODERS STAIRCRESS | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Suilding Safety Levy, S166, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), REEAM Excellent, BY STARCH M4(3), Renewable Offset C 186, 113 C 186, 123 C | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Stide, Citt, Build Regs 2022 & Starcases, Wchair Prt M4(3), Biodesia Prt M4(3), Biodesia Presserved Cost Psymonts & Cost | Base Build Costs, Access Pri M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 202.2 & Stafrcases, Wchair Pri M4(3), BKEEAM Excellent, Subdoversity, Renewable Custainability & Embodied Carbon C1511827 C1719.08 C1 |
| Higher Value Secondary Offices | nmark land value | 15 | | | | £97,649,000 |] | |
| Tenure | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (30.581 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2023 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Siden Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | | | | | | | |
| 60% LAR : 40% CIR | 20% 25% 30% | -£1,504,097 -£1,815,875 | -£2,125,300 -£2,404,432 | -£2,132,597 -£2,411,713 | -£2,147,539 -£2,426,620 | -£2,184,893 -£2,463,888 | -£2,409,022 -£2,687,497 | -£2,533,537 -£2,811,723 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£3.078.642 | -£3.536.507 | -£3.543.745 | -£3.558.557 | -£3.595.587 | -£3.824.737 | -£3.955.880 |
| Residual Land values compared to bench Medium Value Secondary Offices | nmark land value | 15 | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$139371 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £1,260,246 £954,940 | £508,566 £235,862 | £501,178 £228,502 | £486,054 £213,429 | £448,241 £175,748 | £221,366 -£50,338 | £95,324 -£175,942 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £647,994 £339,422 £29,238 | -£35,470 -£314,417 -£591,965 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | -£282,541 -£595,900 | -£871,097 -£1,151,799 | -£878,378 -£1,159,066 | -£893,285 -£1,173,943 | -£930,553 -£1,211,136 | -£1,154,162 -£1,434,290 | -£1,278,388 -£1,558,265 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | |
| Residual Land values compared to benci | hmark land value | -£1,545,307 | -£2,003,173 | -£2,010,410 | -£2,025,222 | -£2,062,252 | +£.Z,291,402 | -2.2,422,040 |
| Residual Land values compared to benci Lower Value Secondary Offices / Commu | nity Space | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £1.895.589 £1,590,283 | £1.143.909 £871,206 | £1.136.522 £863,845 | £1.121.397 £848,773 | £1.083.585 £811,091 | £856,709 £585,005 | £730.667 £459,401 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 26% | £1,283,337 £974,765 £664 581 | £596,873 £320,926 £43,378 | £589,535 £313,609 £36,080 | £574,512 £298,628 £21,138 | £536,950 £261,176 £16,246 | £311,584 £36,463 £240,344 | £186,381 -£88,377 -£364,810 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £352,803 £39,443 | -£235,754 -£516,456 | -£243,035 -£523,723 | -£257,942 -£538,599 | -£295,210 -£575,792 | -£518,819 -£798,947 | -£643,045 -£922,922 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | |
| Residual Land values compared to bench | mark land value | 25 | | | | | 1 | |
| Secondary Industrial/Storage/Distribution | | | 1 | | 1 | £20,601,000 | I | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$2505774 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 21,65,002 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 22153.588 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$213,305 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$2,105,450 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$1,751,168 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £2,646,625 £2,341,319 £2,034,373 | £1,894,945 £1,622,241 £1,347,909 | £1,887,557 £1,614,881 £1,340,571 | £1,872,433 £1,599,808 £1,325,548 | £1,834,620 £1,562,127 £1,287 988 | £1,607,745 £1,336,041 £1,062,620 | £1,481,703 £1,210,437 £937,417 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £1,725,800 £1,415,617 | £1,071,962 £794,414 | £1,064,645 £787,116 | £1,049,664 £772,174 | £1,012,212 £734,820 | £787,499 £510,692 | £662,658 £386,177 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £1,103,838 £790,479 £475,555 | £515,282 £234,580 -647,677 | £508,001 £227,313 £54,932 | £493,094 £212,436 £69,782 | £455,826 £175,243 £106,910 | £232,217 -£47,911 -£329.677 | £107,990 -£171,886 -£453,435 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £159,081 -£158,928 | -£331,473 -£616,794 | | | | | |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--------------------------|---|--|---|---|---|--|---|
| Resi 7 - 18 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units Site Area | 18 0.04 Ha | | • | Sales value inflation Build cost inflation | | Base Base LAR: CIR | Ì | |
| Residual land values: | | | | Tenure | | LAR : CIR | |] |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 53134876 5311000 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5336.731 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E3321548 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 13 (283.593) 12 (290.280) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability £3,055,859 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £3.811.030 £3,485,528 £3,158,384 | £3.053.213 £2,760,637 £2,466,431 | £3.045.827 £2,753,276 £2,459,093 | £3.030.702 £2,738,204 £2,444,069 | £2,992.890 £2,700,523 £2,406,508 | £2.766.014 £2,474,437 £2,181,142 | £2,639,972 £2,348,833 £2,055,939 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £2.829.615 £2,499.235 £2,167.260 £1.833.704 | £2.170.609 £1,873,189 £1,574,182 £1,273,607 | £2.163.293 £1,865,891 £1,866,902 | £2,444,065 £2,148,312 £1,850,949 £1,551,994 £1,251,464 | £2.110.860 £1,813,595 £1,514,726 | £1.886.147 £1,589,467 £1,291,118 | £1,761,307 £1,464,952 £1,166,891 £867,141 |
| 60% LAR : 40% CIR | 40% | £1,833,704 £1,498,583 £1,461,913 | £971,477 | £1,266,340 £964,222 | £949,371 | £1,514,726 £1,214,271 £912,243 £609 669 | £991,116 £689,477 | £565,717 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £823,707 | £667,807 £362,612 | £355,375 | £645,732 £340,563 | £608,658 £303,533 | £81,350 | £262,637 -£44,350 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | es | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil. Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £110,647 -£214,856 | -£647,170 -£939,746 | | | | | -£1,060,411 -£1,351,550 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£1,644,444 -£1,939,077 -£2,235,431 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | -£1,533,123 -£1,866,679 | -£2,126,201 -£2,426,776 | -£2,133,481 -£2,434,043 | -£2,148,389 -£2,448,919 | -£2,185,657 -£2,486,113 | -£2,409,265 -£2,709,267 | -£2,533,492 -£2,833,242 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | -£3,134,660 -£3,437,746 -£3,744,733 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | es | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £1.967.828 £1,643.982 £1.318.479 | £1.177.097 £886,165 £593,589 | £1.169.682 £878,778 £586.228 | £1.154.499 £863,654 £571.156 | £1.116.545 £825,841 £533.474 | £888.811 £598,966 £307.388 | £762.292 £472,924 £181,784 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £991,336 £662,566 | £299,382 £3,561 | £292,045 -£3,755 | £277,020 -£18,736 | £239,460 -£56,188 £353,454 | £14,094 -£280,902 | -£111,110 -£405,742 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £212 -£333,344 | -£592,867 -£893,441 | -£600,147 -£900,708 | -£615,054 -£915,585 | -£652,323 -£952,778 | -£875,931 -£1,175,932 | -£1,000,157 -£1,299,907 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | es | | | 5,,555,555 | £40,420,000 | 1 | , 25,000,000 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £2,603,171 £2,279,325 £1,953,822 | £1,812,440 £1.521.508 £1,228.932 | £1,805,025 £1.514.121 £1.221.571 | £1,789,842 £1,498,997 £1,206,499 | £1,751,888 £1.461.184 £1.168.817 | £1,524,154 £1,234,309 £942,731 | £1,397,636 £1.108.267 £817.128 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £1,626,679 £1,297,910 £967,520 | £934,726 £638,904 £341,492 | £927,388 £631,588 £334,496 | £912,363 £616,607 £319,244 | £874,803 £579,155 £284,800 | £649,437 £354,442 £57,764 | £524,234 £229,601 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £967,530 £635,555 £301,999 | £42,477 -£258,098 | £35,197 -£265,365 | £20,289 -£280,242 | -£16,979 -£317,435 | -£240,587 -£540,589 | -£364,814 -£664,564 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | es | | | | | 1 | |
| y modes who to age to sufficient | | | I | | | £20,601,000 | I | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 3/34/207 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$2540378 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 12,502,523 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 12275,190 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 12(146,671 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £3,030,361 £2,704,858 | £2,272,544 £1,979,967 | £2,265,157 £1.972.607 | £2,250,033 £1,957,535 | £2,212,220 £1,919,853 | £1,985,345 £1,693,767 | £1,859,303 £1,568,163 £1,274,000 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £2,377,715 £2,048,945 £1,718,566 | £1,085,761 £1,389,940 £1,092,519 | £1,6/8,424 £1,382,624 £1,085,221 | £1,663,399 £1,367,643 £1,070,279 | £1,625,839 £1,330,191 £1,032,925 | £1,400,473 £1,105,477 £808,797 | £1,275,269 £980,637 £684,282 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £1,386,591 £1,053,035 £717,914 | £793,512 £492,938 £190,808 | £786,232 £485,671 £183,552 | £771,324 £470,794 £168,702 | £734,056 £433,601 £131,573 | £510,448 £210,447 -691,192 | £386,222 £86,472 -£214,952 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £381,243 £43.038 | -£112,862 -£418.057 | -£120,108 -£425,295 | -£134,937 -£440,106 | -£172,011 -£477,137 | -£394,453 -£699,319 | -£518,032 -£825.019 |
| | | | | | | | | |

| Base Bild Color and Bilding Select (very 1997 1997 1997 1997 1997 1997 1997 199 | si 7 - 18 Flats | | | 1 | | | | 1 | |
|--|---|---|--|---|---|--|--|---|---|
| Transmit Section Sec | | | | | Value Area | Zone B - | £1,250 psf | | |
| Transmit Section Sec | Units e Area | 18 0.04 Ha | | • | Sales value inflation | | | | |
| Tentrol | | 0.04112 | | | Tenure | | LAR : CIR | | 1 |
| ## 1 | | | Access Prt M4(2) & Building Safety Levy £4,538,808 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £3,741,618 | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 53,734,203 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 55,681,695 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £3.453,333 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 510e, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| ## 14 Month of the Code 10 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £3,849,067 £3,501,727 | £2,804,283 | £2.796.946 | £2,781,921 | £2,744,361 | £2,518,995 | £2,706,559 £2,393,791 |
| Access 1 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £3.152.761 £2,802,185 £2,450.013 | | | | | | |
| Tenner S. All Control State Control Base Build Costs and Acces PT MACI). Base Build Costs and Acces PT M | 60% LAR : 40% CIR | 40% | | | | | | | |
| Base Build Coats, | | | £1,384,076 £1,025,673 | £885,418 £561,349 | £879,172 £554,112 | £864,342 £539,300 | £827,269 £502,270 | £604,826 £280,086 | £481,248 £156,651 |
| Base Build Coats, Access Pri Mid.), Base Build Coats, Access Pri M | sidual Land values compared to beno oher Value Secondary Offices | hmark land value | 5 | | | | £97 649 000 | 1 | |
| Column C | | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewat Offset Payments, Sustainability & Embodied Carbon |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | £148,684 -£198,657 | | | | | | |
| ## 1 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| Base Build Costs, | 60% LAR : 40% CIR 60% LAR : 40% CIR | | -£1,250,370 -£1,604,123 | -£1,847,970 -£2,168,418 -£3,490,433 | -£1,855,250 -£2,175,685 | -£1,870,158 -£2,190,563 | -£1,907,426 -£2,227,755 -£2,549,656 | -£2,131,034 -£2,450,909 | -£2,255,260 -£2,574,884 |
| Base Build Costs, Access PT MA(1), Base Build Costs, Access PT MA(2), Base Build Costs, Access PT MA(2), Base Build Costs, Access PT MA(2), Building Safety Levy, Safety Costs, | 60% LAR : 40% CIR | 45% | | | | | -£2,873,114 -£3,198,114 | | |
| Tenum | sidual Land values compared to benc | :hmark land value | | | | | | 1 | |
| Column C | Tenure | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | £2,371,760 £2,027,717 £1,682,019 | £1.574.570 £1,263,765 £951.315 | £1,567,155 £1,256,378 £943,954 | £1.551.973 £1,241,254 £928.882 | £1,514,017 £1,203,440 £891,200 | £976,566 £965,114 | £1.159.766 £850,524 £539.511 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £1,334,678 £985,712 | £637,235 £321,539 | £629,897 £314,223 | £614,873 £299,243 | £577,312 £261,791 | £351,946 £37,077 | £226,743 -£87,763 |
| Base Build Costs | 60% LAR : 40% CIR | 25% 30% | £635,136 £282,965 | £4,244 -£314,635 | -£3,052 -£321,915 | -£17,994 -£336,823 | -£55,348 -£374,091 | -£279,477 -£597,699 | -£403.992 -£721,926 |
| Base Build Costs Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Build Costs, Access Prt Mid(2), Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S166, CIL, Build Regs Building Safety Levy, S1 | 60% LAR : 40% CIR 60% LAR : 40% CIR | | | | | | | | |
| Base Build Costs | 60% LAR : 40% CIR | 50% | £1,141,375 | -£1,605,699 | -£1,612,937 | -£1,627,749 | -£1,664,779 | -£1,886,962 | -£2,010,397 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, C11, Build Regs 2022 & Staircases, S166, C11, Building Safety Levy, S106, C11, Building Safety Levy | sidual Land values compared to bend wer Value Secondary Offices / Commu | inity Space | • | | | | £40,420,000 | | |
| Column | | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon £1795, 109 |
| CFA | 60% LAR : 40% CIR | 5% 10% 15% | £2,663,060 £2,317,362 £1,970,021 | £1,899,108 £1,586,658 £1,272,578 | £1.891.721 £1,579,297 £1,265.240 | £1.8/6.597 £1,564,225 £1,250.216 | £1.838.783 £1,526,544 £1,212.655 | £1.611.909 £1,300,458 £987.289 | £1,485,867 £1,174,854 £862,086 |
| 671_LA | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £1,621,056 £1,270,480 | £956,883 £639,588 | £949,567 £632,291 | £934,586 £617,349 | £897,134 £579,995 | £672,420 £355,867 | £547,580 £231,352 |
| Retailed Load values consequer for benchmark land values | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% | | £320,708 | £313,428 -£7,007 | £298,520 -£21,885 | £261,252 -£59,077 | £37,644 -£282,231 | |
| Retailed Load values consequer for benchmark land values | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £918,308 £564,555 £209 237 | £259 -£321.744 | | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Regs 2022 & Staircases, S16, CIL, Build Reg | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £918,508 £564,555 £209,237 -£147,629 -£506,032 | £259 -£321,744 -£645,288 -£970,356 | -£328,999 -£652,533 -£977,594 | -£343,851 -£667,363 -£992,406 | -£380,978 -£704,437 -£1,029,436 | -£603,744 -£926.879 -£1,251,619 | -£1,050,458 -£1,375,054 |
| 6% LPR-4% CR 10% [2368.397] [237.694] [230.333 [23.10.681] [2277.579] [2.051.480] [1395.590] [69% LPR-4% CR 10% [23.10.681] [27.27.579] [2.051.480] [1.17.38.255] [1.17.38 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% 50% | £918,308 £564,555 £209,237 -£147,629 -£506,032 | £259 -£321,744 -£645,288 -£970,356 | -£328,999 -£652,533 -£977,594 | -£243,851 -£667,363 -£992,406 | -£380,978 -£704,437 -£1,029,436 | -£926.879 -£1,251,619 | -£1.275.0458 -£1.375.054 |
| 691,LAX: 495.CR 20% C.689344 C.697.744 C.684.444 C.684.565 C.692.289 C.784.869 (564.43) G.764.745 C.764.745 | GRYLLAR - GRYLCR GRYLLAR - G | 30% 35% 40% 45% 50% chmark land valuer on | E36-555 (200 207) (200 207 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, |
| 691,LAX: 495.CR 20% C.689344 C.697.744 C.684.444 C.684.565 C.692.289 C.784.869 (564.43) G.764.745 C.764.745 | GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. Tenure | 30% 35% 40% 45% 55% 55% chmark land values on | E36-555 (200 207) (200 207 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & |
| 685 DA - 687 CPF | GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. GOT, LAR. 40% CR. Tenure | 30% 35% 45% 45% 55% chmark land value on % AH 0% 5% | E36-555 (200 207) (200 207 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & |
| 00% DAY: 40% DIR 40% £003,400 £100,748 £195,002 £53,073 £30,099 £119,843 4-229,422 60% LAY: 40% CIR 50% £245,504 £219,320 £225,558 £221,370 £272,840 £50,053 £302,019 £202,000 £50,000 £202,000 | GEN LAR - 60% CER GEN LAR - 60 | 30% 30% 45% 45% 50% 50% 50% 10% 10% 10% 10% 25% 25% | Base Build Costs and Access Prt M4(2) & Buildings Sefer Level 27:15:15:15:15:15:15:15:15:15:15:15:15:15: | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases £2,960,949 £2630,144 £2,033,694 £2023,614 £1,707,918 £1,390,623 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £2953.53 £206.276 £330.333 £2016.276 £1700.602 £1333.327 | Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 22,393,332 22,027,632 22,001,561 21,001,561 21,003,561 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (2.906,986 (2.956,987 (3.956,9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability C.872,683 C.782,883 C.782,883 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon 12,236 148 12,236 500 1,122,256 |

| LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|--|----------------------------------|---|--|--|---|--|---|--|
| Resi 7 - 18 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units | 18 | | ı | Sales value inflation | | Raso | | |
| No Units Site Area | 18 0.04 Ha | | | Sales value inflation Build cost inflation Tenure | | Base LAR: CIR | | ı |
| Residual land values: | | | | | | | | • |
| Tenure 50% LAX - 60% CIR 50% LAX - 60% CIR 50% LAX - 60% CIR 50% LAX - 60% CIR 50% LAX - 60% CIR 50% LAX - 60% CIR 50% LAX - 60% CIR 50% LAX - 60% CIR 50% LAX - 60% CIR 50% LAX - 60% CIR 50% LAX - 60% CIR 60% LAX - 60% CIR Residual Land values compared to bench | % AH 5% 10% 25% 25% 30% 40% 40% | Base Build Costs and Access Prt M4(2) & Building S03 Levy 25 Levy 26 L | Base Build Costs, Access Prt M4(2), Audieng Safety Levy & 5106, OLL, Building Safety 2022 & Startcases | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, Clt, Building Safety Levy, S106, Clt, Build Regs 2022 & Startcases, Wchair Prt M4(3) & FREEAd Profiler 1.00 (2) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent & Biometry, 1,718,507 1,718,507 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 1,718,107 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Building Safety | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Bioliversity, Renewable Offset Payments & Sustainability 1, 15, 12, 12, 13, 13, 13, 13, 13, 13, 13, 13, 13, 13 | Base Build Costs, Access Prt M42, Suilding Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodile-articon 1,336-172 1,336-172 1,336-173 1,366-173 1,366-173 1,366-173 1,366-173 1,366-173 1,366-173 1,366-17 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 51 242356 577.118 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases (438,708 (50,030) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (43) 1293 (10) 643 | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £416,112 £55,518 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (23,905 |
| 60% LAR : 40% CIR | 15% | £512,222 £144,686 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£1,303,120 -£1,639,221 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 35% 40% | -£967,618 -£1.341.566 | -£1,569,738 -£1.910.061 | -£1,577,019 -£1.917.327 | -£1,591,926 -£1.932.205 | -£1,629,194 -£1,969,397 | -£1,852,802 -£2.192.551 | -£1,977,029 -£2,316,526 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | |
| Residual Land values compared to bench | | -EZ-41Z-14-3 | *EZ-940.291 | -E2.941.935 | -E2.902.547 | -E2 200.311 | -£3.221.000 | 423,344,990 |
| Medium Value Secondary Offices | | - | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| BOSC LAD - ADSC CID | 0% 5% | £2.775.692 £2,411,453 | £1.972.043 £1,641,364 | £1.964.628 £1,633,978 | £1,949,446 £1,618,852 | £1.911.491 £1,581,040 | £1.683.758 £1,354,165 | £1.557.239 £1,228,124 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £2,045,557 £1,678,020 | £1,309,041 £975,086 | £1,301,680 £967,750 | £1,286,608 £952,725 | £1,248,927 £915,165 | £1,022,840 £689,799 | £897,237 £564,595 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £1,308,858 £938,085 | £639,518 £302,349 | £632,202 £295,053 | £617,221 £280,111 | £579,769 £242,756 | £355,056 £18,629 | £230,215 -£105,886 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £565,717 £191,769 | -£36,404 -£376,726 | -£43,685 -£383,993 | -£58,592 -£398.870 | -£95,860 -£436,062 | -£319,468 -£659,217 | -£443,694 -£783,192 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£939,409 | -£1,406,962 | -£1,414,200 | -£1,429,012 | -£1,466,042 | -£1,688,226 | -£1,811,660 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | nmark land value nity Space | ns | T | | | £40,420,000 | | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £3.046.796 £2,680.900 | £2.276.708 £1,944.384 | £2.259.321 £1,937.023 | £2.254.196 £1,921.951 | £2.216.383 £1,884.270 | £1,989,508 £1,658,183 | £1,32,563 £1,863,467 £1,532,580 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £2,313,364 £1,944,202 | £1,610,430 £1,274,861 | £1,603,093 £1,267,545 | £1,588,068 £1,252,564 | £1,550,508 £1,215,112 | £1,325,142 £990,399 | £1,199,939 £865,558 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £1,573,428 £1,201,060 | £937,693 £598,940 | £930,396 £591,658 | £915,454 £576,752 | £878,099 £539,483 | £653,972 £315,876 | £529,457 £191,649 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £827,112 £451,598 | £258,617 -£83,261 | £251,350 -£90,515 | £236,473 -£105,367 | £199,281 -£142,494 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £74.534 -£304,065 | -£426,677 -£771,619 | -£433.923 -£778,857 | -£448.752 -£793,969 | -£485.826 -£830,699 | -£708.268 -£1,052,882 | -£831.848 -£1,176,317 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | nmark land value | es | | | | £20,601,000 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$4,62271 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases 3335-427 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$3,51,007 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5335,525 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 22435158 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £3,797,832 £3,431,936 | £3,027,743 £2.695.420 | £3,020,357 £2,688,059 | £3,005,231 £2,672,987 | £2,967,419 £2.635.306 | £2,740,543 £2,409,218 | £2,614,502 £2,283,616 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £3,064,399 £2,695,237 | £2,361,465 £2,025,897 | £2,354,129 £2,018,581 | £2,039,104 £2,003,600 | £2,301,544 £1,966,148 | £2,076,178 £1,741,435 | £1,950,974 £1,616,594 |
| 60% LAR : 40% CIR | 30% | £2,324,464 £1,952,096 £1,578,148 | £1,688,728 £1,349,975 £1,009,653 | £1,081,432 £1,342,694 £1,002,386 | £1,000,490 £1,327,787 £987,509 | £1,629,135 £1,290,519 £950,317 | £1,405,008 £1,066,911 £727,182 | £1,280,492 £942,685 6803 187 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £1,202,633 £825,569 | £667,775 £324 358 | £660,521 £317,113 | £645,669 £302,283 | £608,541 £265.210 | £385,776 £42,767 | £262,016 -£80,812 |
| 60% LAR : 40% CIR | 50% | £446.970 | -£20.584 | -£27.821 | -£42.633 | -£79.663 | -£301.847 | |

Zone B - £900 psf No Units Site Area 20 0.1 Ha Sales value inflation Build cost inflation Tenure Base Base LAR : CIR Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure % AH 2022 & Staircase BREEAM Excellen Biodiversity Sustainability Embodied Carbo 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR £97,649,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabli Offset Payments, Sustainability & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure 2022 & Staircases BREEAM Excellen Biodiversity Sustainability Embodied Carbon 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchmark land values Medium Value Secondary Offices £57,186,000 Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bice Bete Mexcellent, Bicdoversity, Renewab Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs and Access Prt M4(2) & Building Safety Levy 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR £40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg 2022 & Staircases % AH 0% 5% 10% 15% 20% 25% 30% 35% 40% 50% 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR £20.601.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodoversity, Renewa Offset Payments, Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Sustainability & Embodied Carbon Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR

| Base Bild Costs Access PH MOD, See B | LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|--------------------------------|--|---|--|---|---|---|--|
| Transport Tran | Resi 8 - 20 Flats | | | | Value Area | Zone B | £950 psf | | |
| Transport Tran | No Units Site Area | 20 0.1 Ha | | | Sales value inflation | | | Ì | |
| Trends | Residual land values: | | | | Tenure | ' | LAR: CIR | |] |
| Trainer Tra | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | Access Prt M4(2) & Building Safety Levy £2,050,057 £1,804,775 £1,557,581 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases £1,171,284 £962,794 £752,405 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1,163,045 £954,596 £744,277 | Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1146,159 £397,767 £27,469 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1,03,942 £885,716 £885,716 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E463.428 E463.428 | Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Trainer Tra | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | | | | £531,984 £317.877 £101,923 | £515,283 £301.228 £85,322 | | £223,021 £9.873 -£217,070 | £83,849 -£135.957 -£364,060 |
| See Build Costs, Market Bu | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | | | -£113,538 -£346,856 -£582,073 | -£122,133 -£355,434 | -£139,727 -£372,989 -£608.158 | -£183,713 -£416,876 -£651,959 | -£447,626 -£680,198 | -£594,244 -£826,488 -£1.060.772 |
| Temps 5, 34 Barting Seley Levy 4 Base Build Costs and Selection Se | 60% LAR : 40% CIR 60% LAR : 40% CIR | | | | | | | | -£1,297,074 -£1,535,373 |
| Rese Build Costs and Access PM MCD, Make Build Costs and Access PM MCD, Make Build Costs and Access PM MCD, Make Build Costs and Access PM MCD, Make Build Costs and Access PM MCD, Make Build Costs and MCD, MAKE Building Safety Lavy State | Residual Land values compared to bench Higher Value Secondary Offices | nmark land value | es | | | | £97,649,000 |] | |
| Base Build Costs, Access PT MA(2), Base Build Costs, Access PT MA(2), Building Safety Lavy, Statistical Statistics of the Costs, Access PT MA(2), Building Safety Lavy, Statistics of the Cost | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| ## ## ## ## ## ## ## ## ## ## ## ## ## | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£9.261,634 -£9.470,333 |
| Michan Yes de scherty Offices Base Build Costs, Access PT MA(1), Base Build Costs, Access PT MA(2), Building Safety Levy, Stock Sto | 60% LAR : 40% CIR | 20% 25% | | | | | | | -£9,681,051 -£9,900,857 -£10,128,960 |
| Michan Yes de scherty Offices Base Build Costs, Access PT MA(1), Base Build Costs, Access PT MA(2), Building Safety Levy, Stock Sto | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | | | | | | | -£10,359,144 -£10.591,388 -£10.825,672 |
| ### Part | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£10,002,719 -£10,280,891 | -£10,584,069 -£10.823.027 | -£10,592,623 -£10.831.571 | -£10,610,114 -£10.849.038 | -£10,653,843 -£10.892,706 | -£10,916,213 -£11.154,713 | -£11,061,974 -£11.300.273 |
| Base Build Costs, Access PT MA(1), Access PT MA(2), Balled Station Statio | Residual Land values compared to bench Medium Value Secondary Offices | nmark land value | es | | | | £57,186,000 |] | |
| ## PACK ACT 19 | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£5.008.674 -£5.215,334 -£5.424,033 |
| ## 1 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | | | | | | | -£5,634,751 -£5,854,557 -£6,082,660 |
| Residual Land values comment of benchmark hand values Secondary Offices Context Secondar | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | | | | | | | -£6,312,844 -£6,545,088 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Safe Costs, Access Prt M4(2), Building Safety Levy, Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Co | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£6.779.372 -£7,015,674 -£7,253,973 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Safe Costs, Access Prt M4(2), Building Safety Levy, Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Costs, Access Prt M4(3), Building Safety Levy, Safe Safe Co | Residual Land values compared to bench Lower Value Secondary Offices / Commu | nmark land value nity Space | 25 | | | | £40.420.000 | 1 | |
| Control Cont | | % AH | Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Ley, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£3.538.734 -£3.747.433 £3.058.151 |
| Control Cont | 60% LAR : 40% CIR | 25% | | | | | | | -£4,177,957 -£4,406,060 |
| Residual Land values compared to benchmark land values Econolary Industrial Storage Clistribution | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | | -£4,858,488 -£5,102,772 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy Subject Set Staticases, Wichair Prt M4(3), Building Safety Levy Subject Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Blodiversity Brown Staticases, Wichair Prt M4(3), BREEAM Excellent, Brown Brown Brown Brown Brown Br | | 45% 50% | -£4,279.819 -£4,557,991 | -£4.861.169 -£5,100,127 | -£4.869.723 -£5.108,671 | -£4.887.214 -£5,126,138 | -£4,930,943 -£5,169,806 | -£5,193,313 -£5,431,813 | -£5.339.074 -£5.577,373 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Renewable Offset Payments & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Renewable Offset Payments & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Renewable Offset Payments & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Renewable Offset Payments & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Renewable Offset Payments & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Renewable Offset Payments & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Renewable Offset Payments & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Payments & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Payments & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity Staircases, Wichair Prt M4(3), BREEAM | | | es | | | | £20,601,000 |] | |
| 69-LMR: 49-CR 195 450-249 4137/695 4131437 4132241 4131459 4122488 4178459 69-LMR: 49-CR 195 4122481 4131437 4 | | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60-LMC-60-CE 205- 4 (1921) 4 (1921) 4 (1922) 4 (| 60% LAR : 40% CIR | | | | | | | | -£1,556,834 -£1,765,533 -£1,976,251 |
| 000 12 00 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | | | | | | | -£2,196,057 -£2,424,160 |
| 60% LAR: 40% CIR 45% £2:297.919 £2:879.269 £2:878.23 £2:905.314 £2:949.043 £3:211.413 £3:357.174 | 60% LAR : 40% CIR | 35% 40% | | | | | | | -£2,654,344 -£2,886,588 -£3,120,872 |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£2,297,919 -£2,576,091 | -£2,879,269 -£3,118,227 | -£2,887,823 -£3,126,771 | -£2,905,314 -£3,144,238 | -£2,949,043 -£3,187,906 | -£3,211,413 -£3,449,913 | -£3,357,174 -£3,595,473 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-------------------|--|---|--|---|--|---|---|
| Resi 8 - 20 Flats | | | | Value Area | Zone B - | £1,000 psf | | |
| No Units Site Area | 20 0.1 Ha | | | Sales value inflation Build cost inflation | | Base Base LAR: CIR | 1 | 1 |
| Residual land values: | | | | Tenure | | DAR. CR | | 1 |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2498,871 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases \$151221 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$15854582 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1587,799 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1202.283 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £2.231.148 £1,961,513 £1,689,984 | £1.382.350 £1,149,879 £915,529 | £1.374.142 £1,141,700 £907,376 | £1.357.322 £1,124,943 £890,675 | £1.315.274 £1,083,048 £848,923 | £1.062.982 £831,686 £598,413 | £922.821 £692,040 £459,240 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £1.416.581 £1,141,321 | £679.316 £441,260 | £671.186 £433,152 | £654.538 £416,550 | £612.916 £375,044 | £363,183 £126,014 -£119,175 -£375,208 -£633,239 | £224,441 -£12,559 -£265,793 -£521,499 -£779,243 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £864,223 £585,306 £304,589 | £201,380 -£41,866 -£300,544 | £193,289 -£50,444 -£309,109 | £176,730 -£68,000 -£326,629 | £375,044 £135,329 -£111,887 -£370,431 | -£119,175 -£375,208 | -£265,793 -£521,499 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £22,089 -£277,570 | -£561,101 -£823,519 | -£569,654 -£832,064 | -£587,146 -£849,531 | -£630,875 -£893,199 | -£893,245 -£1,155,207 | -£1,039,006 -£1,300,766 |
| Residual Land values compared to bench | mark land value | es | | | | | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | 1 |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£8,613,337 -£8,842,079 -£9,072,860 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | |
| 60% LAR : 40% CIR | 30% | | | | | | | -£9,777,459 -£10,030,693 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£10.286.399 -£10,544,143 -£10.803.906 |
| 60% LAR: 40% CIR | 50% | -£10.042.470 | -£10.588.419 | -£10.596.964 | -£10.614.431 | -£10.658.099 | -£10.920.107 | -£11.065.666 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | -£4.426.317 -£4,655,618 -£4.886.914 | -£4.567.037 -£4,795,779 -£5.026.560 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | -£4,577,279 -£4,854,377 -£5,133,294 | | | | | | -£5,731,159 -£5,984,393 -£6,240,099 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | -£6,497,843 -£6,757,606 |
| 60% LAR : 40% CIR Residual Land values compared to bench | mark land value | -£5,996,170 | -£6,542,119 | -£6,550,664 | -£6,568,131 | -£6,611,799 | -£6,873,807 | -£7,019,366 |
| Lower Value Secondary Offices / Commun | ity Space | | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£2,890,437 -£3,119,179 -£3,349,960 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£3,582,760 -£3,817,559 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | -£4,054,559 -£4,307,793 -£4,563,499 |
| 60% LAR : 40% ČIR 60% LAR : 40% ČIR 60% LAR : 40% ČIR | 40% 45% 50% | | | | | | | -£4,821,243 -£5,081,006 |
| Residual Land values compared to bench | mark land value | -24,318,570 | £4,000,018 | -24,074,004 | 24,891,531 | £4,930,199 | -ED, 197 ZUI | 4.0,342,766 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | I |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £171,048 -£98.587 | -£677,750 -£910.221 | | | | | -£1,137,279 -£1,368,060 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£1,600,860 -£1,835,659 -£2,072,659 |
| 60% LAR : 40% CIR | 30% 35% | | | | | | | -£2,325,893 -£2,581,599 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | -£2,839,343 -£3,099,106 |
| 60% LAR : 40% CIR | 50% | -2.2.337.570 | 4.2.883.619 | -£2.892.164 | 42.909.631 | 4.2.953.200 | -23.215.307 | £3.350.866 |

| Local Plan Viability Testin | g 2025 | | | | | | | |
|--|------------------------------------|---|---|---|--|---|--|---|
| Resi 8 - 20 Flats | | | | Value Area | Zone B -: | £1,050 psf | | |
| No Units Site Area | 20 0.1 Ha | | | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Tenure | | Base LAR : CIR | | 1 |
| Tenure | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 12/817885 12/8017522 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases £2002.558 £1547.302 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2,2045/99 2,505/97,74 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversty, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £2,365,446 £2,071,476 £1,775,632 £1,477,931 | £1,347,352 £1,290,920 £1.032.625 £772,488 | £1,339,174 £1,282,767 £1.024,496 £764,380 | £1,022,415 £1,266,066 £1.007.847 £747,777 | £1,460,022 £1,224,314 £966.225 £706.272 | £1,225,109 £973,804 £716.492 £457,242 | £1,069,314 £834,632 £577.751 £318,891 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £1,477,931 £1,178,393 £877,035 £573,877 | £510,525 £246,757 | £502,436 £238,682 | £485,876 £222,160 | £444,475 £180,852 | £196,073 -£70,219 | £58,073 -£216,509 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £573,877 £268,937 ,639,150 | -£19,221 -£303,033 -£588,912 | -£27,635 -£311,586 -£597,456 | -£45,100 -£329,078 -£614,923 | -£88,902 -£372,807 -£658,691 | -£351,710 -£635,177 -£920,699 | -£497,714 -£780,938 -£1.066,159 |
| Residual Land values compared to ber | | s | | 2001,100 | | | 2020,000 | 2,,000,100 |
| Higher Value Secondary Offices | | | | | ı | £97,649,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & BOID BUILD BUI | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£8,422,524 -£8,675,386 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | | -£9,706,827 -£9,981,409 -£10,262,614 |
| 60% LAR : 40% CIR | 45% 50% | -£9,495,963 -£9,804,050 | -£10,067,933 -£10.353.812 | -£10,076,486 -£10,362,356 | -£10,093,978 -£10.379,823 | -£10,137,707 -£10,423,491 | -£10,400,077 -£10,685,499 | -£10,545,838 -£10,831,059 |
| Residual Land values compared to ber Medium Value Secondary Offices | nchmark land value | 5 | | | | £57,186,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | -£2.770.915 -£3,061,078 -£3,353.154 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | | | | | | | -£4,883,968 -£5,140,849 -£5,399,709 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | -£5,660,527 -£5,935,109 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£5,144,723 -£5,449,663 -£5,767,750 | -£5,737,821 -£6,021,633 -£6,307,512 | -£5.746.235 -£6,030,186 -£6,316,066 | -£5,763,700 -£6,047,678 -£6,333,523 | -£5.807.502 -£6,091,407 -£6,377,191 | -£6,070,310 -£6,353,777 -£6,639,199 | -£6,216,314 -£6,499,538 -£6,784,759 |
| Residual Land values compared to ber Lower Value Secondary Offices / Comm | nchmark land value nunity Space | 5 | | | | £40,420,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & BIOdiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% 25% | | | | | | -£2.559,462 -£2.812,841 -£3.068,196 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | -£3,034,153 -£3,294,223 | | | -£3,464,249 -£3,723,109 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | £3,983,927 -£4,258,509 -£4,539,714 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -E3,773.053 -E4,081,150 | -£4,345,033 -£4,630,912 | -£4,353,586 -£4,639,456 | -£4,656,923 | -£4.414.807 -£4,700,591 | -£4.677.177 -£4,962,599 | -£4,822,938 -£5,108,159 |
| Residual Land values compared to ber Secondary Industrial/Storage/Distribut | | s | | | | £20,601,000 | <u> </u> | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £305.346 £11,376 | | | | | -£5/7/,562 -£830,941 -£1,086,296 | £/17,724 -£970.596 -£1,225.468 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | -£284,468 -£582,169 -£881,707 | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£2.099.250 | -£2.649.012 | -£2.657.556 | -£2.675.023 | -£2.718.691 | -£2.980.699 | -£3.126.259 |

| Local Plan Viability Testin | g 2025 | | | | | | | |
|---|------------------------------------|--|---|--|--|---|--|---|
| Rosi 8 - 20 Flats | | | | Value Area | Zone B - | £1,100 psf | | |
| No Units Site Area | 20 0.1 Ha | | • | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | 0.1116 | | | Tenure | | LAR: CR | - | 1 |
| Tenure Status 491 CR | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1.386.486 5.006.984 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5196, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2,247,395 5,158,647 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Ioffset Payments, Sustainability & Embodied Carbon 20368331 81,846,966 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £2,769,377 £2,452,968 £2,134,683 £1,814,542 | £1,944,826 £1,666,312 £1,385,935 £1,103,715 | £1,936,647 £1,658,158 £1.377.805 £1,095,607 | £1,919,889 £1,641,458 £1.361.157 £1,079,005 | £1,877,995 £1,599,706 £1,319,535 £1,037,501 | £1,626,633 £1,349,196 £1,069,802 £788,469 | £1,486,986 £1,210,023 £931.061 £650,119 |
| 60% LAR : 40% CIR | 25% 30% 35% | £1,492,563 £1,168,764 | £1,103,715 £819,672 £533,822 | £1,095,607 £811,582 £525,747 | £795,021 £509,223 | £1,037,501 £753,621 £467,916 | £788,469 £505,219 £220,070 | £650,119 £367,218 £82,379 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £843,166 £515,785 £186,640 | £246,183 -£44,965 -£354,304 | £238,122 -£53,518 -£362,849 | £221,631 -£71,010 -£380,316 | £180,404 -£114,739 -£423,984 | -£70,181 -£377,109 -£688,992 | -£216,186 -£522,870 -£831,552 |
| Residual Land values compared to ber | - | 2.00(0.0 | *2354,304 | *2.302,049 | ·£.380,310 | | *£000,992 | *2.031,002 |
| Higher Value Secondary Offices | | | 1 | | | £97,649,000 | | ı |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£8,002,969 -£8,277,914 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£8,833,839 -£9,114,781 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£9,397,682 -£9,682,521 -£9,981,086 |
| 60% LAR : 40% CIR | 45% 50% | -£9,249,115 -£9,578,260 | -£9,809,855 -£10.119.204 | -£9,818,418 -£10.127.749 | -£9,835,910 -£10.145.216 | -£9,879,639 -£10.188.884 | -£10,142,009 -£10.450.892 | -£10,287,770 -£10,596,452 |
| Residual Land values compared to ber Medium Value Secondary Offices | nchmark land value | s | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | -E3,683,763 -E3,956,669 -E4,231,614 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | | | | | | -£4,369,404 -£4,648,798 -£4,930,131 | -£4,508,577 -£4,787,539 -£5,058,481 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | -£4,964,979 -£5,250,684 | | -£5,351,382 -£5,636,221 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£5,202,815 -£5,531,960 | -£5,763,565 -£6,072,904 | -£5,772,118 -£6,081,449 | -£5,789,610 -£5,098,916 | -£5,833,339 -£6,142,584 | -£5,795,799 -£6,404,592 | -£6,241,470 -£6,550,152 |
| Residual Land values compared to ber Lower Value Secondary Offices / Comm | nchmark land value munity Space | • | | | | £40,420,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% 25% | -£958.106 -£1,272,623 -£1,589,032 | | | -£1.845.568 -£2,122,111 -£2,400,542 | | | -£2 280.069 -£2,555,014 -£2,831,977 |
| 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | -£3,110,939 -£3,391,881 -£3,674,782 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£3,959,621 -£4,258,186 -£4,464,870 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£3,855,360 | -£4,396,304 | -£4,404,849 | -£4,422,316 | -£4,465,984 | -£4,727,992 | -£4,873,552 |
| Secondary Industrial/Storage/Distribut | | - | | | | £20,601,000 | | |
| Tenure 60% LAR: 40% C/R | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1385.58 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | | £7,023,794 £709,277 £392,868 | £115.274 -£393,788 | £193,162 -£123,453 -£401,942 | £130,332 -£140,211 -£418,642 | £194,284 -£182,105 -£460,394 | | -£298,169 -£573,114 -£850,077 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% 30% | £74,583 -£245,558 -£567,537 | -£674,165 -£956,385 -£1,240,428 | | | | | -£1,129,039 -£1,409,981 -£1,692,882 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£1,977,721 -£2,276,286 -£2,592,970 |
| 60% LAR : 40% CIR | 50% | | | | | | | -£2.891.652 |

| LB Camden Local Plan Viability Testin | ng 2025 | | | | | | | |
|---|------------------------------------|---|--|--|--|---|--|--|
| Resi 8 - 20 Flats | | | | Value Area | Zone B - | £1,150 psf | | |
| No Units Site Area | 20 0.1 Ha | | • | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Tenure | | Base LAR: CR | | 1 |
| Tenure | % AH 516 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £3245312 £3,173310 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106. CIL. Building Regs 2022 & Staircases 2597,592 (537,592) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S196. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stafrcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 12:617,194 2:231,465 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewah Biodoversity, Renewah Coffset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £2,834,459 | £2,041,703 | £2,033,549 | £2,317,362 £2,016,849 £1.714,466 £1,410,232 | £2,275,469 £1,975,097 £1.672.844 £1,368,728 | £2,024,105 £1,724,587 £1,423,111 | £1,884,460 £1,585,415 £1,284,371 £981,348 |
| 60% LAR : 40% CIR | 25% 30% 35% | £2.493.734 £2,151,152 £1,806,731 £1,460,492 £1,112,454 | £1.739.244 £1,434,944 £1,128,818 £820,885 £511,166 | £1.731.115 £1,426,835 £1,120,727 £812,811 | £1,410,232 £1,104,167 £796,288 | £1,062,767 £754,981 | £1.423.111 £1,119,697 £814,366 £507,135 | £981,348 £676,365 £369,443 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £1,112,454 £762,632 £411,047 | £511,166 £199,676 | £503,104 £191,626 | £486,613 £175,163 -£145,709 | £445,386 £134,004 | £198,025 -£119,041 -£451,384 | £60,601 -£264,802 -£596,944 |
| Residual Land values compared to be | | | -£119,036 | -E120,241 | -2.140,709 | -E109,377 | -2401,304 | -2030,944 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | ı |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | |
| 60% LAR : 40% CIR | 45% 50% | -£9,002,268 -£9,353,853 | -£9,865,224 -£9,884,598 | -£9,573,274 -£9.893.141 | -£9,589,737 -£9,910.609 | -£9,630,896 -£9,954,277 | -£9,883,941 -£10.216.284 | -£10,029,702 -£10.361.844 |
| Residual Land values compared to be Medium Value Secondary Offices | nchmark land value | s | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 5% 10% 15% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£4,955,968 -£5,307,553 | -£5,518,924 -£5,838,298 | -£5,526,974 -£5,846,841 | -£6.231.367 -£5,543,437 -£5,864,309 | -£5,584,596 -£5,907,977 | -£5,837,641 -£6,169,984 | -£5,983,402 -£6,315,544 |
| Residual Land values compared to be Lower Value Secondary Offices / Com | nchmark land value munity Space | s | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% 25% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | | | -£2,618,889 -£2,922,303 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £3,630,953 | -£3.842.324 -£4,161,698 | -£3,850,374 -£4,170,241 | -£3,866,837 -£4,187,709 | -£3,907,995 -£4,231,377 | -£4.161.041 -£4,493,384 | -£4,336,802 -£4,638,944 |
| Residual Land values compared to be Secondary Industrial/Storage/Distribu | | ns . | | | | £20,601,000 | <u> </u> | |
| | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,785,212 | Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £877,732 | 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £869,493 | BREEAM Excellent & Biodiversity £852,606 | Renewable Offset Payments £810,390 | Offset Payments & Sustainability £557,094 | Sustainability & Embodied Carbon £416,374 |
| SON LAD - ANN CID | 0% 5% 10% 15% | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Sustainability & |
| SON LAD - ANN CID | 0% 5% 10% 15% 20% | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Sustainability & |
| | 0% 5% 10% 15% | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Sustainability & |

| LB Camden Local Plan Viability Testing | g 2025 | | _ | | | | | |
|---|------------------------------------|--|--|---|---|--|---|---|
| Resi 8 - 20 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units Site Area | 20 0.1 Ha | | • | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Tenure | | Base LAR : CIR | |] |
| Tenure | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E4294126 25396640 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases 2022 & Staircases 1,300,570 2,279,772 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$3,371,29 \$2,71,590 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 13,345,351 12,107,543 12,174,356 | Base Build Costs, Access Prt M4(2), Audices Prt M4(2), Suliding Safety Levy, S106, CIL, Build Regs 2022 & Staficases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stafrcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Joffset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 15% 20% 25% | £3,577,242 £3,215,951 £2,852,785 £2,487,761 | £2,739,772 £2,417,094 £2.092.554 £1,786,172 | £2,731,593 £2,408,941 £2,084,424 £1,758,062 | £2,714,836 £2,392,241 £2.067.776 £1,741,461 | £2,672,941 £2,350,489 £2,026,154 £1,699,956 | £2,421,579 £2,099,979 £1.776,421 £1,450,926 | £2,281,933 £1,960,806 £1,637,680 £1,312,575 |
| 60% LAR : 40% CIR | 30% 35% | £2,487,761 £2,120,901 £1,752,222 £1,381,741 | £1,437,963 £1,107,949 | £1,429,873 £1,099,875 | £1,413,313 £1,083,352 | £1,371,913 £1,042,044 | £1,123,511 £794,198 | £985,511 £656,506 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £1,381,741 £1,009,480 £635,454 | £776,147 £442,576 £107,255 | £768,086 £434,526 £99,212 | £751,596 £418,063 £82,772 | £710,369 £376,905 £41,671 | £463,006 £129,954 -£216,777 | £325,583 -£7,350 -£362,336 |
| Residual Land values compared to ben | | s | | | | | | |
| Higher Value Secondary Offices | | | I | | | £97,649,000 | | 1 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | -£8,779,389 -£9,108,394 -£9,439,317 |
| 60% LAR : 40% CIR | 45% 50% | -£8,755,420 -£9.129.446 | -£9,322,324 -£9.657.645 | -£9,330,374 -£9,665,688 | -£9,346,837 -£9,682.128 | -£9,387,995 -£9,723,229 | -£9,634,946 -£9,981,677 | -£9,772,250 -£10.127.236 |
| Residual Land values compared to ben Medium Value Secondary Offices | nchmark land value | s | | | | £57,186,000 | l | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | | | | | | -£4,595,089 -£4,924,402 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£4,709,120 -£5,083,146 | -£5,276,024 -£5,611,345 | -£5,284,074 -£5,619,388 | -£5,300,537 -£5,635,828 | -£5,341,695 -£5,676,929 | -£5,588,646 -£5,935,377 | -£5,725,950 -£6,080,936 |
| Residual Land values compared to ben Lower Value Secondary Offices / Comm | nchmark land value munity Space | 5 | | | | £40,420,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 252,178 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 50% | -£3,406,546 | £3,934,745 | -£3,942,788 | -£3,959,228 | -£4,000,329 | -£4,258,777 | £4,404,336 |
| Residual Land values compared to ben Secondary Industrial/Storage/Distribut | | - | | | | £20,601,000 | | |
| , anotorage ostribut | | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 12/234/06 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BEEAM Excellent | Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Stofe, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, |
| Tenure | 0% 5% 10% 15% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & |
| Tenure | 0% 5% 10% 15% 20% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & |
| Tenure | 0% 5% 10% 15% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & |

| Local Plan Viability Testing | q 2025 | | 1 | Г | | | | |
|--|--|--|--|--|---|---|--|---|
| Resi 8 - 20 Flats | | | | Value Area | Zone B - | £1,250 psf | | |
| No Units Site Area | 20 0.1 Ha | | | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Tenure | | Base LAR : CIR | |] |
| Tenure 601-1481 - 605 - GR 602-1482 - 605 - GR 603-1481 - 605 - GR 603-1481 - 605 - GR | % AH 5% 10% 20% 22% 22% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 4,7472-99 4,5811-19 5,5811-19 1,2411-85 1,2411-85 1,2411-85 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, OLL, Building Regs 2022, & Discharge Regs 2024, D | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wichard 164(2) & Wichard 164(3) & SHE AM 250 (both 164) & 1.447917 1.447917 1.447917 1.447917 1.447917 1.447917 1.447917 1.447917 1.447917 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, Witchair Prt M4(3), RREEAM Excellent & Both Excellent & Both Excellent & 1,445,058 (1,145,058) (1,145,058) (1,145,058) (1,145,058) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Provided Conference of Conference | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offiset Payments S Sustances Safety 1,100,756 (2,100, | Base Build Costs, Access Prt M4(2), Building Safety Levy S166, ClL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewat Offset Payments, Sustainability & Embodied Carbon 13,536,748 2,007,407 12,331,198 11,993,990 11,993,990 11,993,990 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £2,435,071 £2,043,951 £1,651,030 | £1,747,110 £1,395,013 £1,041,130 £8,647,7 | £1,739,019 £1,386,939 £1,033,069 | £1,722,459 £1,370,416 £1,016,578 | £1,681,059 £1,329,108 £975,351 £619,805 | £1,432,657 £1,081,263 £727,989 | £1,294,656 £943,571 £590,566 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £859,861 | £328,073 | £677,426 £320,031 | £303,591 | £262,489 | £15,881 | £235,661 -£127,730 |
| Residual Land values compared to ben Higher Value Secondary Offices | chmark land value | • | | | | £97,649,000 | | |
| Tenure 6% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CiL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biothysisty | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodriversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to ben | 50% | -£8.905.039 | -£9.436.827 | -£9.444.869 | -£9.461.309 | -£9.502.411 | -£9.749.019 | -£9.892.630 |
| Medium Value Secondary Offices | comark land value | • | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | | | | | -£1.964.836 -£2,305,551 -£2,649.185 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | |
| 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to ben Lower Value Secondary Offices / Comn | chmark land value | -£4,858,739 | *E5_39U,527 | -£5,398,569 | *£5,415,009 | -£5,436,111 | -£5,/U2,/19 | -25,846,330 |
| Lower Value Secondary Offices / Comn | nunity Space | | | ı | | £40,420,000 | | 1 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £321.013 -£60,825 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% 25% | | | | | | | |
| 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£2.785.673 -£3,182,139 | -£3,356,523 -£3,713,927 | -£3,364,574 -£3,721,969 | -£3,381.037 -£3,738,409 | -£3.422.195 -£3,779,511 | -£3,669,145 -£4,026,119 | -£3.806.339 -£4,169,730 |
| Residual Land values compared to ben Secondary Industrial/Storage/Distribut | | | | | | £20,601,000 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1202239 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1782767 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewat Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £2,302,913 £1.921.075 £1,537.343 | £1,420,025 £1,077,145 £732,385 | £1,411,817 £1,068,967 £724,233 | £1,394,998 £1.052.209 £707.532 | £1,352,949 £1.010.315 £665.780 | £1,100,659 £758,952 £415,270 | £960,497 £619.307 £276.098 |
| | 201/ | C4 454 725 | £385.764 | C277 635 | 2000 000 | C240.262 | 669 630 | -F69 110 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 25% | £7,101,735 £764,272 | £37,299 | £29,190 | £12,589 | -E28,917 | -£277,947 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% 30% 35% 40% 45% | £764,272 £374,971 -£16,149 -£409,070 | £37,299 -£312,990 -£065,087 -£1,018,970 | £29,190 -£321,081 -£673,161 -£1,027,031 | £360,965 £12,589 -£337,641 -£689,684 -£1,043,522 | -£28,917 -£28,917 -£379,041 -£730,992 -£1,084,749 | -6277,947 -6627,443 -6978,837 -61,332,111 | |

| LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|--|--------------------------|--|--|--|---|---|--|--|
| Rosi 8 - 20 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units Site Area | 20 | | ı | Sales value inflation | | Base |] | |
| | 0.1 Ha | | | Build cost inflation Tenure | | Base Base LAR : CIR | | 1 |
| Residual land values: | | | | | | | | |
| Tenure 60% LAR. 40% CIR. 60% LAR. 40% CIR. | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £5,1973 £7,793-38 £3,385,107 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £1.899.689 £3.544.19 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 12,891473 13,91473 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stafficases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (5427018) 11874653 11874653 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), Bicdiversity & Renewable Offset Payments (5,1)5-02 13.532 (05) 13.447,585 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), Bicdiversity, Renewable Offset Payments & Sustainability 13842,081 13560.313 | Base Build Costs, Access Prt M4C, Suilding Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (1,881)355 1,440 (152 1,440 (152 1,400)155 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £3,978,935 £3,570,886 £3,160,982 | £3,167,877 £2,799.173 £2,428,627 | £3,159,724 £2,791,045 £2,420,519 | £3,143,024 £2,774,395 £2,403,916 | £3,101,272 £2,732,773 £2,362,411 | £2,850,762 £2,483,040 £2,113,381 | £2,711,589 £2,344,300 £1,975,030 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £2,749,241 £2,335,680 | £2,056,255 £1,682,077 £1,306,112 | £2,048,165 £1,674,003 | £2,031,605 £1,657,480 £1,281,560 | £1,990,205 £1,616,173 | £1,741,803 £1,368,327 | £1,603,802 £1,230,635 |
| 60% LAR : 40% CIR | 40% 45% | £1,920,318 £1,503,174 | £1,306,112 £928,377 | £1,298,050 £920,327 | | £1,240,333 | £992,971 £615,756 | £855,548 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,084,268 | £548,892 | £540,850 | £903,864 £524,409 | £483,308 | £236,699 | £478,562 £99,695 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | rs . | | | | £97,649,000 | 1 | |
| Tenure 150 Lts. 657 Cts. 160 Cts. 657 Cts. | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Rega 2022 & Starcases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt, Build Regs 2022 & Starcases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), S108, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S105, Cil., Build Regs 2022 & Staircases, Wchale Prt M4(3), BKEEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safory Levy, S106, CIL, Build Regs 2022 & Staircases, Wchale Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 15% | £5,785,965 £6,194,014 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | 5 | | | | £57 186 000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levys 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 5% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | -£1,739,665 -£2,147,714 | | | | | | |
| 60% LAR : 40% CIR | 25% 30% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | |
| Residual Land values compared to bench | mark land value | ıs | | | | | | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | ity Space | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,19753 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £195618 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (153.402 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £747.386 £343,107 | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | £2,957,732 | -£3,493,108 | -£3,501,150 | -£3,517,591 | -£3,558,692 | -£3,805,301 | -£3,942,305 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | s | | | | £20,601,000 | 1 | |
| | | | | | | | - | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2) 131505 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 22,144,404 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$22,17,518 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 12,135,302 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,882,006 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$1,741,285 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £2,729,286 £2,325,007 | £1,839,580 £1,474,619 | £1,831,373 £1,466,440 | £1,814,553 £1,449,682 | £1,772,505 £1,407,788 | £1,520,213 £1,156,426 | £1,380,052 £1.016.780 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £1,918,835 £1,510,786 | £1,107,777 £739,073 | £1,099,624 £730,945 | £1,082,924 £714,295 | £1,041,172 £672,673 | £790,662 £422,940 | £651,489 £284,200 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | £1,100,882 £689,141 | £368,527 -£3,845 | £360,419 -£11,935 | £343,816 -£28,495 | £302,311 -£69,895 | £53,281 -£318,297 | -£85,070 -£456,298 |
| 60% LAR : 40% CIR | 35% 40% | £275,580 -£139,782 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£556,926 -£975.832 | -E1,131,723 -E1.511.208 | -£1,139,773 -£1.519.250 | -£1,156,236 -£1.535.691 | -£1,197,395 -£1.576.792 | -£1,444,344 -£1.823.401 | -£1,581,538 -£1,960,405 |
| | | | | | | | | |

| Base Build Costs, Access Prt M4(2), Building Safety Lowy, S106, CIL, Build Regs Build Costs, Access Prt M4(2), Building Safety Lowy, S106, CIL, Build Regs S106, CIL, Build Re | ase Build Costs, ccoss Prt M4(2), ding Safety Levy, ding Safety Levy, G.Cil., Build Regs 22 & Staircases, Contair Prt M4(3), EEAM Excellent, users a contained by the contained |
|--|---|
| Base Build Costs and Access Prt M4(2), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store (Life, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Prt M4(2), Building Safety Levy, Store, Store, Store, Store, Store, Store, Store, Store, Store, Store, Store | coss Prt M4(2), diding Safety Levy, 6, Cil., Build Regs 22 & Staircases, chair Prt M4(3), EEAM Excellent, versity, Renewable fisset Payments, ustainability & mbodied Carbon 18, 25, 241 (2011), 11, 11, 11, 11, 11, 11, 11, 11, 11, |
| Base Build Costs | coss Prt M4(2), diding Safety Levy, 6, Cil., Build Regs 22 & Staircases, chair Prt M4(3), EEAM Excellent, versity, Renewable fisset Payments, ustainability & mbodied Carbon 18, 25, 241 (2011), 11, 11, 11, 11, 11, 11, 11, 11, 11, |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs 100, Costs, Prt M4(3), Building Safety Levy, S106, CIL, Building Regs 2022 & Staircases, S106, CIL, Building Safety Levy, S106, CIL, Buildin | coss Prt M4(2), diding Safety Levy, 6, Cil., Build Regs 22 & Staircases, chair Prt M4(3), EEAM Excellent, versity, Renewable fisset Payments, ustainability & mbodied Carbon 18, 25, 241 (2011), 11, 11, 11, 11, 11, 11, 11, 11, 11, |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability & Staircases, Wichair Prt M4(3), Breeam Excellent, Biodiversity & Renewable Offset Payments & Sustainability & Staircases, Wichair Prt M4(3), Breeam Excellent, Biodiversity & Renewable Offset Payments & Sustainability & Staircases, Wichair Prt M4(3), Breeam Excellent, Biodiversity & Renewable Offset Payments & Sustainability & Staircases, Wichair Prt M4(3), Breeam Excellent, Biodiversity & Renewable Offset Payments & Sustainability & Staircases, Breeam Excellent, Biodiversity & Renewable Offset Payments & Sustainability & Staircases, Breeam Excellent, Biodiversity & Sustainability & Staircases, Breeam Excellent, Biodiversity & Renewable Offset Payments & Sustainability & Staircases, Breeam Excellent, Biodiversity & Staircases, Breeam Excellent, Biodiversity & Staircases, Breeam Excellent, Biodiversity & Staircases, Breeam Excellent, Biodiversity & Staircases, Breeam Excellent, Biodiversity & Staircases, Breeam Excellent, Biodiversity & Staircases, Breeam Excellent, Biodiversity & Base Build Costs, Access Prt M4(2), Building Safety Levy, Staircases, Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodiversity & Breeam Excellent, Biodi | coss Prt M4(2), diding Safety Levy, 6, Cil., Build Regs 22 & Staircases, chair Prt M4(3), EEAM Excellent, versity, Renewable fisset Payments, ustainability & mbodied Carbon 18, 25, 241 (2011), 11, 11, 11, 11, 11, 11, 11, 11, 11, |
| Residual Land values compared to benchmark land values | ase Build Costs, ccess Prt M4(2), ding Safety Levy, 6, CIL, Build Regs 22 & Staircases, Chair Prt M4(3), EEAM Excellent, versity, Renewable ffset Payments, |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, S106, CIL, Build Regs 2022 & Staircases, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bidding Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | ccess Prt M4(2), ding Safety Levy, 6, CIL, Build Regs 22 & Staircases, Ichair Prt M4(3), EEAM Excellent, oversity, Renewable ffset Payments, |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Regs 2022 & Staircases, Wichair Prt M4(3), BREAM Excellent, Biodiversity, Bream E | ccess Prt M4(2), ding Safety Levy, 6, CIL, Build Regs 22 & Staircases, Ichair Prt M4(3), EEAM Excellent, oversity, Renewable ffset Payments, |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, What Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, What Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, What Prt M4(3), Brack M Excellent, Biodiversity, Brack M Excellent, Bio | ccess Prt M4(2), ding Safety Levy, 6, CIL, Build Regs 22 & Staircases, Ichair Prt M4(3), EEAM Excellent, oversity, Renewable ffset Payments, |
| 609-L48, 409-GR 595 11960 133157 4140737 41407 | Sustainability & mbodied Carbon |
| 607-148, 407-68 | |
| 60% LAR -40% CR 30% 42 273 31 42 226 58 42 735 49 42 260 425 43 54 33 42 422 73 5 60% LAR -40% CR 35% 42 242 25 67 3 42 262 57 3 42 262 25 42 262 25 42 262 25 42 27 3 6 60% LAR -40% CR 40% 42 27 24 42 42 42 42 42 42 42 42 42 42 42 42 | |
| 69% LAX 49% CR 45% 42,506,469 42,507,320 42,527,320 42,527,320 42,527,320 42,527,320 42,527,320 43,527,527,520 43,527,527,520 43,527,527,527,527,527,527,527,527,527,527 | |
| | -£5,703,863 -£6,180,683 |
| Residual Land values comanded to benchmark land values Medium Value Secondary Offices £57,186,000 | |
| Base Build Costs, Base Build Costs, Base Build Costs, Base Build Costs, Base Build Costs, Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs S106, CIL, Build Regs S106, CIL, Build Regs S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs S106, CIL, Bui | ase Build Costs, ccess Prt M4(2), ding Safety Levy, 6, CIL, Build Regs 22 & Staircases, chair Prt M4(3), EEAM Excellent, versity, Renewable ffset Payments, sustainability & nbodied Carbon |
| 0% 148-427 CM CM 0% 148-427 CL 144-34 CL 15/20 CL 2007/20 CL 2004/ | £2.633.821 £2,157,000 £1.680.180 |
| 60% LAR: 40% CR 10% 53:52209 52:190,723 52:101 52:141.52 52:099.52 51:829.849 60% LAR: 40% CR 15% 52:976.545 51.71.902 51:855.29 51:852.302 51:822.431 51:852.029 60% LAR: 40% CR 20% 52:276.545 51.71.902 51:852.302 51:852.302 51:822.431 51:852.029 60% LAR: 40% CR 20% 52:40.098 51:207.002 51:200.471 51:190.512 51:165.511 52:076.208 60% LAR: 40% CR 20% 52:40.098 51:207.002 51:200.471 51:190.512 51:165.511 52:076.208 60% LAR: 40% CR 20% 52:40.098 51:207.002 51:200.471 51:190.512 51:165.511 52:076.208 60% LAR: 40% CR 20% 52:40.098 51:207.002 51:200.471 51:190.512 51:100. | £1,203,359 £726,539 |
| 60% LAR. 40% CR 20% £2.40.096 £1.27.082 £1.28.477 £1.190.512 £1.146.511 £876.206 60% LAR. 40% CR 25% £1.994.045 £760.261 £731.651 £713.691 £088.730 £399.387 60% LAR. 40% CR 30% £1.367.987 £283.442 £254.551 £23.671 £191.970 £777.433 60% LAR. 40% CR 35% £831.531 £163.378 £221.586 £23.650 £263.550 £263.550 £263.550 | £249,719 -£227,101 -£703.922 |
| 60% LR: 40% CR 40% \$256.578 4870.199 6688.00 4716.770 4706.870 4105.074 60% LR: 40% CR 45% 4240,180 4114.00 41,175.830 41,195.591 41,195.91 41,195 | |
| Residual Land values compared to benchmark land values | -12,104,000 |
| Lower Value Secondary Offices / Community Space | |
| Base Build Costs, Base Build Costs, Access Prt M2(2), Building Safety Levy, S166, CIL, Build Regs S166, CIL, Build | ase Build Costs, ccess Prt M4(2), ding Safety Levy, 6, CIL, Build Regs 22 & Staircases, chair Prt M4(3), EEAM Excellent, voersity, Renewable fiset Payments, ustainability & mbodied Carbon |
| 69% LAR: 40% CR 5% 55.724.865 \$4.344.143 \$4.31553 \$4.207.572 \$4.222.672 \$3.983.268 \$65% LAR: 40% CR 10% \$5.188.809 \$3.806.323 \$3.388.712 \$3.880.752 \$2.275.752 \$2.275.582 \$3.983.268 | £3.833.600 £3,356,780 |
| 69% LMR-49% CR 15% \$4.662754 \$2,900,502 \$2,301,802 \$2,343,902 \$2,269,031 \$2,000,628 \$ 69% LMR-49% CR 29% \$2,160,668 \$2,243,802 \$2,248,031 \$2,240,025 \$2,240,025 \$2,340,000 \$2,00 | £2,403,139 £1,926,319 |
| 80% LN: 40% CR 30% £3,044,849 £1,900,042 £1,931,431 £1,913,471 £1,808,570 £1,909,167 60% LN: 40% CR 35% £2,506,551 £1,483,221 £1,454,611 £1,436,650 £1,391,750 £1,22,346 | £1,449,499 £972,678 £495.858 |
| 60% LAR: 40% CR 45% £1,456,420 £529.500 £500,070 £485,009 £438,109 £168,706 60% LAR: 40% CR 50% £000,084 £52,700 £24,149 £6,190 £32,711 £320,111 | £19,037 -£457,783 |
| Resistal Land values command to benchmark land values Secondary industrial Storage Distribution 220,681,000 | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Stoffic, CIL, Build Regs Stoffic, CIL, | ase Build Costs, ccess Prt M4(2), ding Safety Levy, 6, Cill, Build Regs 22 & Staircases, chair Prt M4(3), EEAM Excellent, voersity, Renewable ffset Payments, sustainability & bodied Carbon 15, 515,500 |
| 60% LAR: 40% GR 5% 27: 06.842.864 68.774.253 68.72.63 68.71.339 58.41.989 69% LAR: 40% GR 5% 27: 07.25 68.22.644 68.774.253 68.72.643 68.274.272 65.955.189 69% 69% LAR: 40% GR 5% 27: 07.25 68.22.643 68.274.33 68.276.243 68.274.272 65.955.189 69% 69% 69% 69% 69% 69% 69% 69% 69% 69 | £5,338,680 £4,861,859 |
| 60% LAR: 40% CR 5% £7:706.755 £8.26043 £8.274.253 £8.76.293 £8.71.393 £8.41.989 £9.41.589 £9.41. | 04.005.055 |
| 69% LAR: 40% CR 9% 107% 15.24227 E8.922.864 83774.253 E6.756.263 83,711.393 E6.441.989 69% LAR: 40% CR 9% 107(0).789 68.232.043 85.2074.33 86.794.272 E5.92.742 65.245.77 E5.92.742 65.245.77 E5.92.742 65.245.77 E5.92.742 65.245.77 E5.92.742 65.245.77 E5.92.742 65.92. | £4,385,039 £3.908.219 £3,431,399 |
| 60% LAR: 40% CR 5% £7:706.755 £8.26043 £8.274.253 £8.76.293 £8.71.393 £8.41.989 £9.41.589 £9.41. | £4,385,039 £3,908,219 £3,431,399 £2,954,578 £2,477,758 £2,000,937 |

| Local Fiall Viability Testing | 1 2020 | | 1 | | | | 1 | |
|---|--------------------------|---|---|---|---|--|--|---|
| Resi 9 - 30 Flats | | | | Value Area | Zone B | £950 psf | | |
| No Units Site Area | 30 0.1 Ha | | • | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.1 Ha | | | Build cost inflation Tenure | 1 | Base LAR : CIR | |] |
| Tenure 6% LAR: 4% OR 6% LAR: 4% OR | % AH 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 11,2055 11,085,740 55,054,167 | Base Build Costs, Access Prt M4(2), Building Safey Levi 3706, CIL, Building Regs 2022 & Staincases 5274,44 53,70,545 542,527 | Base Build Costs, Access Prt M4(2), Building Safety Le Building Safety S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent 102, 123, 123, 123, 123, 123, 123, 123, 12 | Base Build Costs, Access Prt M4(2), Building Sefey Lovy, S106, CIL, Build Regs 2022 & Stircases, Wichair Prt M4(2), BREEAM Excellent & Blodwersity \$2,747 \$2,747 \$3,749 \$4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), Biodiversity & Renewable Offset Payments 61, 277 62, 65, 65, 65, 65, 65, 65, 65, 65, 65, 65 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability (54913,207 (54913),207 (54913,207 (54913,207 (54913,207 (54913,207 (54913,207 (549 | Base Build Costs, Access Prt M4(2), Building Safety Let, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £9,502,189 £8,918,637 £8,335,086 £7,751,533 £7,167,981 | £7,703,470 £7,179,913 £6,656,355 | £7,674,860 £7,151,302 £6,627,746 | £7,656,899 £7,133,342 £6,809,785 | £7,611,998 £7,088,442 £6,564,884 | £6,819,039 £6.295.481 | £7,192,927 £6,669,370 £6,145,813 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £6,584,430 £6,000,878 | £6,132,799 £5,609,241 £5,085,684 | £6,104,188 £5,580,631 £5,057,074 | £6,086,227 £5,562,671 £5,039,113 | £6,041,327 £5,517,770 £4,994,213 | £6.295.481 £5,771,924 £5,248,367 £4,724,809 | £5,622,256 £5,098,699 £4,575,141 |
| 60% LAR : 40% CIR | 50% | £5,417,325 | £4,562,127 | £4,533,516 | £4,515,557 | £4,470,656 | £4,201,253 | £4,051,584 |
| Residual Land values compared to bench Higher Value Secondary Offices | imark land value | • | | | | £97,649,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Suiding Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £904,393 £320,840 | -£490,759 -£1,014,318 | -£519,370 -£1,042,926 | | | | +£1,001,302 +£1,524,859 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | -£262,711 -£846,263 | | | | | | -£2,048,416 -£2,571,973 -£3,095,530 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£4,666,201 -£5,189,759 |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% nmark land value | -£4.347.5/5 | -£5.202.773 | +£5.231.384 | -£5.249.343 | -£5.294.244 | -£5.563.647 | -£5./13.316 |
| Medium Value Secondary Offices | | | • | | | £57,186,000 | | |
| _ | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure 60% LAR: 40% CIR | % AH | Building Safety Levy | 2022 & Staircases £4.079.098 | BREEAM Excellent | Biodiversity £4.032.527 | Payments £3.987.627 | Sustainability £3.718.223 | Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £4,367,140 £3,783,589 | £3,031,984 £2,508,427 | £3,003,374 £2,479,816 | £2,985,413 £2,461,857 | £2,940,513 £2,416,956 | £3,154,007 £2,671,109 £2,147,553 | £2,521,441 £1,997,884 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £3,200,037 £2,616,486 | £1,984,870 £1,461,313 | £1,956,260 £1,432,702 | £1,938,299 £1,414,742 | £1,893,398 £1,369,842 | £1,623,995 £1,100,439 | £1,474,327 £950,770 |
| | 30% 35% 40% | £2,032,933 £1,449,381 £865,830 | £937,755 £414,199 | £909,146 £385.588 | £891,185 £367.627 | £846,284 £322,727 | £576,881 £53,324 | £427,213 -£98.344 -£619.901 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £282,278 -£301,275 | -£632,916 -£1,156,473 | | | | | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commu | nmark land value | | | | | £40,420,000 | 7 | |
| Lower Value Secondary Offices / Continu | mity Space | | | | | £40,420,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £7,210,845 £6,627,293 £6,043,740 | £5,735,698 £5,232,141 £4,708,584 | £5,727,088 £5,203,530 £4,679,974 | £5,709,127 £5,185,571 £4,662,013 | £5,664,227 £5,140,670 £4,617,113 | £5,394,823 £4,871,267 £4,347,709 | £5,245,155 £4.721.598 £4,198.041 |
| 60% LAR - 40% CIR | 15% 20% 25% | £5,460,189 £4,876,637 | £4,185,027 £3,661,470 | £4,156,416 £3,632,860 | £4,138,457 £3,614,899 | £4,093,556 £3,569,998 | £3,824,153 £3,300,595 | £3,674,484 £3,150,927 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £4,293,086 £3,709,533 £3,125,981 | £3,137,913 £2,614,355 £2,090,799 | £3,109,302 £2,585,746 £2,062,188 | £3,091,342 £2,567,785 £2,044,227 | £3,046,442 £2,522,884 £1,999,327 | £2,777,039 £2,253,481 £1,729,924 | £2,627,370 £2,103,813 £1,580,258 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £2.542.430 £1,958,878 | £1.567.241 £1,043,684 | £1.538.631 £1,015,074 | £1.520.671 £997,113 | £1.475.770 £952,213 | £1.206.367 £682,809 | £1.056.699 £533,141 |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% nmark land value | £1,375,325 | £520,127 | £491,516 | £473,557 | £428,656 | £159,253 | £9,584 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | 1 | | | | | £20,601,000 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$5,1927-5 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 227,75,698 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £7,05,888 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$25691,027 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$25,845,127 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1367.273 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £8,609,193 £8,025,640 | £7,214,041 £6,690,484 | £7,185,430 £6,661,874 | £7,167,471 £6,643,913 | £7,122,570 £6,599,013 | £6,853,167 £6,329,609 | £6,703,498 £6,179,941 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £7,442,089 £6,858,537 £6,274,988 | £6,166,927 £5,643,370 £5,119,813 | £5,138,316 £5,614,760 £5.091.202 | £6,120,357 £5,596,799 £5.073.242 | £6,075,456 £5,551,898 £5,028,342 | £5,806,053 £5,282,495 £4,758,939 | £5,656,384 £5,132,827 £4,609,270 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £5,691,433 £5,107,881 | £4,596,255 £4,072,699 | £4,567,646 £4,044,088 | £4,549,685 £4,026,127 | £4,504,784 £3,981,227 | £4,235,381 £3,711,824 | £4,085,713 £3,562,156 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £4,524,330 £3,940,778 | £3,549,141 £3.025.584 | £3,520,531 £2.998.974 | £3,502,571 £2,979,013 | £3,457,670 £2.934.113 | £3,188,267 £2.664,709 | £3,038,599 £2,515,041 |
| 00% LAN: 40% CIK | 50% | £3,357,225 | 1.2,002,027 | £2,473,416 | 1 £2,400,407 | 1 £2,410,556 | £2,141,153 | £1,991,464 |

| Local Plan Viability Testing | 2025 | | , | | | | 1 | |
|--|--------------------------|---|---|---|--|--|--|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone R - | £1,000 psf | | |
| | | | | | | ., | | |
| No Units Site Area | 30 0.1 Ha | | - | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.1 Ha | l | | Build cost inflation Tenure | 1 | LAR : CIR | I |] |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy E12202788 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 510,722,433 | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levys 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & BEIO46Versity £10,885,862 | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Pagments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Suchiability E0371559 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £11,571,720 £10,940,673 £10,309,625 £9,678,577 £9,047,528 | £10,162,139 £9,591,845 £9,021,551 | £10,133,529 £9,563,235 £8,992,941 | £10,115,568 £9,545,275 £8,974,981 | £10,070,668 £9,500,374 £8,930,080 | £9,801,264 £9,230,971 £8,660,677 | £9,651,598 £9,081,303 £8,511,008 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% | £9,678,577 £9,047,528 | £8,451,258 £7,880,964 | £8,422,647 £7,852,354 | £8,404,687 £7,834,393 | £8,930,080 £8,359,787 £7,789,493 | £8,660,677 £8,090,384 £7,520,089 | £8,511,008 £7,940,715 £7,370,421 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £8.416.480 £7,785,432 £7,154,384 £8,523,336 | £7.310.669 £6,740,376 £6,170.082 | £7.282.059 £6,711,765 £6.141.472 | £7.264.099 £6,693,806 £6.123.511 | £7.219.198 £6,648,905 £6.078.611 | £6,949,795 £6,379,502 £5,809,208 | £6.800.127 £6,229,833 £5,659,539 £5,089,246 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £6,523,336 £5,892,288 | £5,599,789 £5,029,494 | £6,141,472 £5,571,178 £5,000,884 | £5,553,218 £4,982,924 | £6,078,611 £5,508,318 £4,938,023 | £5,238,914 £4,668,620 | £5,089,246 £4,518,951 |
| Residual Land values compared to benchm | nark land value | | | | | | | |
| Higher Value Secondary Offices | | | 1 | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £2,437,868 £1,806,820 | £967,533 £397,239 | £938,922 £368,629 | £920,962 £350,668 | £876,062 £305,768 | £606,659 £36,364 | £456,990 -£113,304 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | | £1,175,773 £544,725 | -£173,055 -£743,349 | -£201,665 -£771,959 | -£219,625 -£789,919 | -£284,528 -£834,820 | -£533,929 -£1,104,223 | -£683,597 -£1,253,892 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 20% | -£86,323 -£717,372 | | | | | | -£1,824,185 -£2,394,479 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | -£1,348,420 -£1,979,468 -£2,610,516 | | | | | | *£2.904.773 *£3,535,087 *£4.105.361 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | -£4,675,654 -£5,245,949 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £6.484.168 £5,853,120 | £5.013.833 £4,443,539 | £4.985.222 £4,414,929 | £4.967.262 £4,396,968 | £4.922.362 £4,352,068 | £4.652.959 £4,082,664 | £4.503.290 £3,932,998 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £5,222,073 £4,591,025 | £3,873,245 £3,302,951 | £3,844,635 £3,274,341 | £3,826,675 £3,256,381 | £3,781,774 £3,211,480 | £3,512,371 £2,942,077 | £3,362,703 £2,792,408 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £3,959,977 £3,328,928 | £2,732,658 £2,162,364 | £2,704,047 £2,133,754 | £2,686,087 £2,115,793 | £2,641,187 £2,070,893 | £2,371,784 £1,801,489 | £2,222,115 £1,651,821 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £2,057,680 £2.086.832 £1.435.784 | £1,092,009 £1.021.776 £451.482 | £1,003,435 £993.165 £422.872 | £975.206 £404.911 | £930.305 £360.011 | £660.902 £90.608 | £511.233 £59.081 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £804,736 £173,688 | -£118,811 -£689,106 | +£147,422 +£717,716 | -£165,382 -£735,676 | -£210,282 -£780,577 | +£479,686 +£1,049,980 | -£629,354 -£1,199,649 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | nark land value | s | | | | £40,420,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchalir Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £6,160,768 £7,529,720 £6,898,673 | £6.120.139 £5,549,845 | £8.091.529 £5,521,235 | £6,073,568 £5,503,275 | £6,028,668 £5,458,374 | £5,759,264 £5,188,971 | £5,609.596 £5,039,303 |
| 60% LAR: 40% CIR | | £6,267,625 £5.636.577 | £4,979,551 £4.409.258 | £4,950,941 £4.380.647 | £4,932,981 £4.362.687 | £4,888,080 £4.317.787 | £4,618,677 £4.048.384 | £4,469,008 £3.898.715 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £5,005,528 £4,374,480 | £3,838,964 £3,268,669 | £3,810,354 £3,240,059 | £3,792,393 £3,222,099 | £3,747,493 £3,177,198 | £3,478,089 £2,907,795 | £3,328,421 £2,758,127 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £3.112.384 £2.481.338 | £2.128.082 £1.557.789 | £2.099.472 £1.529.178 | £2.081.511 £1.511.218 | £2.036.611 £1.466.318 | £1.767.208 £1.196.914 | £1.617.539 £1.047.246 |
| 60% LAR : 40% CIR | 50% | £1,850,288 | £987,494 | £958,884 | £940,924 | £896,023 | £626,620 | £476,951 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | mark land value: | • | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £10,142,668 £9,511,620 | £8,672,333 £8,102,039 | £8,643,722 £8,073,429 | £8,625,762 £8,055,468 | £8,580,862 £8,010,568 | £8,311,459 £7,741,164 | £8,161,790 £7,591,496 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £8,880,573 £8,249,525 £7,649,477 | £7,531,745 £6,961,451 | £7,503,135 £6,932,841 | £7,485,175 £6,914,881 £6,344,587 | £7,440,274 £6,869,980 £6,200,687 | £7,170,871 £8,600,577 | £7,021,203 £6,450,908 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% | £6.987.428 £6,356.380 | £6,391,158 £5,820,864 £5,250,569 | £5.792.254 £5,221.959 | £5,774.293 £5,203.999 | £5,729.393 £5,159.098 | £5,459,989 £4,889.695 | £5.310.321 £4,740.027 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £5,725,332 £5,094,284 | £4,680,276 £4,109,982 | £4,651,665 £4,081,372 | £4,633,706 £4,063,411 | £4,588,805 £4,018,511 | £4,319,402 £3,749,108 | £4,169,733 £3,599,439 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £4.463.236 £3,832,188 | £3.539.689 £2,969,394 | £3.511.078 £2,940,784 | £3.493.118 £2,922,824 | £3.448.218 £2,877,923 | £3.178.814 £2,608,520 | £3.029.146 £2,458,851 |
| | | | | | | | | |

| Local Fiant Viability Testing | | | 1 | | | | 1 | |
|---|--------------------------|---|--|---|--|---|--|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone B - | £1,050 psf | | |
| No Units | 30 0.1 Ha | | 1 | Sales value inflation | | Base | | |
| Site Area Residual land values: | 0.1 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 6% LAR - 6% CR 6% LAR - 6% CR | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E1315282 E1214.149 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CI., Building Regs 2022 & Starcases \$1162,7187 \$10,33,106 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Psymmets \$11375,986 \$10,41,855 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Stalfrases, Wchair Prt M4(3), Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon F1105624 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £11 117 080 | | £9 787 465 | £9 769 505 | £10,341,635 £9,724,604 £9,107,574 | £10,072,232 £9,455,202 £8,838,171 | £9.305.533 |
| 60% LAR : 40% CIR | 25% 30% | £10,438,516 £9,759,971 £9.081.428 | £9,199,045 £8,582,014 £7,964,984 £7,347,953 £6,730,923 £6,113,892 | £9,170,434 £8,553,404 £7.936.373 | £9,152,475 £8,535,444 £7.918.414 | £9,724,604 £9,107,574 £8,490,543 £7,873,513 £7,256,482 £6,639,451 £8,022,421 | £8,221,140 | £8,688,502 £8,071,471 £7.454,442 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £8,402,883 £7,724,339 £7,045,794 | £7,347,953 £6,730,923 | £7,936,373 £7,319,343 £6,702,312 £6,085,282 | £7,301,383 £6,684,352 £6,067,322 | £7,256,482 £6,639,451 | £7.604.110 £6,987,079 £6,370,049 £5,753,018 | £6,837,411 £6,220,381 £5,603,350 |
| 60% LAR : 40% CIR | 50% | £6,367,250 | £5,496,861 | £5,468,252 | £5,450,291 | £5,405,390 | £5,135,987 | £4,986,319 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £2,709,249 £2,030,705 | £1,285,237 £668,206 | £1,256,626 £639,596 | £1,238,667 £621,636 | £1,193,766 £576,735 | £924,363 £307,332 | £774,694 £157,663 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £1,352,160 £673,616 | £51,176 -£565,855 | £22,565 -£594,466 | £4,605 -£612,425 | | -£309,698 -£926,729 -£1,543,780 | -£459,367 -£1,076,398 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 3094 | | | | | | -£2,160,790 -£2,777,821 | -£2,310,458 -£2,927,489 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | -£3,033,977 -£3,651,008 | | | | | -£3,544,519 -£4,161,550 |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% mark land value | -£3.397.650 | -£4.268.039 | -£4.286.648 | -E4.314.609 | -E4.359.510 | -£4.628.913 | -£4.//8.581 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £7.434.092 | 2022 & Staircases £5.948.567 | BREEAM Excellent £5.919.957 | Biodiversity £5.901.997 | Payments £5.857.096 | Sustainability £5.587.693 | Embodied Carbon £5.438.024 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | £6,755,549 £6,077,005 £5,398,460 | £5,331,537 £4,714,506 £4.097,476 | £5,302,926 £4,685,896 £4,068,865 | £5,284,967 £4,667,936 £4,050,905 | £5,240,066 £4,623,035 £4,006,004 | £4,970,663 £4,353,632 £3,736,602 | £4,820,994 £4,203,963 £3,586,933 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £4,719,916 £4,041,371 | £3,480,445 £2,863,414 | £3,451,834 £2,834,804 | £3,433,875 £2,816,844 | £3,388,974 £2,771,943 | £3,119,571 £2,502,540 | £2,969,902 £2,352,871 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £3,362,828 £2.684.283 | £2,246,384 £1.629.353 | £2,217,773 £1.600.743 | £2,199,814 £1.582.783 | £2,154,913 £1.537.882 | £1,885,510 £1,268,479 | £1,735,842 £1.118.811 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 45% 50% | £2,005,739 £1,327,194 £648,650 | £1,012,323 £395,292 -£221,739 | £963,712 £366,682 -£250,348 | £965,752 £348,722 -£268.309 | £920,851 £303,821 -£313,210 | £34,418 -£582,613 | £301,781 -£115,250 -£732,281 |
| Residual Land values compared to bench | mark land value | | | | | | 1 | |
| Lower Value Secondary Offices / Commun | nity Space | | 1 | | 1 | £40,420,000 | <u> </u> | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% | £9,110,692 £8,432,149 | £7,625,167 £7.008.137 | £7,596,557 £6.979.526 | £7,578,597 £6,961,567 | £7,533,696 £6.916.666 | £7,264,293 £6.647,263 | £7,114,624 £6,497,594 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £7,753,805 £7,075,060 £6,396,516 | £6,391,108 £5,774,076 £5,157,045 | £5,745,465 £5,128,434 | £5,727,505 £5,110,475 | £5,682,604 £5,065,574 | £6,030,232 £5,413,202 £4,796,171 | £5,680,563 £5,263,533 £4,646,502 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% 25% 30% 35% | £5,717,971 £5,039,428 | £4,540,014 £3,922,984 | £4,511,404 £3,894,373 | £4,493,444 £3,876,414 | £4,448,543 £3,831,513 | £4,179,140 £3,562,110 | £4,029,471 £3,412,442 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £4,360,883 £3,682,339 £3,003,794 | £3,305,953 £2,688,923 £2,071,892 | £3,277,343 £2,660,312 £2,043,282 | £3,259,383 £2.642.352 £2,025.322 | £3,214,482 £2,597,451 £1,980,421 | £2,945,079 £2,328,049 £1,711,018 | £2,795,411 £2,178,381 £1,561,350 |
| 60% LAR : 40% CIR | 50% | £2,325,250 | £1,454,861 | £1,426,252 | £1,408,291 | £1,363,390 | £1,093,987 | £944,319 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | • | | | | £20,601,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Edit (2025) 22 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Boldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1806 525 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £10,414,049 £9,735,505 | £8,990,037 £8,373,008 | £8,961,426 £8,344,396 | £8,943,467 £8,326,436 | £8,898,566 £8,281,535 | £8,629,163 £8,012,132 | £8,479,494 £7,862,463 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £9,056,960 £8,378,416 | £7,755,976 £7,138,945 £6,521,914 | £7,727,365 £7,110,334 | £7,709,405 £7,092,375 | £7,664,504 £7,047,474 | £7,395,102 £6,778,071 £6,161,040 | £7,245,433 £6,628,402 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £7,039,871 £7,021,328 £6,342,783 | £5,904,884 £5,287,853 | £5,876,273 £5,259,243 | £5,858,314 £5,241,283 | £5,813,413 £5,196,382 | £5,544,010 | £5,394,342 £4,777,311 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 40% 45% 50% | £5,664,239 £4,985,694 | £4,670,823 £4,053,792 | £4,642,212 £4.025.182 | £5,241,283 £4,624,252 £4,007,222 | £4,579,351 £3.962.321 | £4,926,979 £4,309,949 £3,692,918 | £4,777,311 £4,160,281 £3,543,250 |
| 60% LAR: 40% CIR | 50% | £4,307,150 | E3,436,761 | £3,408,152 | E3,390,191 | E3,345,290 | £3,075,887 | £2,926,219 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-----------------------------|---|--|--|--|--|--|--|
| Rosi 9 - 30 Flats | | | | Value Area | Zana D | £1,100 psf | | |
| Resi 9 - 30 Plats | | | | Value Area | Zone B · | £1,100 psi | | |
| No Units | 30 | 1 | 1 | Sales value inflation | | Base | 1 | |
| Site Area | 0.1 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | 1 | 1 |
| Residual land values: | | | | | | | | - |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy E44/02877 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E5257,322 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity £12555.322 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E1250431 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1512,01360 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £13,376,577 £12,650,536 | £11,938,135 £11,274,368 | £11,909,525 £11,245,757 £10,581,989 | £11,891,564 £11,227,798 £10,564,030 | £11,846,664 £11,182,897 | £11,577,260 £10,913,494 £10,249,726 | £11,427,592 £10,763,825 £10,100,058 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £11,924,495 £11,198,455 £10,472,414 | £10,610,600 £9,946,833 £9,283,066 | £10,581,989 £9,918,223 £9,254,455 | £10,564,030 £9,900,262 £9,236,495 | £10,519,129 £9,855,362 £9,191,595 | £10,249,726 £9,585,958 £8,922,192 | £10,100,058 £9,436,290 £8,772,523 |
| | 30% | £10,472,414 £9.746.374 | £9,283,066 £8,619,298 £7,955,532 | £9,254,455 £8,590,688 | £9,236,495 £8.572.728 £7,908,960 | £9,191,595 £8.527.827 £7,864,060 | £8,922,192 £8.258.424 | £8,772,523 £8.108.755 £7,444,988 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £9.746.374 £9,020,333 £8,294,293 £7,568,253 | £7,955,532 £7,291,764 £6,627,996 | £8.590.688 £7,926,921 £7,263,153 £6,599,386 | £7,945,193 £7,245,193 £6,581,426 | £7,864,060 £7,200,293 £6,536,525 | £8.258.424 £7,594,656 £6,930,890 £6,267,122 | £7,444,966 £6,781,221 £6,117,453 |
| 60% LAR : 40% CIR | 50% | £6,842,212 | £5,964,230 | £5,935,619 | £5,917,659 | £5,872,758 | £5,603,355 | £5,453,687 |
| Residual Land values compared to benchm Higher Value Secondary Offices | ark land value | s | | | | £97,649,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levys 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodilversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £4,337,717 £3,611,677 | £2,837,002 £2,173,235 | £2,808,392 £2,144,625 | £2,790,432 £2,126,664 | £2,745,531 £2,081,764 | £2,476,128 £1,812,360 | £2,326,460 £1,662,692 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £2,885,636 £2,159,595 | £1,509,468 £845,700 | £1,480,857 £817,089 | £1,462,898 £799,130 | £1,417,997 £754,229 | £1,148,594 £484,826 | £998,925 £335,158 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £1,433,555 £707,514 | £181,933 +£481,834 | £153,323 -£510,445 | £135,362 +£528,405 | £90,462 -£573,305 | -£178,942 -£842,708 | -£328,610 -£992,377 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | -£1.656.145 -£2,319,912 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% | -£1,470,607 -£2,196,647 | +£2,473,136 +£3,136,904 | | | | | -£2,983,679 -£3,647,447 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% park land value | -£2.922.688 | +£3.800.670 | -£3.829.281 | ±3.847.241 | ±3.892.142 | ±4.161.545 | -£4.311.213 |
| Medium Value Secondary Offices | ank land value. | • | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 76 ATI | £8.384.017 | £6.883.302 | £6.854.692 | £6.836.732 | £6.791.831 | £6.522.428 | £6.372.760 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 10% 15% | £7,857,977 £6,931,936 | £6,219,535 £5,555,768 | £6,190,925 £5,527,157 £4.863.389 | £6,172,964 £5,509,198 £4,845,430 | £6,128,064 £5,464,297 £4,800,529 | £5,858,660 £5,194,894 £4,531,126 | £5,708,992 £5,045,225 £4 381 458 |
| 60% LAR : 40% CIR | 20% | £5,479,855 | £4,092,000 £4,228,233 | £4,003,365 £4,199,623 | £4,845,430 £4,181,662 £3,517,896 | £4,000,025 £4,136,762 | £3,867,358 | £3,717,690 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £4,703,614 £4,027,774 | £3,004,400 £2,900,698 | £2,872,088 | £2,854,128 | £2,809,227 | £3,203,092 £2,539,824 £1.876,056 | £2,390,155 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% | £2,575,693 £1,849,653 | £1,573,164 £000 308 | £1,544,553 £880,786 | £2.190.360 £1,526,593 | £2.145.460 £1,481,693 £817.925 | £1,212,290 £548,522 | £1,720,388 £1,062,621 £398,853 |
| | 45% 50% | £1,123,612 | £245,630 | £217,019 | £199,059 | £154,158 | -£115,245 | -£264,913 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | ark land value: ty Space | s | | | | £40,420,000 | 1 | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cll. Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £9.334.577 £8,608,536 | £7.896.135 £7,232,368 | £7.867.525 £7,203,757 | £7.849.564 £7,185,798 | £7.804.664 £7,140,897 | £7.535.260 £6,871,494 | £7.385.592 £6,721,825 |
| 60% LAR: 40% CIR | 15% | £7,882,495 £7,156,455 | £6,568,600 £5.904.833 | £6,539,989 £5.876.223 | £6,522,030 £5,858,262 | £6,477,129 £5,813,362 | £6,207,726 £5.543.958 | £6,058,058 £5,394,290 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £6,430,414 £5,704,374 | £5,241,066 £4,577,298 | £5,212,455 £4,548,688 | £5,194,495 £4,530,728 | £5,149,595 £4,485,827 | £4,880,192 £4,216,424 | £4,730,523 £4,086,755 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £4,576,333 £4,252,293 £3,536,353 | £3,913,532 £3,249,764 £2,595,009 | £3,004,921 £3,221,153 £2,557,200 | £3,000,900 £3,203,193 | £3,622,000 £3.158.293 | £3,052,050 £2.888.890 | £3,402,988 £2,739,221 £2,075,452 |
| 60% LAR : 40% CIR | 50% | £2,800,212 | £1,922,230 | £1,893,619 | £1,875,659 | £1,830,758 | £1,561,355 | £1,411,687 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 |] | |
| | | | | | | | | Page Pulled C |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$124237 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Ptt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% | £10,590,436 £9,864,395 | £9,214,268 £8,550,500 | £9,185,657 £8,521,889 | £9,831,464 £9,167,698 £8.503,930 | £9,122,797 £8,459,029 | £8,853,394 £8,189,626 | £8,703,725 £8,039,958 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR · 40% CIR | 15% 20% 25% | £9,864,395 £9,138,355 £8,412,314 | £7,886,733 £7,222,966 | £8,521,889 £7,858,123 £7,194,355 | £6,003,930 £7,840,162 £7,176,395 | £8,459,029 £7,795,262 £7,131,495 | £6,189,620 £7,525,858 £6,862,092 | £6,039,958 £7,376,190 £6,712,423 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £7,686,274 £6,960,233 | £6,559,198 £5,895,432 | £6,530,588 £5,866,821 | £6,512,628 £5,848,860 | £6,467,727 £5,803,960 | £6,198,324 £5,534,556 | £6,048,655 £5,384,888 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £6,234,193 £5.508.153 | £5,231,664 £4.567.896 | £5,203,053 £4,539,286 | £5,185,093 £4.521.326 | £5,140,193 £4.476.425 | £4,870,790 £4,207.022 | £4,721,121 £4.057.353 |
| | 50% | E4,782,112 | £3,904,130 | £3,875,519 | £3,857,559 | £3,812,658 | £3,543,255 | £3,393,587 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|------------------------------|---|--|--|--|---|---|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone B - | £1,150 psf | | |
| No Units Site Area | 30 0.1 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 60% LAR. 69% GR 60% LAR. 69% GR 60% LAR. 69% GR 60% LAR. 69% GR 60% LAR. 69% GR | % AH 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 15:0525 (15:05) (| Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Stricases £13,586,524 £12,15,529 £11,455,124 £13,546,124 £13,546,124 £13,546,124 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 113,08007 112,087,019 111,085,019 111,085,019 113,085,019 113,085,019 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$13,400,566 \$11,300,565 \$11,300,565 \$11,300,565 \$11,300,565 \$13,500,565 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £83175/P2 £1104/75 £1104/75 £1104/75 £1104/75 £108/75 £108/75 £108/75 | Base Build Costs, Access Prt M4(2), Building Safery Levil S166, CIt, Build Regs 2022 & Staircasses, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 151365645 1514656565 151465665 151466656 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £9,637,784 £8,864,247 | £10,694,621 £9,984,117 £9,273,612 £8,563,109 £7,852,604 £7,142,101 | £8.534.498 | £9.227.042 £8,516,538 £7,806,034 | £9.182.141 £8,471,638 £7,761,133 £7,050,629 | £8,202,234 £7,491,730 | £8,052,566 £7,342,062 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £8,090,711 £7,317,174 | £7,142,101 £6,431,597 | £7,823,995 £7,113,490 £6,402,986 | £7,095,530 £6,385,026 | £7,050,629 £6,340,126 | £6,781,226 £6,070,722 | £8,631,557 £5,921,054 |
| Residual Land values compared to benchm | nark land value | | | | | | | |
| Higher Value Secondary Offices | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £5,287,641 £4,514,104 £3,740,588 | £3,7/1,737 £3,061,233 £2,350,729 | £3,743,127 £3,032,622 £2,322,119 | £3,725,166 £3,014,663 £2,304,158 | £3,680,266 £2,969,762 £2,250,258 | £3,410,862 £2,700,359 £1,989,854 | £3,261,194 £2,550,690 £1,840,186 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £2,967,031 £2,193,494 | £1,640,224 £929.721 | £1,611,615 £901.110 | £1,593,654 £883.151 | £1,548,753 £838.250 | £1,279,350 £568.847 | £1,129,682 £419.178 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £1,419,957 £646,421 | £219,217 -£491,288 | £190,607 -£519,898 | £172,646 -£537.858 | £127,746 -£582,759 | -£141,658 -£852.162 | -£291,328 -£1.001.831 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£1,674,189 -£2,447,726 | +£2,622,799 +£3,333,303 | -£2,651,410 -£3,361,914 | -E2,669,370 -E3,379,874 | -£2,714,271 -£3,424,774 | -£2,983,674 -£3,694,178 | -£3,133,343 -£3.843.846 |
| Residual Land values compared to benchn Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & Su106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £9.333.941 £8,560,404 £7.786.868 | £7.818.037 £7,107,533 £6.397.029 | £7.789.427 £7,078,922 £6.368.419 | £7.771.466 £7,060,963 £6,350.458 | £7.726.566 £7,016,062 £6.305.558 | £7.457.162 £6,746,659 £6.036.154 | £7,307,494 £6,596,990 £5,886,486 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £7,013,331 £6,239,794 | £5,686,524 £4,976,021 | £5,657,915 £4,947,410 | £5,639,954 £4,929,451 | £5,595,053 £4,884,550 | £5,325,650 £4,615,147 | £5,175,982 £4,465,478 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £5,466,257 £4,692,721 | £4,265,517 £3,555,012 | £4,236,907 £3,526,402 | £4,218,946 £3,508,442 | £4,174,046 £3,463,541 | £3,904,642 £3,194,138 | £3,754,974 £3,044,469 |
| | 35% 40% | £3,919,184 £3,145,647 | £2,844.509 £2,134,004 | £2,815,898 £2,105,395 | £2,797,938 £2,087,434 | £2.753.038 £2,042,533 | £2,483,634 £1,773,130 | £2.333.966 £1,623,462 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,372,111 £1,598,574 | £1,423,501 £712,997 | £1,394,890 £684,386 | £1,376,930 £666,426 | £621,526 | £1,062,626 £352,122 | £912,957 £202,454 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | nark land value itv Space | s | | | | £40,420,000 | 1 | |
| Tenure 90% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E11308241 E1027004 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases 1544 CST | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3) & BREEAM Excellent 13.465/022 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 13,403,166 15,609,662 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 28,133,762 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Essay Se |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £9,463,468 £8,689,931 | £8,073,629 £7,363,124 | £8,045,019 £7,334,515 | £8,027,058 £7,316,554 | £7,982,158 £7,271,653 | £7,712,754 £7,002,250 | £7,563,086 £6,852,582 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £7,916,394 £7,142,857 £6,369,324 | £6.652.621 £5,942,117 £5.231.642 | £6.624.010 £5,913,507 | £6,606,051 £5,895,546 | £6.561,150 £5,850,646 | £6.291.747 £5,581,242 £4.870.738 | £6.142.078 £5,431,574 £4.721.000 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £5,595,784 £4,822,247 | £4,521,109 £3,810.604 | £5,203,002 £4,492,498 £3,781,995 | £5,185,042 £4,474,538 £3.764.034 | £5,140,141 £4,429,638 £3,719,133 | £4,870,738 £4,160,234 £3,449,730 £2,739,226 | £4,010,566 £3,300.062 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £4,048,711 £3,275,174 | £3,100,101 £2,389,597 | £3,071,490 £2,360,986 | £3,053,530 £2,343,026 | £3,008,629 £2,298,126 | £2,739,226 £2,028,722 | £2,589,557 £1,879,054 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 | 1 | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £12092441 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Stalicases 2022 & Stalicases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$11,25569 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £11385,066 | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Ett.)15,662 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £5085994 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £12,218,904 £11,445,368 | £10,766,033 £10,055,529 | £10,737,422 £10,026,919 | £10,719,463 £10,008,958 | £10,674,562 £9,964,058 | £10,405,159 £9,694,654 | £10,255,490 £9,544,986 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £10,671,831 £9,898,294 | £9,345,024 £8,634,521 | £9,316,415 £8,605,910 £7,805,407 | £9,298,454 £8,587,951 £7,877,446 | £9,253,553 £8,543,050 | £8,984,150 £8,273,647 £7,563,142 | £8,834,482 £8,123,978 £7,413,474 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £8,351,221 £7,577,684 | £7,524,017 £7,213,512 £6,503,009 | £7,184,902 £6,474,398 | £7,166,942 £6,456,438 | £7,122,041 £6,411,538 | £6,852,638 £6,142,134 | £6,702,969 £5,992,466 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £6,804,147 £6.030.611 | £5,792,504 £5.082.001 | £5,763,895 £5.053.390 | £5,745,934 £5.035.430 | £5,701,033 £4.990.529 | £5,431,630 £4.721,126 | £5,281,982 £4.571.457 |
| 60% LAR : 40% CIR | 50% | £5,257,074 | £4,371,497 | £4,342,886 | £4,324,926 | £4,280,026 | £4,010,622 | £3,860,954 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--------------------------------|---|---|--|---|--|--|---|
| Resi 9 - 30 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units | 30 0.1 Ha | | 1 | Sales value inflation | | Base |] | |
| Site Area Residual land values: | 0.1 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR | %AH 5% 10% 15% 25% 35% 35% 55% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy E15.815.422 E15.85.606 E12.718.334 E1.007.506 E1.007.507 E1. | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases \$13714,131 \$1374,131 \$1374,131 \$1374,260 \$13 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 151,985.521 151 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BEEAM Excellent & Biodiversity £15,627,509 £15,627,509 £15,627,509 £15,627,609 £15,627,609 £15,627,609 £15,627,609 £15,627,609 £15,627,609 £15,627,609 £15,627,609 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bricanses, Brican | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Psymmets & Sustainability E13331269 E1333126 E11381284 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E13203589 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land values | • | | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodilversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £8,237,585 £5,416,532 £4,595,500 | £4,706,472 £3,949,231 £3,191,991 | £4,677,861 £3,920,621 £3,163,380 | £4,659,901 £3,902,660 £3,145,419 | £4,615,001 £3,857,760 £3,100,519 | £4,345,597 £3,588,356 £2,831,115 | £4,195,929 £3,438,688 £2,681,447 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 15% 20% 25% | £3,774,466 £2,953,434 | £2,434,750 £1,677,508 | £2,406,139 £1,648,898 | £2,388,179 £1,630,938 | £2,343,278 £1,586,037 | £2,073,875 £1,316,634 | £1,924,207 £1,166,966 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £2,132,401 £1.311.368 | £920,267 £163.027 | £891,657 £134.416 | £873,697 £116.457 | £828,796 £71.556 | £559,393 -£197.847 | £409,724 -£347.516 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £490,335 -£330,698 | -£594,214 -£1,351,455 -£2,108,805 | -£822,824 -£1,380,085 -£2,137,308 | | | | |
| 60% LAR : 40% CIR | 50% | £1.972.764 | -£2.865.936 | -£2.894.546 | -£2.912.507 | -£2.957.407 | -£3.226.811 | -£3,376,479 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land values | • | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £10.283.865 £9.462.832 | £8.752.772 £7.995.531 | £8.724.161 £7.966.921 | £8.706.201 £7.948.960 | £8.661.301 £7.904.060 | £8.391.897 £7.634.656 | £8.242.229 £7.484.988 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £8,641,800 £7,820,766 | £7,238,291 £6,481,050 | £7,209,680 £6,452,439 | £7,191,719 £6,434,479 | £7,146,819 £6,389,578 | £6,877,415 £6,120,175 | £6,727,747 £5,970,507 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £6,999,734 £6,178,701 | £5,723,808 £4,966,567 £4,209.327 | £5,695,198 £4,937,957 £4,180,716 | £5,677,238 £4,919,997 | £5,632,337 £4,875,096 £4,117,856 | £5,362,934 £4,605,693 £3,848,453 | £5,213,266 £4,456,024 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £4,536,635 £3,715,602 | £3,452,086 £2,694,845 | £4,180,716 £3.423.476 £2.686.235 | £3,405,516 £2,648,274 | £3.360.615 £2.603.374 | £3,040,433 £3.091.212 £2.333.971 | £3,086,784 £2.941.543 £2.184.302 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £2,894,569 £2,073,536 | £1,937,605 £1,180,364 | £1,908,994 £1,151,754 | £1,891,034 £1,133,793 | £1,846,134 £1,088,893 | £1,576,731 £819,489 | £1,427,062 £669,821 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land values | : | | | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £11,960,485 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircase | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £50,60,751 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £10382.801 | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £10337,691 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Etioses.497 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 13,918,229 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £11.139.432 £10,318,400 | £9.672.131 £8,914,891 | £9.643.521 £8,886,280 | £9.625.560 £8,868,319 | £9.580.660 £8,823,419 | £9.311.256 £8,554,015 | £9.161.588 £8,404,347 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £8,676,334 £7,855,301 | £7,400,408 £6,643,167 | £6,129,039 £7,371,798 £6,614,557 | £7,353,838 £6,596,597 | £7,308,937 £6,551,696 | £7,039,534 £6,282,293 | £6.889.866 £6.132.624 |
| 60% LAR: 40% CIR | 30% | £7,034,268 £6,213,235 | £5,885,927 £5,128,686 | £5,857,316 £5,100,076 | £5,839,357 £5,082,116 | £5,794,456 £5,037,215 | £5,525,053 £4,767,812 | £5,375,384 £4,618,143 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £5.392.202 £4,571,169 | £4.371.445 £3,614,205 £2,858.084 | £4.342.835 £3,585,594 | £4.324.874 £3,567,634 £2,810,393 | £4.279.974 £3,522,734 £2.785.493 | £4.010.571 £3,253,331 £2,496.080 | £3.860.902 £3,103,662 |
| | | £3,750,136 | 1,2,838,984 | £2,626,354 | £2,610,393 | 12,765,493 | 1.2,496,089 | 12,346,421 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure 60% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$15842 985 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 10% 15% 20% | £12,300,300 £11,479,266 | £10,896,791 £10,139,550 | £10,868,180 £10,110,939 | £10,850,219 £10,092,979 | £11,362,360 £10,805,319 £10,048.078 | £11,293,100 £10,535,915 £9,778.675 | £11,143,488 £10,386,247 £9,629.007 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% | £10,658,234 £9,837,201 | £9,382,308 £8.625.067 | £9,353,698 £8.596.457 | £9,335,738 £8.578.497 | £9,290,837 £8.533.596 | £9,021,434 £8.264.193 | £8,871,766 £8,114,524 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £9,016,168 £8,195,135 £7,374,102 | £7,867,827 £7,110,586 £6,353,345 | £7,839,216 £7,081,976 £6,324,735 | £7,821,257 £7,064,016 £6,308,774 | £7,776,356 £7,019,115 £6,261,874 | £7,506,953 £6,749,712 £5,992,471 | £7,357,284 £6,600,043 £5,842,802 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £6,553,069 £5,732,036 | £5.596.105 £4.838.884 | £5,567,494 £4,810,254 | £5.549.534 £4.792.293 | £5.504.634 £4.747.393 | £5,235,231 £4,477,989 | £5,042,802 £5,085,562 £4,328,321 |
| | | 20,1 32,000 | | 2.,2.10,204 | | 2., 1,000 | | 2.,020,021 |

| Sales value infection Base Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, Staticrases, Base Build Costs, Access Prt M4(2), Building Safety Levy, Staticrases, Base Build Costs, Access Prt M4(2), Building Safety Levy, Staticrases, Base Build Costs, Access Prt M4(2), Building Safety Levy, Staticrases, Base Build Costs, Access Prt M4(2), Building Safety Levy, Staticrases, Base Build Costs, Access Prt M4(2), Building Safety Levy, Staticrases, | Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|---|---|--|--|--|---|---|---|
| Part | Resi 9 - 30 Flats | | | | Value Area | Zone B - | £1,250 psf | | |
| True | No Units Site Area | 30 0.1 Ha | | • | Sales value inflation Ruild cost inflation | | Base Base | 1 | |
| Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Transe Substitute Substitute Transe Substitute Su | Residual land values: | | | | Tenure | | LAR : CIR | |] |
| Base Build Coate and | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy E16 952,389 E16 083,860 E15.15,332 E14.346,802 E15.478,273 E11.2609,744 E11.741.215 E10.64.66 E10.64.66 E10.64.66 E10.64.66 E10.64.66 E10.64.66 E10.64.66 E10.64.66 E10.64.66 | Access Prt M4(2), Building Safety Levy & S106, Cit., Building Regs 2022 & Staircases E14,602,129 E14,802,129 E12,994,174 E12,100,197 E12,100,197 E12,100,197 E12,100,197 E12,100,197 E12,100,197 E12,100,197 E12,100,197 E12,100,197 E12,100,197 E12,100,197 E12,100,197 E12,100,197 E12,100,197 | Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent £15,377,498 £13,769,540 £13,769,540 £11,597,698 £11,597,698 £10,555,581 £11,597,698 £11,597,698 £11,597,698 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £15,596,598 £13,645,598 £13,645,598 £13,645,598 £13,645,598 £13,645,598 £13,968 £13,968 £13,968 £13,968 £13,968 £13,968 £13,968 £13,968 £13,968 £13,968 £13,968 £13,968 £13,968 | Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15,15,1655 15 | Access Prt M4(2). Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$15,052,22 \$14,243,277 \$11,052,22 \$14,243,277 \$11,052,22 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$11,267,000 \$11,267,000 \$12,267,500 \$13,007,100 \$13,007 |
| Base Build Costs, | Residual Land values compared to benchr Higher Value Secondary Offices | mark land value | | | | | £97,649,000 |] | |
| Column C | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £7,187,489 £6,318,960 £5,450,432 | £5,641,206 £4,837,229 £4,033,251 | £5,612,596 £4,808,618 £4,004,640 | £5,594,636 £4,790,658 £3,986,681 | £5,549,735 £4,745,757 £3,941,780 | £5,280,332 £4,476,355 £3,672,377 | £5,130,663 £4,326,686 £3,522,709 |
| | 60% LAR - 40% CIR | 15% | £4,581,902 £3,713,373 £2,844,844 | £3,229,274 £2,425,297 £1,621,319 | £3,200,664 £2,396,686 £1,592,708 | £3,182,703 £2,378,725 £1,574,748 | £3,137,803 £2,333,825 £1,529,848 | £2,868,399 £2,064,421 £1,260,445 | £2,718,731 £1,914,753 |
| Base Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Build Costs, Access PT M4(2), Building Safety Levy, See Building Safety L | 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £1,976,315 £1,107,786 | £817.341 £13,363 | £788,731 -£15,247 | £770,771 £33,207 | £725,870 -£78,108 | £456,467 -£347,511 | £306.798 -£497,180 |
| Base Build Costs and Access PT M4(2), | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £239,256 -£629,273 -£1,497,802 | -£790,613 -£1,594,591 -£2,398,589 | | | | | |
| Base Build Costs, Access PT M4Q1, Base Build Costs, Access PT M4Q2, Building Safety Levy, 2016, CLI, Build Repg. 2017, Safety Building Safety Levy, 2016, CLI, Build Repg. 2017, Safety Building Safety Levy, 2016, CLI, Building Safet | Residual Land values compared to benchr | | | | | | 657 186 000 | 1 | |
| Column C | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Company Comp | | | £11.233.789 | 2022 & Staircases £9.687.506 | £9.658.896 | £9.640.936 | £9.596.035 | Sustainability £9.326.632 | £9.176.963 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | | £9,496,732 £8,628,202 | £8,079,551 £7,275,574 | | £8,032,981 £7,229,003 | £7,988,080 £7,184,103 | £7,718,677 £6,914,699 | £7,569,009 £6,765,031 |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £7,759,673 £6,891,144 £6,022,615 | £6,471,597 £5,667,619 £4,863,641 | £6,442,986 £5,639,008 £4,835,031 | £6,425,025 £5,621,048 £4,817,071 | £6,380,125 £5,576,148 £4,772,170 | £6,110,721 £5,306,745 £4,502,767 | £5,961,053 £3,468,132 £4,353,098 |
| Residual Luciary Value Secondary Offices I Community Space | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £5.154.086 £4,285,556 | £4.059.663 £3,255,687 | £4.031.053 £3,227,076 | £4.013.093 £3,209,116 | £3.968.192 | £3.698.789 £2,894,812 | £3.549.120 £2,745,144 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Sept. December 1, 1985 1985 1985 1985 1985 1985 1985 1985 | | | £3,417,027 £2,548,498 | £2,451,709 £1,647,731 | £2,423,099 £1,619,121 | £2,405,138 £1,601,160 | £2,360,238 £1,556,260 | £2,090,834 £1,286,857 | £1,941,166 £1,137,188 |
| Base Build Costs, Access Prt M4(2), Building Safety Lowy, Store, CIL, Building Safety Lowy, Store, CIL, Building Safety Lowy, Store, CIL, Building Safety Low, Store, CIL, Building Safety Low, Store, CIL, Building Safety, Store, Store, CIL, Building Safety, Store, Store, CIL, Building Safety, Store, Store, CIL, Building Safety, Store, Store, CIL, Building Safety, Store, Store, Store, CIL, Building Safety, Store | Residual Land values compared to benchr Lower Value Secondary Offices / Commun | mark land value iity Space | • | | | | £40,420,000 |] | |
| Column | | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | £12.041.860 £11,173,332 £10,304,802 | £10.560.129 £9,756,151 £8,952,174 | £10.531.518 £9,727,540 £8,923,564 | £10.513.558 £9,709,581 £8,905,603 | £10.468.657 £9,664,680 £8,860,703 | £10.199.255 £9,395,277 £8,591,299 | £10.049.586 £9,245,609 £8,441,631 |
| ## 1 | 60% LAR: 40% CIR | 20% 25% 30% | £9.436.273 £8,567,744 £7,699.215 | £8.148.197 £7,344,219 £6,540.241 | £8.119.586 £7,315,608 £6,511.631 | £8.101.625 £7,297,648 £6,493.671 | £8.056.725 £7,252,748 £6,448.770 | £7.787.321 £6,983,345 £6,179.367 | £7.637.653 £5,144,732 £6,029.698 |
| Residual Land values command to benchmark fland values | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £6,830,686 £5,962,156 | £5,736,263 £4.932.287 | £5,707,653 £4.903.676 | £5,689,693 £4.885.716 | £5,644,792 £4.840.815 | £5,375,389 £4.571,412 | £5,225,720 £4.421.744 |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BIEEAM Excellent, Biodiversity & Romewable Offset Payments & Sustainability & REEEAM Excellent, Biodiversity & Romewable Offset Payments & Sustainability & REEEAM Excellent, Biodiversity & Sustainability & REEEAM Excellent, Bi | 60% LAR : 40% CIR | 50% | £4,225,098 | £3,324,331 | £3,295,721 | £3,277,760 | £4,030,638 £3,232,860 | £3,767,434 £2,963,457 | £3,617,766 £2,813,788 |
| Base Build Costs, Access PT M4(2), Building Safety Lovy, Stop Citt. Building Safety Lovy, Stop Ci | Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land value | | | | | £20,601,000 |] | |
| 69% LAR: 49% CR 19% 613,555,222 £117,38.051 £11,799,440 £11,691,481 £11,644,560 £11,377,177 £11,227,569 69% LAR: 49% CR 19% 612,286,702 £19,84,077 £10,925,444 £1,688,753 £10,842,663 £10,773,199 £10,222,551 69% LAR: 49% CR 29% £11,41,173 £10,10,097 £10,10,480 £10,085,255 £10,086,653 £1,769,221 £6,99,553 69% LAR: 49% CR 29% £11,41,173 £10,10,097 £10,10,480 £10,085,255 £10,086,653 £1,769,221 £6,99,555 69% LAR: 49% CR 29% £11,41,173 £13,100,097 £10,10,480 £10,085,255 £10,086,653 £1,769,221 £6,99,555 £10,086,653 £1,769,221 £6,99,555 £10,086,653 £10,096,653 £10, | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 6% LAR: 40% CR 25% £10.549.644 \$3.306.119 \$2.277.050 \$3.277.548 \$2.273.648 \$18.965.245 £7.758.622 6% LAR: 40% CR 35% £0.681.115 £3.272.141 £3.493.521 £3.475.571 £3.493.570 £3.10.267 £3.10.1599 6% LAR: 40% CR 35% £3.472.680 £7.716.183 £7.698.553 £7.675.583 £7.686.692 £7.557.269 £7.207.620 6% LAR: 40% CR 35% £3.472.680 £7.716.183 £7.698.553 £7.675.583 £7.686.692 £7.557.269 £7.207.620 6% LAR: 40% CR 35% £3.472.680 £7.716.183 £7.686.553 £7.675.583 £7.686.692 £7.557.269 £7.207.620 6% LAR: 40% CR 35% £3.472.680 £7.716.183 £7.686.553 £7.675.583 £7.686.692 £7.557.269 £7.207.620 £7.675.680 £7.675.680 £7 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £14,023,760 £13,155,232 £12,286,702 | £12,542,029 £11,738,051 £10,934,074 | £12,513,418 £11,709,440 £10,905,484 | £12,495,458 £11,691,481 £10,887,503 | £12,450,557 £11,646,580 £10,842,603 | £12,181,155 £11,377,177 £10,573,199 | £12,031,486 £11,227,509 £10,423,531 |
| 05 LDC 105 CDC | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | | £11,418,173 £10,549,644 | £10,130,097 £9,326,119 | £10,101,486 £9,297,508 | £10,083,525 £9,279,548 | £10,038,625 £9,234,648 | £9,769,221 £8,965,245 £8,161,367 | £9,619,553 £7.126.632 |
| 00% LACE 40% | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £8,812,586 £7,944,056 | £7,718,163 £6,914,187 | £7,689,553 £6,885,576 | £7,671,593 £6,867,616 | £7,626,692 £6,822,715 | £7,357,289 £6,553,312 | £7,207,620 £6,403,644 |
| | 60% LAR: 40% CIR | 45% 50% | £6,206,998 | £6.110.209 £5,306,231 | £6.081.599 £5,277,621 | £6.063.638 £5,259,660 | £5,214,760 | £5.749.334 £4,945,357 | £5,599,686 £4,795,688 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|-------------------------------|---|--|--|--|---|---|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| 10010-001100 | | | | Value Area | Zone D | 21,000 par | | |
| No Units | 30 0.1 Ha |] | • | Sales value inflation | | Base | | |
| Site Area Residual land values: | 0.1 Ha | I | | Build cost inflation Tenure | | LAR : CIR | |] |
| Residual land values: | | 1 | 1 | 1 | T. | ı | 1 | 1 |
| Tenure 695 LAR. 465 CR 696 CR | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £17.902.314 £16.986.286 £16.070.263 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S186, Cll., Building Regs 2022 & Staircases £15,69,817 £14,59,412 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £15,401,517 £14,610,802 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E15,592,28 |
| 60% LAR: 40% CIR | | £16,070,263 £15,154,237 | £14,639,412 £13,788,699 £12,937,984 £12,087,270 | | £13 7/12 127 | £14,547,941 £13,697,228 £12,846,513 | £14,278,538 £13,427,824 £12,577,110 | £13.278.156 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% | £15,154,237 £14,238,212 £13,322,187 £12,406,161 | £12,037,584 £12,087,270 | £12,909,373 £12,058,660 £11,207,945 | £12,891,414 £12,040,699 £11.189.985 | £13,697,228 £12,846,513 £11,995,799 £11,145,084 | £13,427,824 £12,577,110 £11,726,395 £10,875,681 | £12,427,441 £11,576,727 £10,726,012 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £11,490,136 £10,574,111 £9,658,086 | £11.236.555 £10,385,842 £9,535,127 | £11.207.945 £10,357,231 £9,506,516 £8,655,803 | £10,339,271 £9,488,556 | £10,294,370 £9,443,656 £8,592,941 | £10,024,967 £9,174,253 £8,323,538 | £10.726.012 £9,875,299 £9,024,584 £8,173,870 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £9,658,086 £8,742,060 | £8,684,412 £7,833,699 | £8,655,803 £7,805,088 | £8,637,842 £7,787,127 | £8,592,941 £7,742,227 | £8,323,538 £7,472,824 | £8,173,870 £7,323,156 |
| Residual Land values compared to bench | mark land value | s | | | | | | |
| Higher Value Secondary Offices | | ı | 1 | 1 | 1 | £97,649,000 | <u> </u> | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £8,137,414 £7,221,388 | £6,575,941 £5,725,227 | £6,547,330 £5,696,617 | £6,529,371 £5,678,656 | £6,484,470 £5,633,756 | £6,215,067 £5,364,352 | £6,065,398 £5,214,684 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £6,305,363 £5,389,337 | £4,874,512 £4,023,799 | £4,845,902 £3,995,188 | £4,827,942 £3,977,227 | £4,783,041 £3,932,328 | £4,513,638 £3,662,924 | £4,363,969 £3,513,256 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £4,473,312 £3,557,287 | £3,173,084 £2,322,370 | £3,144,473 £2,293,760 | £3,126,514 £2,275,799 | £3,081,613 £2,230,899 | £2,812,210 £1,961,495 | £2,662,541 £1,811,827 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £2.641.261 £1,725,236 | £1.471.655 £620,942 | £1.443.045 £592,331 | £1.425.085 £574,371 | £1.380.184 £529,470 | £1.110.781 £260,067 | £961.112 £110,399 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £809,211 -£106,814 | -£229,773 -£1,080,488 | | -£2/6,344 -£1,127,058 | | | |
| Residual Land values compared to bench | | E 1.022.040 | £1.531.201 | € 1.909.612 | 1 1.911.113 | FEZ.022.013 | FE2.292.070 | 122,441.744 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, Cll., Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments \$10,530,770 | Sustainability | Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £11,267,688 £10,351,663 | £9,771,527 £8,920,812 | £9,742,917 £8,892,202 | £9,724,956 £8,874,242 | £9,680,056 £8,829,341 | £9,410,652 £8,559,938 | £9,260,984 £8,410,269 |
| 60% LAR: 40% CIR | 15% 20% | £9,435,637 £8,519,612 | £8,070,099 £7,219,384 | £8,041,488 £7,190,773 | £8,023,527 £7,172,814 | £7,978,628 £7,127,913 | £7,709,224 £6,858,510 | £7,559,556 £6,708,841 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £7,803,587 £6,687,561 | £6,368,670 £5,517,955 | £6,340,060 £5,489,345 | £6,322,099 £5,471,385 | £6,277,199 £5,426,484 | £6,007,795 £5,157,081 | £5,858,127 £5,007,412 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | £4,855,511 £3,939,486 | £4.007.242 £3,816,527 £2.065.812 | £4.636.631 £3,787,916 £2,937.203 | £4.620.671 £3,769,956 £2,010,242 | £4.575.770 £3,725,056 £2.874.341 | £3,455,653 £3,604,938 | £3,305,984 £3,465,270 |
| | | £3,023,460 | £2,115,099 | £2,086,488 | £2,068,527 | £2,023,627 | £1,754,224 | £1,604,556 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value nity Space | s | | | | £40,420,000 | | |
| Tonuro | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £13,860,314 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levys 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 51270230 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 512252271 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Pyments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £12.944.288 £12,028,263 £11,112.237 | £11.448.127 £10,597,412 £9,746,699 | £11.419.517 £10,568,802 £9,718.088 | £11.401.556 £10.550.842 £9.700.127 | £11.356.656 £10,505,941 £9.655.228 | £11.087.252 £10,236,538 £9,385.824 | £10.937.584 £10,086,869 £9,236.156 |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 20% 25% | £10.196.212 £9,280,187 | £8.895.984 £8,045,270 | £8.867.373 £8,016,660 | £8.849.414 £7,998,699 | £8.804.513 £7,953,799 | £8.535.110 £7,684,395 | £8.385.441 £7,534,727 |
| 60% LAR : 40% CIR | 20% 25% 30% 35% | £8,364,161 £7,448,136 | £7,194,555 £6,343,842 | £7,165,945 £6,315,231 | £7,147,985 £6,297,271 | £7,103,084 £6,252,370 | £6,833,681 £5,982,967 | £6,684,012 £5,833,299 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £6.532.111 £5,616,086 | £5.493.127 £4,642,412 | £5.464.516 £4,613,803 | £5.446.556 £4,595,842 | £5.401.656 £4,550,941 | £5.132.253 £4,281,538 | £4.982.584 £4,131,870 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | s | 20,751,055 | 201,000,000 | 20,140,121 | 20,000,221 | 20,430,024 | 20,231,100 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £15,842,214 £14,926,188 | £14,280,741 £13,430,027 | £14,252,130 £13,401,417 | £14,234,171 £13,383,456 | £14,189,270 £13,338,556 | £13,919,867 £13,069,152 | £13,770,198 £12,919,484 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £14,010,163 £13,094,137 | £12,579,312 £11,728,599 | £12,550,702 £11,699,988 | £12,532,742 £11,682,027 | £12,487,841 £11,637,128 | £12,218,438 £11,367,724 | £12,068,769 £11,218,056 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £12,178,112 £11.262.087 | £10,877,884 £10.027,170 | £10,849,273 £9.998.560 | £10,831,314 £9.980.599 | £10,786,413 £9.935.699 | £10,517,010 £9.666,295 | £10,367,341 £9.516.627 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £9,430,036 £8,514.011 | £8,325,742 £7,475.027 | £8,297,131 £7,446.416 | £8,279,171 £7,428.456 | £8,234,270 £7,383.556 | £8,815,581 £7,964,867 £7,114,153 | £6,065,912 £7,815,199 £6,964.484 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £7.597.986 £6,681,960 | £6.624.312 £5,773,599 | £6.595.703 £5,744,988 | £6.577.742 £5,727,027 | £6.532.841 £5,682,127 | £6.263.438 £5,412,724 | £6.113.770 £5,263,056 |
| | | | | | | | | |

| Local Flair Viability Testing 2 | | |] | | | | | |
|---|---|---|--|---|--|---|--|---|
| Resi 10 - 50 Flats | | | | Value Area | Zone B - | £900 psf | | |
| No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base | | |
| Residual land values: | | | | Tenure | | LAR : CIR | |] |
| Tenure ### LANG LOG CIR ### LANG LOG CIR ### LANG LOG CIR ### LOG | % AH 0% 0% 10% 15% 15% 25% 35% 40% 45% 45% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2 796.09 (2 197.09) (2 197.09) (2 197.09) (2 197.09) (2 197.09) (3 197.09) (4 197.09) (4 197.09) (4 197.09) (4 197.09) (4 197.09) (4 197.09) (4 197.09) | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & \$106. CIL. Building Regs 2022 & Starcases 2022 & Starcases 2023 & Starcases 2024 & Starcases 2025 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2026 & Starcases 2027 & Starcases 2026 & Starcases 2027 & | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1, 209, 345 1, 109, 542 1, 109, 542 1, 109, 543 1, 109, 242 1, 109, 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (2,484.152 (1,584.09) (1,585.09) (1,585.09) (1,585.09) (1,585.09) (1,585.09) (1,585.09) (1,585.09) (1,585.09) (1,585.09) (1,585.09) (1,585.09) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 1, 389.391 (1, 389 | Base Build Costs, Access Prt M4(2), Building Safety Levy, Stife, CIL, Building Safety Levy, Stife, CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1(176.987) 1(1 | Base Bulld Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Luvy, S166, CIL, Bulld Rogs WCAst Staticases, WCAst Prt M4(3), BIGGOVERNITY, Renewable BIGGOVERNITY, Renewable Offset Payments, Sustainability & Embodied Carbon 1, 381,683 |
| | | | | | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£13,043,931 -£13,524,662 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£14,012,727 -£14,533,892 -£15,060,188 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£15.591.562 -£16,127,964 -£16,669,342 |
| 60% LAR : 40% CIR | 50% | -£14,580,508 -£15,229,969 | -£16,025,107 -£16,577,919 | -£16,050,994 -£16,603,779 | -£16,694,397 -£16,647,122 | -£16,202,905 -£16,755,480 | -£16,853,951 -£17,405,628 | -£17,215,844 -£17,766,819 |
| Residual Land values compared to benchma Medium Value Secondary Offices | rk land values | | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | -£5.638.436 -£6,118,749 -£6,603,689 | | | | | -£6.787.746 -£7,263,503 -£7,744,234 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% | | | | | | | -£8,232,298 -£8,753,463 -£9,279,769 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | -£8,683,296 -£9,222,221 | | | -£9,811,134 -£10.347.535 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | •£8,157,322 •£8,800,077 •£9,449,541 | -£9,696,397 -£10,244,678 -£10,797,490 | -£9,722,320 -£10,270,565 -£10,823,350 | +£9,765,795 +£10,313,968 +£10,866,694 | *£9,874,484 •£10,422,477 •£10,975,051 | -£10,526,617 -£11,073,523 -£11,625,197 | -£10,888,914 -£11,435,216 -£11,986,390 |
| Residual Land values compared to benchma Lower Value Secondary Offices / Community | rk land values Space | | | | | £40,420,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | -£1.637,256 -£2,212,921 -£2,793,198 | | | | | | £4.868.360 -£5,349,091 -£5,837,155 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | | | -£5.216.728 -£5,715,210 -£6,244,494 | | | | -£6,358,320 -£6,884,617 -£7,415,991 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | -£6,757,553 -£7,301,254 -£7,849,535 | | -£6,827,079 -£7,370,652 -£7,918,825 | -£8,935,980 -£7,479,341 -£8,027,334 | | -£7,952,393 -£8,493,771 -£9,040,073 |
| 60% LAR : 40% CIR | 5076 | -£7,054,398 | £8,402,347 | -£8.428,207 | -£8,471,551 | -£8,579,908 | -£9,230,055 | £9,591,247 |
| Residual Land values compared to benchma Secondary Industrial/Storage/Distribution | wine values | | | | | £20,601,000 | | |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 5 1765.55 5 1945.55 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022, Staticases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £618,365 £38,088 £546,756 | -£1,377,261 -£1,868,780 -£2,360,835 | | | | | -£2,517,805 -£3,005,869 -£3,527,035 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | | -£4.053.331 -£4,584,705 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 35% 40% 45% 50% | | | | | | | -£6,862,485 -£6,208,787 |
| 60% LAR : 40% CIR | 50% | £4,223,112 | £5,571,061 | -£5,598,922 | £5,640,265 | -£5,748,623 | £6,398,769 | -£6,759,962 |

| Local Plan Viability Testing | 2025 | | , | | | | 1 | |
|---|---|---|---|--|---|--|--|---|
| Resi 10 - 50 Flats | | | | Value Area | Zone B | £950 psf | | |
| | | | | | | | | |
| No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base LAR : CIR | | _ |
| Residual land values: | | | | Tenure | | LAR : CIR | | I |
| Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchm | % AH 5% 10% 10% 25% 25% 35% 40% 55% 45% ark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy 52,1247 54,580,590 53,500,701 54,580,590 54,580,590 54,580,590 54,580,590 54,580,590 54,580,590 54,580,590 54,580,590 54,580,590 54,580,590 54,580,590 54,580,590 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Sefety Levy & 5106. CI., Building Regs 202. & 535 203. Sefety 12,595,697 21,595, | Base Build Costs, Access Prt M4(2), Building Safety Levy, Supplied to the service of the service of the Supplied to the service of the service of the Supplied to the service of the service of the Land Supplied to the service of the service of the Land Supplied to the service of the service | Base Build Costs, Access Prt M4(2), Building Safety Levy, 316, C1., Build Regs 2022 & Striceses, W External Section 18, Biodiverses, SEEAM Excellent & Biodiverses, 12, 252, 252, 252, 252, 252, 252, 252, 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), Britz-AM Excellent, Blothers by Renepsine disset Payment of Safety 2, 286 373 2, 386 386 2, 386 386 2, 386 386 2, 386 386 2, 386 386 2, 386 386 3, | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CLL, Build Regs 2022 & Stailcresses, Wichair Prt M4(3), Britzerses, Wichair Prt M4(3), Britzerses, Wichair Prt M4(3), Blootiversity, Ronewable Offset Paymitts & Susching Stailcresses, 113276 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S196, Cit., Build Regs 2022 & Staircases, Wichair Prt Adel(n), BNEEAM Excelled Goders by, Renewable Offset Per Mills, Sustainability, Cost Per Mills, Cost Per Mills |
| Higher Value Secondary Offices | 1 | | | | | £97,649,000 | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | | | | | | | -£11,985,285 -£12,521,735 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | -£10,008,168 -£10,647,636 -£11,293,624 | -£11,926,428 -£12,476,202 -£13,030,486 | | -£11,992,547 -£12,542,120 -£13,096,205 | | -£12,717,767 -£13,265,090 -£13,817,141 | -£13,063,109 -£13,609,362 -£14,172,226 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 30% 35% | | | | | | | -£14.762.798 -£15,358.397 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | £14,760,456 -£15,373,934 -£15,985,944 | | | | £15,596,676 -£16,202,780 -£16,813,652 | -£15,958,972 -£16,564,472 -£17.174.845 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | | | | | £57.186.000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Pt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodled Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | -£2,328,920 -£2,956,551 -£3,588,838 | | | | | | -£5.673.381 -£6.204.857 -£6,741,306 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | | | | | | | -£7,282,681 -£7,828,934 -£8,391,797 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | -£6,163,662 -£6,818,557 -£7,477,839 | | | | -£7,977,057 -£8,561,556 -£9,164,114 | | -£8,982,369 -£9,577,969 -£10,178,544 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£8,141,461 -£8,847,946 | -£9,593,505 -£10,205,515 | -£9,619,394 -£10,231,376 | -£9,862,796 -£10,274,719 | -£9,771,304 -£10,383,076 | -£10,422,351 -£11,033,223 | -£10,784,043 -£11,394,416 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | nark land value: ty Space | | | | | £40,420,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | -£2,664,961 -£3,205,619 -£3,750,856 | | | | | -£3.809.714 -£4,346,163 -£4,887,538 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£5,433,791 -£5,996,654 -£6,587,227 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | | | | | | -£7,182,826 -£7,783,401 |
| 60% LAR : 40% CIR | 45% 50% | -£5,746,318 -£6,452,803 | -£7,198,363 -£7,810,372 | -£7,224,251 -£7,836,233 | -£7,267,654 -£7,879,576 | -£7,376,161 -£7,987,933 | -£8,638,081 | -£8,388,900 -£8,999,273 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 | 1 | |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2537.50 | Base Build Costs, Access Prt M4(2), Building Safety Levy & Suilding Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(ci), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(ci), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% | £2,269,878 £1,637,590 £1,000,689 | £166,325 -£374,333 -£919,571 | £141,481 -£399,089 -£944,249 | £39,745 -£440,671 -£985,690 | | | -£978,428 -£1,514,877 -£2,058,252 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIP | 15% 20% 25% 30% | £359,221 -£286,767 -£937,233 | | | | | | -£2,602,505 -£3,165,369 -£3,755,941 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | -£3,226,225 -£3,828,996 | | | -£4,351,540 -£4,952,115 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£2.915.032 -£3,621,518 | -£4,367,077 -£4,979,086 | -£4,392,965 -£5,004,947 | -£4,436,368 -£5,048,290 | -£4,544.875 -£5,158,648 | -£5,195,922 -£5,806,795 | -£5,557,615 -£6,167,988 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--------------------------|--|---|--|--|---|--|--|
| Resi 10 - 50 Flats | | | | Value Area | Zone B - | £1,000 psf | | |
| 10-0011013 | | | | value Area | 2010 0 - | . 1,000 par | | |
| No Units | 50 0.14 Ha | | 1 | Sales value inflation | | Base | 1] | |
| Site Area Residual land values: | 0.14 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual land values: | | | | ı | ı | 1 | ı | |
| Tenure 60% LAR -60% CIR 60% LAR -60% CIR 60% LAR -60% CIR | % AH 5% 10% 15% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (5,072-6) (2,083-7) (3,083-7) (4,083-7) | Base Build Costs, Access Prt M4(2), Building Safety Lev gs & S106, Clt., Building Reg 2022 & Staircases £4,19,791 £4,19,791 £7,976,589 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent £27,37272 £1,548,539 £1,759,621 £1,759,621 £111,759,621 £112,759,621 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 516s. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity 14,802,809 11,305,559 2,259,559 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 25.58, 125 13.997.050 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, Ct. Build Regs 200, Laud Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable, Offset Payments, Offset Payments, Sustainability & Embodied Carbon \$3,023,218, \$1,53,357 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £4,208,200 £3,505,587 | £2,365,147 £1,755,165 £1,140,737 | £2,340,540 £1,730,621 | £2,299,228 £1,689,425 | £2,800,917 £2,195,947 £1,586,435 | £1,576,257 £968,489 | £1,231,986 £625,187 |
| | 30% | | £1.140.737 £521,909 | £1.116.250 £497,470 | £1.075.157 £456,469 -£175,627 -£842,195 | £972.428 £353,969 -£284,316 -£950,703 | £358.042 -£275,968 -£936,449 -£1,601,750 | £13.606 -£638.973 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £2,086,978 £1,371,073 £650,828 | -£106,229 -£772,905 | -£132,151 -£798,792 | -£175,627 -£842,195 | -£284,316 -£950,703 | -£936,449 -£1,601,750 | -£1,298,746 -£1,963,443 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% | -£76,924 | -£1,444,112 | -£1,469,972 | -£1,513,315 | -£1,621,674 | -£2,271,820 | -£2,633,013 |
| Higher Value Secondary Offices | iai k iailu value: | • | | | | £97,649,000 |] | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£10,928,639 -£11,518,807 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£12,115,900 -£12,717,871 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 30% 35% | | -£12,194,692 -£12,809,120 -£13,427,948 | | £12,200,432 £12,874,700 | | -£.12,981,368 -£.13,593,815 -£.14,325,835 | -£13,324,670 -£13.936.251 -£14.588.830 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£15,248,603 -£15,913,300 |
| 60% LAR: 40% CIR Residual Land values compared to benchn | 50% | -£14.026.781 | -£15.393.970 | -£15.419.830 | -£15.463.172 | -£15.571.531 | -£16.221.677 | -£16.582.870 |
| Medium Value Secondary Offices | sark land value: | • | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | *£4.559.016 *£5,146,210 *£5,738,378 |
| | 20% | | | | | | | -£8,335,472 -£6,937,442 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£7,544,242 -£8,155,823 -£8,808,402 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£9,468,174 -£10,132,872 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | | -£8,246,353 | -£9,613,541 | -£9,639,401 | -£9,682,744 | -£9,791,102 | -£10,441,248 | -£10,802,441 |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £514.442 -£174,470 | | | | | | -£2.751.087 -£3,343,235 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% | | | | | | | -£3,940,329 -£4,542,299 -£5,149,099 |
| 60% LAR : 40% CIR | 35% | | | | | | | -£5,760,680 -£6,413,259 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£7.073.032 -£7,737,729 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% nark land value | -£5,651,210 | E7,218,398 | →£7,244,258 | E7,287,601 | -E7,395,959 | £8,046,106 | \$85,407,298 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 620992 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E51,91782 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 51,749,850 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1,845,125 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,018,595 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £3,345,727 £2,656,816 | £1,224,971 £628,596 | £1,200,127 £603,838 | £1,158,392 £562,256 | £1,054,052 £458,300 | £428,016 -£165,431 | £80,218 -£511,950 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £1,963,291 £1,265,200 | £27,639 -£577,853 | £2,961 -£602,460 | -£38,480 -£643,772 | -£142,083 -£747,053 | | -£1,109,043 -£1,711,014 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £562.587 -£144.502 -£856.022 | | | | | | -£2,317,813 -£2,929,394 -£3,581,973 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£4,241,746 -£4,908,443 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £3,019,924 | -£4,387,112 | -£4,412,972 | -£4,456,315 | -£4,564,674 | -£5,214,820 | -£5,576,013 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--|---|--|--|--|--|---|---|
| Resi 10 - 50 Flats | | | | Value Area | Zone B - | £1,050 psf | | |
| No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | 1 | |
| Residual land values: | | | | Tenure | | LAR : CIR | | 1 |
| Tenure 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. 60% LAR. 40% CR. | % AH 5% 10% 25% 25% 30% 30% 40% 40% 40% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (100,264 0,649,941 0,586,893 1,586, | Base Build Costs, Access Prt M4(2), Aucoss Prt M4(2), S106, CII., Building Regs 2022 & Starcases CS84,369 C590, CS84,422 C590, CS84,422 C590, CS84,422 C590, CS84,423 C7590, C | Base Build Costs, Access Prt M4(2), Suilding Safety Lovy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & BREEAM Excellent CA-95 150 CA-95 ase Build Costs, Access Prt M4(2), Building Safety Levy, \$166, Cil., Building Safety Levy, \$166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (5.597, 384 (5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 4, 170, 260 4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (\$3073.99 (\$10.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) (\$1.00.09) | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BIGGOVERITY, Renewable Offset Payments, Sustainability & Embodied Carbon 40,224,76 40,247,76 40,247,76 41,247,77 41,247,77 41,247,77 |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£9,867,993 -£10,515,879 -£11,168,691 |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 15% 20% 25% 30% | | | | | | | -£11,826,380 -£12,488,898 -£13,156,196 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£13,828,228 -£14,538,233 -£15,262,128 |
| 60% LAR: 40% CIR Residual Land values compared to bench Medium Value Secondary Offices | 50% mark land values | -£13.457.332 | -£14.801.994 | -£14.827.855 | -£14.871.198 | £14,979,556 £57,186,000 | £15.629.702 | -£15,990,895 |
| incular value decondary offices | | | | | | 257,100,000 | <u> </u> | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | £2.320,282 £2,987,656 £3,619,662 £4,276,258 | | | | -£3,444,053 -£4,087,584 -£4,735,451 -£5,388,282 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | -£6,045,951 -£6,708,470 -£7,375,768 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£8,047,797 -£8,757,804 -£9,481,699 |
| Residual Land values compared to bench | 50% mark land values | -£7,676,903 | -£9,021,566 | -£9,047,428 | -£9,090,769 | -£9,199,127 | -£9,849,273 | -£10,210,468 |
| Lower Value Secondary Offices / Commun | ity Space | | 1 | | | £40,420,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £1.590.290 £844,755 £94,607 | -£547.668 -£1,199,762 -£1,856,438 | | -£614.248 -£1,266,102 -£1,922,656 | | | •£1.692.421 •£2,340,308 •£2,993,120 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | -£660.108 -£1,419,344 -£2,183,057 | | £2.542.254 £3,207,891 £3,877,981 | | | | £3,650,809 £4,313,327 £4,980,625 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | | | | | | -£5,852,654 -£6,362,661 -£7,986,556 -£7,846,533 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | *£5,261,760 | *£0,020,423 | ÷£0,052,263 | *£0,090,027 | £0,803,984 £20,601,000 | +£7,404,131 | ±1',010,323 |
| | | | | | | 220,001,000 | _ | Base Build Costs, |
| Tonure 50% LAR: 45% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £5 182 245 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodilversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Suchainability 21,103,687 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £3,676,041 £2,925,893 £2,174,178 | £1,633,617 £1,631,523 £974,848 £312,638 | £1,606,766 £1,606,766 £950,171 | £1,565,184 £908,730 £247,749 | £1,461,228 £805,127 £144,437 | £837,496 £183,510 | £490,978 -£161,834 -£810,522 |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 25% 30% 35% | £2,1/1,1/6 £1.411.942 £648,229 | £513,036 -£352.062 -£1,022,209 | £268,032 -£378,606 -£1,046,695 £1,721,104 | -£417.802 -£1,087,788 | £144,437 -£520.793 -£1,190,518 | -£113,201 -£1,138,737 -£1,806,903 -£2,470,600 | -£1.482.041 -£2,149,339 -£2,821.380 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 40% 45% 50% | | -£2,375,655 -£3,064,733 -£3,795,137 | | | | | -£3,531,376 -£4,255,270 -£4,984,038 |
| | , 50% | | 20, 80, 101 | 20,020,001 | 23,084,041 | 23,312,000 | | -14,004,030 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|--|--|---|--|--|--|--|
| Resi 10 - 50 Flats | | | | Value Area | Zone B - | £1,100 psf | | |
| No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | |
| Residual land values: | | | | Tenure | | LAR: CIR | |] |
| Tenuro 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R 6/9% LAR - 26/9 C/R | % AH 5% 5% 10% 10% 20% 20% 45% 45% 45% 50% ark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy 10 (22) 798 10 (20) (20) (20) (20) (20) (20) 10 (20) (20) (20) (20) (20) (20) 10 (20) (20) (20) (20) (20) (20) (20) (20 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CII, Building Regs 2022 & Starcases (5.89, 50) (5.89, 50 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 6,895,511 6,195,541 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 6,651,652 6,651,652 6,651,652 6,651,652 6,651,652 6,651,652 6,651,652 6,651,652 6,651,652 6,651,652 6,651,652 6,651,652 6,651,653 6,65 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety, S166, CIL, Buildings, S166, S16 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5,188,323 4,407,3719 5,186,324 | Base Build Costs, Access Prt M4(2), Stoe, CIL, Build Rogsto, Stoe, CIL, Build Rogst Su22 & Starcases, Wchair Prt M4(3), BrEEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 5.5.89 (38) EMBODIED Carbon 5.7.23 77 EMBODIED EMB |
| | | | | | | | | Base Build Costs. |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £7,116,363 £7,929,702 £8,745,562 | | | | | | -£10,221,481 -£10,934,888 -£11,653,125 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£12.376.141 -£13,103,889 -£13,836,321 |
| 60% LAR: 40% CIR | 50% | -£12,053,310 -£12.891.096 | -£13,452,822 -£14.210.019 | -£13,477,189 -£14.235.880 | -£13,518,041 -£14.279.223 | -£13,620,171 -£14.387.581 | -£14,249,263 -£15.037.727 | -£14,610,955 -£15.398.920 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | • | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £1.068.498 £270,996 -£531,162 | -£1.180.979 -£1,884,165 -£2,591,977 | | | | -£1.981.106 -£2,681,120 -£3,386,005 | -£2.330.289 -£3.028,919 -£3,732,523 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£4,441,052 -£5,154,480 -£5,872,696 |
| 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£6,595,712 -£7,323,461 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £5,439,388 £8,272,881 £7,110,668 | -£0,933,465 -£7,672,394 -£8,429,591 | -£0,957,863 -£7,696,760 -£8,455,451 | -£0,996,784 -£7,737,612 -£8,498,794 | +£7,101,085 +£7,839,742 +£8,607,152 | •£7,714,890 •£8,468,834 •£9,257,298 | -£8,830,526 -£9,618,491 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | nark land value: ty Space | | | | | £40,420,000 | 1 | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$2,455,450 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1,89225 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1,47,232 | Base Build Costs, Access Prt M4(2), Store Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1,042,558 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 554.584 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £2.088.139 £1,863,981 £1,057,209 | £510.978 -£196.835 -£909,228 | £466.133 -£221,592 -£933,906 | £444.397 -£263,174 -£975,347 | £340.058 -£367,130 -£1,078,950 | -£265.977 -£990.862 -£1,700,567 | £033.778 -£1,337,380 -£2,045,909 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £245.870 -£569,991 -£1,390,327 | -£1,626,156 -£2,347,576 -£3,073,439 | | -£1,692,076 -£2,413,314 -£3,139,019 | -£1,795,357 -£2,516,306 -£3,241,749 | -£2,415,046 -£3,134,251 -£3,858,134 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£4,928,318 -£5,680,750 -£6,435,383 |
| 60% LAR : 40% CIR | 50% | -£4,715,525 | -£6,034,448 | -£8,080,308 | -£6,103,652 | -£6,212,009 | -£6,862,156 | -£7,223,348 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | ank land value. | | | | | £20,601,000 |] | |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £4,695,266 £3,888,495 | £2,634,451 £1,922,058 | £2,609,694 £1,897,380 | £2,568,112 £1,855,939 | £2,464,156 £1,752,336 | £1,840,424 £1,840,424 £1,13,440 | £1,493,908 £1,493,908 £785,376 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% | £3,0/7,158 £2.261.295 £1,440,959 | £1,205,130 £483.710 -£242,153 | £1,180,523 £459.167 -£268,841 | £1,139,210 £417,971 -£307,733 | £1,035,929 £314,980 -£410,463 | £416,240 -£302.965 -£1,026,848 | £71,989 -£646,268 -£1,369,283 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £616,192 -£212,959 -£1,046,452 | -£972,417 -£1,707,037 -£2,445,965 | | -£1,037,857 -£1,772,356 -£2,511,184 | -£1,140,358 -£1,874,657 -£2,613,314 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£1,884,239 | -£3,203,162 | -£3,229,022 | -£3,272,366 | -£3,380,724 | -£4,030,870 | -£4,392,082 |

| Local Plan Viability Testing | 2025 | | _ | | | | _ | |
|--|--------------------------|---|--|--|--|--|---|--|
| Resi 10 - 50 Flats | | | | Value Area | Zone B - | £1,150 psf | | |
| No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | 1 | _ |
| Residual land values: | | | | Tenure | | LAR : CIR | | I |
| Tenure 6% LAR -6% CR 6% LAR -6% CR 6% LAR -6% CR | % AH 5% 10% 15% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 15,085(2) 10,515(3) 27,740(9) | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases 5, 15, 25, 25 5, 25, 27 5, 25, 27 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3166, CIt, Build Regs 2022 & Statrcasee, Wchair Prt M4(3) & BREEAM Excellent 15,57724 61,585.622 5,787.99 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BrEEAM Excellent & Biodiversity (5.05) 572 (2.27) 326 (5.76) 646 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (1,1726) (1,4726) (| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staffcrases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1,530,297 1,540,565 1,550,028 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 6 55 554 5 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £6,926,134 £6,053,650 | £5,039,620 £4,262,483 | £4,237,941 | £5,746,148 £4,973,702 £4,196,745 | £4,870,420 £4,093,753 | £4,250,732 £3,475,808 | £3,906,460 £3,132,506 £2,353,771 £1,570,304 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £5.176.691 £4,295,300 £3,409,523 £2,519,408 | £3.480.902 £2,694,919 £1,904,582 £1,109,935 | £3.456.414 £2,670,480 £1,880,183 £1,085,568 | £3.415.322 £2,629,480 £1,839,263 £1,044,717 | £3.312.591 £2,526,979 £1,736,962 £942,587 | £2.696.207 £1,911,974 £1,123,157 £329,804 | £1,570,304 £7,82,155 £10,793 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,519,408 £1,624,998 | £1,109,935 £311,022 | £1,085,568 £286,682 | £1,044,717 £245,887 | £942,587 £143,897 | £329,804 -£495,896 | -£10,793 -£857,088 |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land values | • | | | | £97,649,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£7,750,701 -£8,510,024 -£9,274,272 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£10,043,397 -£10,817,352 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£11.596.086 -£12,379.553 -£13.167.703 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£11,430,449 -£12,324,860 | -£12,839,922 -£13.638.835 | -£12,864,289 -£13,663,175 | -£12,905,140 -£13,703,970 | -£13,007,270 -£13.805.980 | -£13,620,053 -£14,445,753 | -£13,980,650 -£14,806,946 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land values | | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £1,346,403 £488,063 | -£825,520 -£1,589,050 | | | | | -£1,970,273 -£2,729,595 |
| 60% LAR: 40% CIR | 20% | | | -£2,381,839 -£3,154,414 -£3,931,488 | | | | -£3,493,843 -£4,262,969 -£5,036,923 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | -£5,815,657 -£6,599,125 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | | | | | | | -£7,387,274 -£8,180,221 -£9,026,517 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | nark land values | • | | | | £40,420,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 24,550/26 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2230,359 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 12201.686 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22,156,5331 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1528.402 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £1,19218 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £3.741.545 £2,883,206 £2,019,810 | £1.569.623 £806,093 £37,982 | £1.544.7/9 £781,336 £13,304 | £1.503.043 £739,754 -£28,137 | £1.398.704 £635,798 -£131,740 | £17,2.668 £12,066 -£753,358 | £424.870 -£334,452 -£1,098,700 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £1.151.848 £279,364 £597.595 | -£734.665 -£1,511.802 -£2,293.384 | -£759.271 -£1,536,345 -£2,317.672 | | | | -£1.867.826 -£2.841,780 -£3.420.514 |
| 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£4,203,982 -£4,992,131 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£3,254,877 -£4,149,288 | -£4,664,351 -£5,463,264 | -£4,688,717 -£5,487,604 | -£4,729,569 -£5,528,399 | -£4,831,699 -£5,630,388 | -£5,444,481 -£6,270,181 | -E6,631,374 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land values | : | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £7,422,032 £6,572,831 | £5,159,814 £4,400,909 | £5,134,874 £4,376,065 | £5,092,972 £4,334,329 | £4,988,217 £4,229,990 | £4,359,687 £3,603,953 | £4,010,504 £3,256,156 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £5,714,492 £4,851,096 £3,983,134 | £3,637,379 £2,869,267 £2,066,620 | £3,612,622 £2,844,590 £2,072,015 | £3,571,040 £2,803,148 £2,030,702 | £3,467,083 £2,899,545 £1,927,420 | £2,843,352 £2,077,928 £1,307,732 | £2,496,833 £1,732,586 £963,480 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £3.110.650 £2,233,691 | £1,319,483 £537,902 | £1,294,941 £513,414 | £1,253,745 £472,322 | £1.150.753 £369,591 | £532.808 -£246,793 | £189.508 -£589,229 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAP : 40% CIP | 35% 40% 45% | £1,352,300 £466,523 | -£248,081 -£1,038,418 | -£272,520 -£1,082,817 -£1,857,432 | -£313,520 -£1,103,737 -£1,898,283 | | -£1,031,026 -£1,819,843 -£2,613,196 | -£1,372,696 -£2,160,845 -£2,953,793 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,318,002 | -£2,631,978 | -£2,656,318 | -£2,697,113 | -£2,799,103 | -£3,438,896 | -£3,800,088 |

| March 1798 | Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|---|--|---|---|--|--|---|--|
| Table | Resi 10 - 50 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| Trunce Section Secti | No Units Site Area | 50 0.14 Ha | | • | Sales value inflation | | Base Base | 1 | |
| Training Sept Description Sept Descriptio | | | | | Tenure | | LAR : CIR | |] |
| Base Build Costs, Access PT MADI, Access PT | 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy E11,487,086 E10,581,763 E8,796,697 F7,850,001 E8,900,001 E8,900,001 E8,900,001 E8,000,001 E8,000,007 E8,182,288 E2,191,234 | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 92,17,178 68,402,555 67,583,306 68,783,112 55,088,257 64,260,957 63,419,256 | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 519,7711 67,595,549 69,74,796 69,74,796 61,384,817 61,384,817 61,384,817 61,384,817 61,384,817 61,384,817 | Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1,305,337 \$2,516,697 \$6,693,357 \$6,695,126 \$4,105,377 \$2,333,316 | Access Prt M4(2), S106, CIL, Build Regs Suiding Safety Levy, S106, CIL, Build Regs Su22 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments C0045542 Excellent, C0045542 Excellent, C0045542 Excellent, C0045542 Excellent, C0045542 Excellent, C0045542 Excellent, C0045542 Excellent, C0045542 Excellent, C004564 | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (1,795) | Access Prt M4(2). Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircasee, Wichair Prt M4(3). BREEAM Excellent, Blodoversity, Renewable Offset Payments. Sustainability & Embodied Carbon \$15,462,761 \$15,662,765 \$15,462,761 \$15,662,765 \$15,96 |
| Base Build Costs, Access PT MADI, Access PT | | | | | | | | | Base Build Costs, |
| Company Comp | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| ## 1997 Part of the Control of the | 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | | | | | | | -£6,692,055 -£7,507,096 |
| Tenure | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | | | | -£8,327,002 -£9,151,906 -£9,981,578 |
| | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | | | | | £10.4/3.596 £11,313,547 £12,158,081 | -£.10,816,031 -£.11,655,216 -£.12,499,084 |
| ### Rate Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(3), Base Build Costs, Access PT M4(3), Building Safety, Levy, 4 (2), Building Safety, | 60% LAR : 40% CIR | 50% | -£10,607,569 -£11,758.623 | -£12,227,022 -£13.081.652 | -£12,251,388 -£13.105.992 | -£12,292,240 -£13.146,789 | -£12,394,370 -£13.248.778 | £13,860,713 | -£13,347,567 -£14,214,971 |
| Base Build Costs, | Medium Value Secondary Offices | nark ianu value: | • | | | | £57,186,000 | | |
| | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £3.317.638 £2,412,335 £1,502,444 | £1.047.749 £233,126 -£586,122 | £1.022.811 £208,282 -£610,879 | £980.908 £166,547 -£652,461 | £876.153 £62,208 -£756,417 | £247.622 -£563,629 -£1,380,149 | -£101.561 -£911,627 -£1,728,668 |
| Pack | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £587,269 -£337,317 -£1,266,424 | | | | | | -£2,546,634 -£3,371,477 -£4,201,150 |
| Reliability Control | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | | | | | | | -£5,035,602 -£5,874,787 -£6,718,655 |
| Company Comp | 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£5,027,161 -£5,978,194 | -£6,446,593 -£7,301,224 | -£8,470,980 -£7,325,564 | -£8,511,812 -£7,386,360 | -£8,613,941 -£7,468,349 | -£7,226,724 -£8,080,284 | -£7,567,158 -£8,434,542 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Statrcases, Whale Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Statrcases, Whale Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Statrcases, Whale Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Statrcases, Whale Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Statrcases, Whale Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Statrcases, Whale Prt M4(3), Building Safety Levy, S106, CIL, Building Regs 2022 & Statrcases, Whale Prt M4(3), Building Safety Levy, S106, CIL, Building Regs 2022 & Statrcases, Whale Prt M4(3), Building Safety Levy, S106, CIL, Building Regs 2022 & Statrcases, S106, CIT, Building Regs 2022 & Statrcases, S106, CIT, Building Regs 2022 & Statrcases, S106, CIT, Building Regs 2022 & Statrcases, S106, CIT, Building Regs 2022 & Statrcases, S106, CIT, Building Regs 2022 & Statrcases, S106, CIT, Building Regs 2022 & Statrcases, S106, CIT, Building Regs 2022 & Statrcases, S106, CIT, Building Regs 2022 & Statrcases, S106, CIT, Building Regs 2022 & Statrcases, S106, CIT, Building Safety Levy, S106, CIT | Residual Land values compared to benchr Lower Value Secondary Offices / Commun | mark land values ity Space | | | | | £40,420,000 |] | |
| CON_LAK67-CR | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| COST AR - | 60% LAR : 40% CIR | | £5,712,780 £4,807,478 £3,897,440 | £3,442,692 £2,628,269 £1,809,021 | £3,417,953 £2,603,425 £1,784,264 | £3,370,051 £2,561,690 £1,742,682 | £3,271,296 £2,457,350 £1,638,725 | £2,042,765 £1,831,314 £1,014,994 | £2,293,582 £1,483,516 £688,475 |
| Spit Coll | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £2,962,412 £2,057,826 £1,128,718 | £156.826 -£676.029 | £132.220 -£700,572 | £919,072 £90,907 •£741,768 | £815,469 -£12,374 -£844,759 | £193,802 -£632,083 -£1,462,704 | -£151,691 -£976,334 -£1,806,007 |
| Residual Land Values compared to benchmark land values | | 35% 40% | £ 195,135 -£742,879 -£1,685,279 | | | | | | -£2,640,460 -£3,479,644 -£4,323,512 |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Payments Biodiversity, Renewable Offset Payments & Payments Biodiversity, Renewable Offset Payments & Payments Biodiversity, Renewable Offset Payments & Payments Biodiversity, Renewable Offset Payments & Payments Biodiversity, Renewable Offset Payments & Payments Biodiversity, Renewable Offset Payments & Payments Biodiversity, Renewable Offset Payments & Payments Biodiversity, Renewable Offset Payments & Payments Biodiversity, Renewable Offset Payments & Payments Biodiversity, Renewable Offset Payments, Renewable Offset Payments, Biodiversity, Renewab | 60% LAR : 40% CIR | 50% | £2,632,018 £3,583,052 | -£4,051,450 -£4,906,081 | £4,075,817 £4,930,421 | -£4,971,217 | -£4,218,799 -£5,073,207 | -£4,831,581 -£5,685,141 | -£5,172,015 -£6,039,399 |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, Stopper M4(2), Building Saf | Secondary Industrial/Storage/Distribution | rand values | - | | | | £20,601,000 | | |
| 60% LAR. 49% CR 10% 62.72873 62.600,308 62.615.649 62.72877 62.470.011 62.846.279 62.497.81 62.600,308 62.615.649 62.728.278 62.470.011 62.846.279 62.470.011 62.846.279 62.470.011 62.846.279 62.470.011 62.846.279 62.470.011 62.846.279 62.470.011 62.846.279 62.470.011 62.846.279 62.470.011 62.846.279 62.470.011 62.846.279 62.470.011 62.846.279 62.470.011 62.846.279 62.470.011 62.470.279 62.470.011 62.470. | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% AR. 40% CR 25% 1298 004 12.156.257 12.107.14 12.008.518 11.988.527 13.98.581 11.005.279 10.00% AR. 40% CR 25% 25% 25% 25% 25% 25% 25% 25% 25% 25% | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £8,044,068 £7,638,763 £6,728,873 | £6,274,178 £5,459,555 £4,640,306 | £6,249,239 £5,434,711 £4,615,549 | £5,392,975 £4,573,967 | £6,102,562 £5,288,636 £4,470,011 | £5,474,051 £4,662,600 £3,846,279 | £0,124,806 £4,314,802 £3,499,761 |
| 00% LAX: 40% CR 40% £1,146,007 4369,799 4394,196 4455,118 4357,479 4.1,151,224 43,149,227 60% LAX: 40% CR 45% £199,288 41,220,155 41,244,531 41,255,333 4,139,731 42,200,256 42,349,730 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £5,813,697 £4,889,111 £3.960.004 | £3,816,476 £2,988,112 £2,155,257 | £3,791,799 £2,983,505 £2,130,714 | £3,750,357 £2,922,192 £2.089.518 | £3,646,755 £2,818,911 £1.986.527 | £3,025,137 £2,199,222 £1,368,581 | £2,679,795 £1,854,951 £1.025,279 |
| 60% LAR: 40% CR 45% £199.268 £1.201.165 £1.244.551 £1.255.33 £1.357.513 £2.200.265 £2.340.730 60% LAR: 40% CR 50% £751.768 £2.04.785 £2.04.785 £2.04.915 £2.14.931 £2.241.921 £2.653.85 £3.201.113 | 60% LAR: 40% CIR | 35% 40% | £3,026,421 £2,088,407 £1,146,007 | £1,317,957 £476,256 -£369,799 | £1,293,469 £451,817 -£394,198 | £1,252,377 £410,816 -£435,118 | £1,149,646 £308,316 -£537,419 | £533,261 -£306,690 -£1,151,224 | £190,826 -£648,359 -£1,492,227 |
| | 60% LAR : 40% CIR | 45% | £199.268 -£751,768 | -£1,220,185 -£2,074,795 | -£1.244.531 -£2,099,135 | -£1,285,383 -£2,139,931 | -£1,387,513 -£2,241,921 | -£2,000,295 -£2,853,855 | -£2,340,730 -£3,208,113 |

| Site Area 0.14 Ha Build cost inflation Basse Fenue LAR : CIR | Local Plan Viability Testing | 2025 | | | | | | | | | |
|--|--|---|---|---|--|---|---|--|--|--|--|
| State Company Compan | Resi 10 - 50 Flats | | | | Value Area | Zone B - | £1,250 psf | | | | |
| Column | No Units | 50 0.14 Ha | | - | Sales value inflation | | | 1 | | | |
| Training | Residual land values: | 0.14 Ha | | | Tenure | | LAR : CIR | |] | | |
| Base Build Costs and Access PT M407, 19 Base Build Costs and Access PT M407, 19 Base Build Costs, 19 Base | 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy E1209,100 E11.647.096 E10.681703 E9.711,168 E8.780,136 E7.782.356 E8.762.152 E8.762.154 E8.767.514 E8.767.514 E8.767.514 E8.767.514 | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 2022 & Staircases 19,461,201 18,586,234 57,706,687 68,822,603 15,944,031 54,944,031 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent £10,306,603 £5,551,477 £7,007,007 £5,009,487 £5,009,487 £5,019,154 £5,119,154 £2,311,569 | Access Prt M4(2), Building Safety Levy, \$106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £10,284,701 £5,384,508 £5,766,884 £5,886,290 | Access Prt M4(2), S106, Cit., Building Sefety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 10 10595 10 10 10595 10 10 10 10595 10 10 10 10 10 10 10 10 10 10 10 10 10 1 | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (555)416 (505)454 | Access Prt M4(2), Side, Cill, Building Safety Lovy, Side, Cill, Building Safety Lovy, Side, Cill, Building Safety Safety Safety Safety Safety Safety Safety Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 10.162.322 10.16464 10.1 | | |
| Base Build Costs, Access P1 M4C), A SUM Base Build Costs, Costs P1 M4C), SUM Base Build Co | | | | I | I | I | 251,045,000 | · I | I | | |
| Company Comp | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | | | |
| Page | 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | | | | | | | -£7,379,853 -£8,260,415 | | |
| ## 1997 | | | | | | | | | | | |
| Marchin Value Accounty (Office Accounts of Marching Value Accounty (Office Accounts of Marching Value Accounty (Office Accounts of Marching Value Accounts | 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% | | | | | | | | | |
| Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Building Safety Lowy, 2006, CIL, Build Regis Satisfaces, Building Safety Low, 2006, CIL, Build Regis Satisfaces, Building Safety Low, 2006, CIL, Build Regis Satisfaces, Building Safety Low, 2006, CIL, Building S | Residual Land values compared to benchmark land values | | | | | | | | | | |
| Base Build Costs, Access PT M4(7), Acc | Medium Value Secondary Offices | | | 1 | 1 | ı | £57,186,000 | | | | |
| Column | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Company Comp | 60% LAR : 40% CIR | 0% 5% 10% | £4.439.672 £3,478,267 £2.512.275 | £2.162.113 £1,291,772 £416.806 | £2.137.174 £1,266,928 £392,048 | £2.095.272 £1,225,193 £350.486 | £1.990.517 £1,120,853 £246,511 | £1.361.987 £494,817 | £1.012.804 £147,020 | | |
| ## Part | 60% LAR: 40% CIR | | £1,541,740 £566,707 | -£462,742 -£1,346,826 | | -£528,861 -£1,412,744 | -£632,464 -£1,516,025 | | -£1,599,425 -£2,479,986 | | |
| March Marc | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | £1,017,303 -£4,255,548 -£5,150,451 | | |
| Residual cut values commande to inscriment flower Values Secondary Offices I Commentify Space 1997 19 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | -£4,992,929 -£5,898,911 | | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, | Residual Land values compared to benchr | mark land value | \$ | *20,744,042 | -60,700,352 | -20,005,176 | -20,911,107 | -21,023,102 | *E7,603,000 | | |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, Stores Prt M4(2), Building Safety Lovy, Stores Prt M4(3), Building | Lower Value Secondary Offices / Communi | ity Space | | 1 | T | ı | £40,420,000 | | ı | | |
| Cont. Cont | Tenure | % A H | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Column | 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £5.873.410 £4,907,418 | £3.686.915 £2,811,948 | £3.662.071 £2,787,191 | £3.620.336 £2,745,609 | £3.515.996 £2,641,654 | £2.889.960 £2,017,921 | £2.542.162 £1,671,403 | | |
| Cont. Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £3,936,883 £2,961,849 £1,978,073 | £1,932,401 £1.048.317 £159,744 | £1,907,723 £1,023,711 £135,202 | £1,868,282 £982.398 £94,004 | £1,762,679 £879.117 -£8,986 | £1,141,062 £259.428 -£626,931 | £795,/18 -£84.844 £3,412,446 | | |
| Residual Land values command to benchmark fand values | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £987,866 -£6,772 | -£733,274 -£1,630,693 | -£757,761 -£1,655,132 | -£798,854 -£1,696,133 | | | -£1,860,405 -£2,755,308 | | |
| Recidal Ladv Value Comment for benchmark family values C8.891.000 C8.891.000 C8.891.000 C8.891.000 C8.891.000 C9.891.000 | 60% LAR : 40% CIR | 45% 50% | £1,005,795 -£2,009,158 -£3,016,816 | -£3,438,550 -£4,348,899 | -£3,462,917 -£4,373,239 | -£2,387,786 -£3,503,768 -£4,414,035 | -£3,605,898 -£4,518,024 | -£4,218,681 -£5,127,959 | -£4,559,115 -£5,467,923 | | |
| Base Build Costs, Access Prt M4(2), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity & Sustainability & Research Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity & Sustaircases, Whair Prt M4(3), BREEAM Exce | Residual Land values compared to benchin Secondary Industrial/Storage/Distribution | mark land value | s | | | | F20 RD1 000 | 1 | | | |
| Tenure | | | Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Ly, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Stope, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| 60% LAR: 40% CR 10% 17.887/03 15.548.224 55.818.477 15.578.895 15.472.940 12.486.207 12.502.898 10.547.2440 12.578.895 15.572.348 15.272.044 15.578.895 15.572.348 15.272.044 15.578.148 15.272.044 15 | | | Building Safety Levy £9,666,100 | 2022 & Staircases £7,388,542 | BREEAM Excellent | Biodiversity £7,321,701 | Payments £7,216,945 | Sustainability £6,588,416 | Embodied Carbon | | |
| 60% LPR: 40% CR 25% 44.09.359 £2.991.000 £2.964.647 £2.952.200 £2.22.000 £2.200.355 £2.24.712 60% LPR: 40% CR 30% 63.891.55 £2.066.011 £2.073.555 £2.02.42 £1.92.270 £1.313.316 £970.881 60% LPR: 40% CR 35% £2.24.2514 £1.200.599 £1.761.54 £1.35.53 £1.020.62 £417.646 £75.978 60% LPR: 40% CR 40% £1.252.640 £298.818 £274.221 £23.500 £131.199 £42.660 £322.065 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £8,704,696 £7,738,703 £6,768,168 | £6,518,201 £5,643,234 £4,763,687 | £6,493,356 £5,618,477 £4,739,008 | £6,451,621 £5,576,895 £4,697,568 | £6,347,281 £5,472,940 £4,593,965 | £5,721,246 £4,849,207 £3,972,348 | £5,373,448 £4,502,689 £3,627,004 | | |
| \$\text{Ord_LACL_\$\text{\ti}}\text{\tetx}\text{\texit{\text{\texit{\text{\texict{\text{\texit{\text{\texict{\texict{\texit{\texit{\texit{\texi{\texi{\texi{\texi{\texi{\texi{\texi{\texi{\texi{\texi{\texi{\texic | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £5,793,135 £4.809.359 | £3,879,603 £2,991,030 | £3,854,997 £2,966,487 | £3,813,684 £2,925,290 | £3,710,403 £2,822,300 | £3,090,714 £2,204,355 | £2,746,442 £6.243.732 | | |
| 60% LAR, 40% CR 45% (622-177 450) 244 451151 452745 47845 47945 47 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £3,819,152 £2,824,514 £1,825.490 | £2,098,011 £1,200,593 £298.818 | £2,073,525 £1,176,154 £274.421 | £2,032,432 £1,135,153 £233.500 | £1,929,701 £1,032,652 £131.199 | £1,313,316 £417,648 -£482,606 | £970,881 £75,978 -£823,609 | | |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £822.127 -£185,530 | -£607.264 -£1,517,613 | -£831.631 -£1,541,953 | -£672.483 -£1,582,750 | -£774.613 -£1,684,738 | -£1.387.395 -£2,298,874 | -£1,727,829 -£2,638,638 | | |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|--|--|---|---|---|---|--|--|
| Resi 10 - 50 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units Site Area | 50 0.14 Ha | | - | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | • | Base LAR : CIR | |] |
| Tenure 695, LAR, 695, CR 695, | % AH 5% 10% 10% 15% 39% 39% 40% 40% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (13,731,134 81,135,134 81,104,135 61,004,907 7,554,807 7,554,807 7,554,807 7,554,807 8,547,97 1,539,97 1 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & \$106, CIL, Building Regs 2022 & Starcases \$11,441,996 \$15,998,912 \$1,998,912 \$1,998,912 \$1,998,913 \$1,998,913 \$1,998,913 \$1,998,913 \$1,998,913 \$1,998,913 \$1,998,913 \$1,998,913 \$1,998,913 \$1,998,913 \$1,998,913 \$1,998,913 \$1,998,913 | Base Build Costs, Access Prt M4(2), Suiding Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$1346,833 \$1554.465 \$6,679.218 \$6,795.79 \$1,795.79 \$1,795.79 \$1,795.79 \$1,795.79 \$1,795.79 \$1,795.79 \$1,795.79 \$1,795.79 \$1,795.79 \$1,795.79 \$1,795.79 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1,375,569 \$1,375,569 \$1,375,569 \$1,375,469 \$1,375,469 \$2,384,518 \$2,283,418 \$2,283,418 \$2,283,418 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircasee, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (11,272,886) (14,486,173) (14,486,174 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renowable Offset Payments & Sustainability \$10,645,779 \$2,766,457 \$2,766,457 \$3,766,457 \$4,766,457 \$4,766,457 \$4,766,457 \$4,766,457 \$4,766,457 \$4,766,457 \$4,766,457 \$4,766,457 \$4,766,457 \$4,766,457 \$5,766,457 \$4,76 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safery Levy, S106, CILL, Build Rogs 2022 & Stalicasse, Wchair Prt M4(3), BrEEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (10,295,596 (10,29 |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£4,574,764 -£5,501,241 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | |
| 60% LAR: 40% CIR Residual Land values compared to benchr Medium Value Secondary Offices | 50% nark land values | ÷£1U.020.151 | £11.907.288 | £11.991.029 | £12.032.425 | £12.134.413 £57,186,000 | ±12.740.349 | £13.086.312 |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £5.561.706 £4,544,199 £3.522.106 | £3.271.969 £2,350,419 | £3.247.404 £2,325,574 £1.304.976 | £3,206,132 £2,283,838 £1,353,394 | £3.102.952 £2,179,499 | £2.476.351 £1,553,462 £625,708 | £2.127.167 £1,205,665 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £2,495,468 £1,464,333 | £484,467 -£455,334 | £459,789 -£479,941 | £418,348 -£521,253 | £314,745 -£624,535 | -£306,872 -£1,244,223 | -£852,214 -£1,588,495 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £428,744 -£614,548 | -£1,399,625 -£2,348,362 | | | | | |
| | 35% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £3,781,441 £4,845,722 | -£5,220,793 -£6,186,880 | -£6,245,159 -£6,211,200 | -£5,286,011 -£6,251,998 | -£6,388,142 -£6,353,985 | -£6,965,920 -£6,965,920 | -£6,341,358 -£7,305,883 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | nark land values ity Space | • | | | | £40,420,000 | 1 | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Satety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £6.939.342 £5,917,249 | £4.745.561 £3,814,876 | £4,720,717 £3,790,119 | £4.678.981 £3,748,537 | £4.574.642 £3,644,582 | £3.948.605 £3,020,849 | £3.600.808 £2,674,331 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £4,890,611 £3,859,476 | £2,879,610 £1,939,809 | £2,854,932 £1.915,202 | £2,813,491 £1.873,890 | £2,709,888 £1.770,608 | £2,088,271 £1,150,920 | £1,742,928 £806.648 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £2,823,887 £1,780,596 £720,335 | £995,517 £46,781 | £970,975 £22,294 | £929,778 -£18,799 -£971,796 | £826,787 -£121,530 -£1,074,397 | £208,842 -£737,915 | -£134,460 -£1,080,350 -£2,030,971 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | -£326.312 -£1,386,299 | -£1.863.848 -£2,825,650 | | | | | |
| 60% LAR : 40% CIR | 50% | -£2,450,579 | -£3,791,717 | £3,816,057 | -£3,858,853 | -£3,958,842 | £4,570,777 | -£4,910,741 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | nark land values | • | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Tenure 60% LAR : 40% CIR | % AH 0% 5% | Building Safety Levy £10,788,134 | 2022 & Staircases £8,498,398 | E8,473,833 | £8,432,560 | £8,329,380 £7,405,037 | 5ustainability £7,702,779 | £7,353,596 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £8,770,628 £8,748,535 £7,721.897 | £7,576,847 £6,646,162 £5,710.896 | £7,552,002 £6,621,405 £5,686.218 | £6,579,823 £5,644,777 | £6,475,867 £5,541,174 | £5,779,891 £5,852,135 £4,919.557 | £5,505,616 £4,574.214 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £6,690,761 £5,655,173 | £4,771,094 £3.826.803 | £4,746,488 £3.802.260 | £4,705,176 £3.761.063 | £4,601,894 £3,658,073 | £3,982,206 £3.040.128 | £3,637,934 £2,696,825 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £4,611,882 £3,560,621 £2,504,974 | £2,878,066 £1,924,929 £967,427 | £2,853,579 £1,900,490 | £2,812,487 £1,859,490 | £2,709,756 £1,756,989 | £2,093,371 £1,141,984 | £1,750,936 £800,315 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £2,504,974 £1,444,987 £380,708 | £5.636 | £943,038 -£18.731 | £902,118 -£59.582 | £/99,818 -£161.713 | £108,013 -£774.495 | £1.114.930 -£1.2070.455 |
| 00 /8 DAK : 40% CIK | UU76 | £360,700 | -1300,431 | -1364,772 | *L1,020,008 | ·L1,127,000 | -1,739,492 | *************************************** |

| Local Flan Viability Testing | | | 1 | | | | | |
|--|---|--|--|---|--|---|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone B - | £900 psf | | |
| No Units Site Area | 60 0.14 Ha | 1 | • | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.14 Ha | 1 | | Build cost inflation Tenure | 1 | LAR : CIR | |] |
| Tenure 60, LAR, 40% CR 60% LAR, 40% CR | % AH 0% 5% 10% 25% 25% 35% 45% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Sately Levy (4,52,50) (4,12,50) (4,12,50) (4,12,50) (4,12,50) (4,12,50) (4,12,50) (4,12,50) (4,12,50) (4,12,50) | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Building Regs 2022 & Stalenses CH494555 CH494555 CH4945 CH494 CH494 CH49 CH49 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIt, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BRRE M4(3) & 5237,60 (17,785,30) (17,785,30) (17,785,30) (10,388) | Base Build Costs, Access Prt M4(2), Building Sefety Levy, S166, CIL, Build Rega 2022 & Stalicrases, Wichair Prt M4(3), Biotecrafty 2022 (Stalicrases, Wichair Prt M4(3), Biotecrafty 2022 (Stalicrases), 17,444,692 41,744,693 41,744,6 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CLL, Build Regs Building Safety Levy, \$166, CLL, Build Regs Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (2778-74 (247-74) | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Building Safety Services, S102 & Staircases, Wichari Prt M4(3), BREEAM Excellent, Blodiversity, Kanewable Offset Psymmets & Sustainability (14,48,516 (1895,110 (1995,11) (1995,110 (1995,1 | Base Build Costs, Access Prt M4(2), Building Safety Leg 1916, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 21, 1971 24, |
| Higher Value Secondary Offices | 1 | | I | I | I | £97,649,000 | I | |
| Tonuro | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£14,588,530 -£15,359,837 | -£16,312,842 -£16,969.065 | -£16,343,908 -£17,000,099 | -£16,395,992 -£17.052.110 | -£16,526,201 -£17.182.140 | -£17,307,457 -£17,962,315 | -£17,741,488 -£18,395,747 |
| Residual Land values compared to benchn Medium Value Secondary Offices | nark land values | | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% | | | | | -£7,044,164 -£7,638,607 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | | | | | | | |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | nark land values ity Space | | | | | £40,420,000 | 1 | |
| Tonuro | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | -£3.296.898 -£3.880.871 -£4.470.424 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 35% 40% 45% | | | | | | £7,295,073 -£7,935,581 -£8,578,934 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5076 | -£6,509,142 -£7,280,448 | -£8,233,454 -£8,889,677 | -£8,264,520 -£8,920,710 | -£8,316,604 -£8,972,722 | -£8,446,813 -£9,102,751 | -£9,228,069 -£9,882,927 | -£9,862,100 -£10,316,359 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land values | | | | | £20,601,000 |] | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 25-88-772 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £2,016,721 £1,329,681 £634,333 | £498,921 £1,082,895 £1,672,448 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | -£70,496 -£780,833 -£1496,623 | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | -£4,353,515 -£4,998,397 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£4,482,472 | -£5,435,478 -£6,091,701 | -£6,122,734 | -£6,174,745 | -£6,304,775 | £6,430,093 -£7,084,950 | -£6,864,123 -£7,518,382 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | | |
|---|--|--|---|--|--|--|--|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone B | £950 psf | | | |
| No Hear | | | J | 0.1 | | In | | | |
| No Units Site Area | 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 | |
| Residual land values: | | | | | | | | | |
| Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | % AH 5% 10% 15% 20% 20% 30% 30% 30% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Building Safety Levy Building Safety Safety Safety br>Safety Sa | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Building Regs 2022 & Starkareses CA 101, 503 CA 1 | Base Build Costs, Access Prt M4(2), Stiller, CIL, Build Regal Suilding Safety Lovy, Stiller, CIL, Build Regal Suild Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), BREEAM Excellent 8, Biodiversity C1, 819, 943 C1, 819, 94 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wohair Prt M4(3), BKEEAM Excellent, Biodiversity & Renewable Offset Payments (2, 449, 429, 2, 28, 27, 28, 28, 28, 28, 28, 28, 28, 28, 28, 28 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Comments & Comm | Base Build Costs, Access Prt M4(2), Stoe, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BioGovarity, Renewalth Gotter Payments, Sustainability & Embodied Carbon 2029 & Staircases, Wchair Prt M4(3), Biodovarity, Renewalth Gotter Payments, Sustainability & Embodied Carbon 2029 594 114(3):59 114(3): | |
| Higher Value Secondary Offices | | | | | | £97,649,000 |] | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable, Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | | | | | | | -£11,488,747 -£12,135,078 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | -£12,787,409 -£13,445,682 -£14,124,233 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | -£14,825,353 -£15,532,504 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | £14,814,607 £15,538,013 £16,262,857 | | £14,897,884 £15,619,162 £16,345,902 | | -£15,810,871 -£16,530,627 -£17,256,107 | -£16,245,626 -£16,964,659 -£17,689,538 | |
| Residal. Land values compared to benchmark tend values Medium Value Secondary Offices SECOND | | | | | | | | | |
| median value decondary offices | | | | | | 257,186,000 | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% 10% | -£1.111.978 -£1,881,168 -£2,815,947 | | | | | | -£5,136,054 -£5,776,324 -£6,422,654 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | -£7,074,986 -£7,733,259 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£8,411,809 -£9,112,929 -£9,820,081 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£10,533,203 -£11,252,235 | |
| Residual Land values compared to benchm | ark land value | *E0,929,120 | €.10,030,433 | -2.10,081,400 | £10,035,476 | -2.10,703,307 | £11,043,063 | 12(1,977,110 | |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Leys, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4C, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £505.797 -£248.982 | | | | | | -£3,409,359 -£4,055,690 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | | | | | | | -£4,708,021 -£5,366,294 -£6,044,845 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | -£5,407,133 -£6,102,738 | | | -£8,745,984 -£7,453,116 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£5,719,951 -£6,562,764 | -£7,456,625 -£8,183,469 | -£7,487,690 -£8,214,502 | -£7,539,774 -£8,266,513 | -£7,669,984 -£8,396,543 | -£8,451,239 -£9,176,718 | -£8,885,271 -£9,610,150 | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 | 1 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | £4,052,963 £3,303,773 | £1,429,104 £783,282 | £1,398,719 £753,014 | £1,347,670 £702,167 | £1,220,046 £575,049 | £454,301 -£187,657 | £28,887 -£611,383 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £2,548,994 £1,788,680 £1,022,888 | £131,825 -£525,213 -£1,187,776 | £101,662 -£555,279 -£1 247,755 | £51,003 -£605,767 -£1,260,067 | -£75,647 -£731,987 -£1 303,916 | | -£1,257,713 -£1,910,045 -£2,569,319 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £247.883 -£536.489 | -£1.855.811 -£2,529,260 | -£1.885.712 -£2,559,094 | | | | -£3.246.868 -£3.947.988 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIP | 35% 40% 46% | | | -£3,252,489 -£3,968,349 -£4,669,714 | | | | -£4,655,139 -£5,368,262 -£6,087,224 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2.621.975 -£3,784,787 | -£5,385,492 | -£5,416,525 | -£5,468,537 | -£5,598,566 | -£6,378,742 | -£6,812,174 | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|--|---|---|--|---|---|--|
| Rosi 11 - 60 Flats | | | Value Area | Zone B - : | E1,000 psf | | | |
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | _ |
| Residual land values: | | | | Tenure | | LAR : CIR | | I |
| Tenure 69% LAR. 69% CR 69% LAR. 69% CR 69% LAR. 69% CR 69% LAR. 69% CR 69% LAR. 69% CR 69% LAR. 69% CR 69% LAR. 69% CR 69% LAR. 69% CR 69% LAR. 69% CR 69% LAR. 69% CR 69% LAR. 69% CR 69% LAR. 69% CR 69% LAR. 69% CR | % AH 5% 10% 10% 15% 25% 40% 45% 50% hark land valuer | Base Build Costs and Access Prt M4(2) & Building Safety Levy G. 316, 122 C. 546, 123 C. 546, 123 C. 546, 123 C. 547, 123 C. 54 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases 1,557,542 1,559,549 1,55 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (5,645,614 (1,550,33) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5,595,332 5,194,099 5,144,945 6,1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 5, 449,526 1, 13, 12, 12, 12, 12, 12, 12, 12, 12, 12, 12 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Building Safety Levy, 5166, CIL, Building Safety Levy, 5166, CIL, Building Safety Levy, 5166, CIL, Building Safety Levy, 5166, CIL, Building Safety, 5166, CIL, Building Safety, 516, CIL, Safety, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (2, 289, 552, 553) (2, 155, 557) (1, 15, 56 |
| | | | | | | | | Base Build Costs. |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Ptt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£10,206,543 -£10,920,358 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | -£10,335,896 -£11,085,701 | | | -£11,640,174 -£12,365,932 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£13,836,660 -£14,614,433 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | -£14,050,435 -£14,842,333 -£15,639,693 | | -£14,963,421 -£15,753,798 -£16,549,898 | -£15,398,177 -£16,187,829 -£16,983,330 |
| Residual Land values command to benchmark land values Medium Value Secondary Offices 637,186,000 | | | | | | | | |
| mediani valde decondary onices | | | | | | 257,100,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety, S106, CIL, Build Reys 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Legs \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £242.814 -£574,116 -£1.396.634 | | | | | | -£3.786.365 -£4,494,120 -£5.207.934 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | | | | | | -£5,927,751 -£6,653,508 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£7,385,150 -£8,124,237 -£8,902,010 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£9,685,753 -£10,475,405 |
| Residual Land values compared to benchn | nark land value: | *50,212,043 | 125,044,220 | *20,070,200 | 10,021,200 | *E10,007,200 | 12.10,037,470 | ·E.11,210,500 |
| Lower Value Secondary Offices / Communi | ity Space | | | | I | £40,420,000 | J | |
| Tonure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(61), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £1.792.849 £970,330 | | | | | | -£2.127.155 -£2.840,970 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £142,277 -£691,257 -£1,530,218 | | | | | | -£3,560,786 -£4,286,544 -£5,018,185 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | -£2,374,549 -£3,232,681 | | | | | | -£5,757,272 -£6,535,045 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£4,965,355 -£5,845,079 | -£6,679,795 -£7,477,280 | -£6,710,861 -£7,508,293 | -£6,762,945 -£7,560,305 | -£6,893,153 -£7,690,334 | -£0.864.033 -£7,674,410 -£8,470,510 | -£8,108,441 -£8,903,942 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | • | | | | £20,601,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 840755 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Stalircases 2022 & Stalircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 12,689,555 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22:561250 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Ustainability \$1,803,999 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodled Carbon £1378-276 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £4,590,826 £3,768,307 | £2,767,100 £2,060,449 £1,346,544 | £2,030,635 £1,316,382 | £1,980,552 £1,265,722 | £1,855,345 £1,139,073 | £1,094,547 £379,173 | £670,822 -£42,993 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £2,940,253 £2,106,719 £1,267,759 | £622,022 -£108,025 -£843.544 | £591,956 -£138,005 -£873.445 | £541,468 -£188,336 -£923,635 | £415,248 -£314,165 -£1,049,111 | -£342,075 -£1,069,138 -£1,801,959 | -£762,810 -£1,488,587 -£2,220,209 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £423,428 -£434,704 -£1 208 308 | | | | | | -£2,959,295 -£3,737,088 -£4,520,812 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£2.167.379 -£3,047,102 | -£3.881.819 -£4,679,283 | -£3.912.885 -£4,710,317 | -£3,964,968 -£4,762,328 | -£4,095,177 -£4,892,358 | -£4.876.434 -£5,672,533 | -£5.310.464 -£6,105,985 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|--|--|--|---|--|---|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone B - | £1,050 psf | | |
| No Units Site Area | 60 0.14 Ha | | • | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | 1 | |
| Residual land values: | | | | Tenure | | LAR : CIR | |] |
| Tenure | % AH 5% 5% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | Base Build Costs and Access Prt M4(2) & Building Safety Levy Building Safety Levy Building Safety Levy Building Safety Levy Building Safety Levy Building Safety Levy Building Safety Building | Base Build Costs, Access Prt M4(2), Building Safety Lovy & 5106, CII., Building Regs 2022 & Starcases 2022 & Starcases 2022 & Starcases 2024 & Starcases 2024 & Starcases 2025 & Starcases 2026 & Starcases 2027 & Starcases 2027 & Starcases 2028 & | Base Build Costs, Access Prt M4(2), Suilding Safety Lovy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & BREEAM Excellent 60,975,724 54,65,654 54,65,654 54,65,654 54,65,654 54,65,654 54,65,654 54,65,654 54,65 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (5356, 536) (5357, 709) (5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 68,802,754 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (10.98, 318 (1.98, 20) (1. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 10,502,497 1,500,102 1,500,404 1,600,102 1,700,404 1,600,405 1,700,404 1,600,405 1,700,404 1,600,405 1,700,404 1,600,405 1,700,404 1,600,405 1,700,404 1,600,405 1,700,404 1,700,404 1,700,405 1,700, |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | -£8,508,791 -£9,283,473 -£10,072,205 | -E8,924,340 -E9,705,639 -£10,492,939 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | | -£9,905,640 -£10,708,642 -£11,517,061 | -£9,935,619 -£10,738,545 -£11,546,895 | -£9,985,950 -£10,788,735 -£11,596,959 | | £10,886,752 £11,867,058 £12,473,064 | -£11,286,181 -£12,085,307 -£12,890,256 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£13,700,971 -£14,550,726 -£15,411,000 |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£13.233.146 | -£14.850.440 | -£14.881.473 | -£14.933.484 | -£15.083.514 | -£15.843.690 | -£16.277.121 |
| Medium Value Secondary Offices | 1 | | | | I | £57,186,000 | <u> </u> | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £1.597.805 £712,937 -£177,322 | -£1,064,647 -£1,838,020 -£2,616,945 -£3,401,385 | | | | | -£2,443,820 -£3,211,916 -£3,993,215 -£4,780,515 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% 25% 30% | | | | | | | -£5,573,758 -£6,372,883 -£7,177,833 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£7,988,547 -£8,838,303 -£9,698,576 |
| Residual Land values compared to bench | 50% mark land value | £7,520,722 | -£9,138,016 | -£9,169,049 | +£9,221,061 | -£9,351,090 | -£10,131,266 | -£10,564,698 |
| Lower Value Secondary Offices / Commun | nity Space | | I | | I | £40,420,000 | I | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £3,964,570 £3,079,901 £2,189,642 | £1,302,318 £528,944 -£249,980 | £1,2/2,389 £499.130 £279.689 | £1,222,107 £449.048 £329,587 | £1,096,401 £323.841 •£454,334 | £342,165 -£427,402 -£1,204,084 | -£76,856 -£844,952 -£1,626,250 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £392.576 -£514.124 | -£1,039,950 -£1,826,252 -£2,629,254 -£3,437,673 | | | | | -£2,815,050 -£3,208,793 -£4,005,919 -£4,810,888 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £1,420,185 -£2,343,582 -£3,273,402 -£4,210,984 | | | | | | -£5,621,582 -£6,471,338 -£7,331,612 |
| 60% LAR : 40% CIR Residual Land values compared to benchi | 50% | -£5,153,757 | -£8,771,051 | -£6,802,085 | +£6,854,096 | -£6,984,126 | -£7,764,301 | -£8,197,733 |
| Secondary Industrial/Storage/Distribution | | | I | | I | £20,601,000 | <u> </u> | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 65,702,545 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 200,054 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 55,07366 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 54,00,053 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 5384378 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £5,877,878 £4,987,619 £4,091,826 | £3,326,921 £2,547,997 £1,763,577 | £3,297,107 £2,518,288 £1,733,963 | £3,247,025 £2,468,389 £1,684,233 | £3,121,817 £2,343,642 £1,559,910 | £2,370,574 £1,593,892 £805,160 | £1,953,025 £1,171,726 £384,426 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £3,190,552 £2,283,853 £1,371,782 | £971,725 £168.722 -£639.696 | £941,746 £138.820 -£669,530 | £891,414 £88.630 -£719.594 | £765,586 -£36,844 -£844,751 | £10,613 -£789,693 -£1,595,699 | -£408,818 -£1,207,942 -£2,012,892 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £454,394 -£475,425 -£1.412,988 | -£1,453,476 -£2,272,561 -£3,104,990 | | | | | -£2,823,606 -£3,673,362 -£4,533,635 |
| 60% LAR: 40% CIR | 50% | -£2,355,781 | -£3,973,075 | -£4,004,108 | -£4,058,120 | £4,186,149 | -£4,988,325 | -£5,399,757 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|--|--|--|--|--|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone B - | £1,100 psf | | |
| | | | l | | | | | |
| No Units Site Area | 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 |
| Residual land values: | | | | | | | | |
| Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land value compared to benchm | % AH 5% 10% 15% 20% 20% 35% 40% 55% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 11 (3873) & 15 (1574) & 15 (1 | Base Build Costs, Access Prt M4(2), S106, CLI, Building Segs 2022 & Starcases (5,657,67) (5,666,19) | Base Build Costs, Access Prt M4(2), Stide, Cit., Build Regs 2022 & Stircases, Wchair Prt M4(3) & BREEAM Excellent (2,41) 564 (1,41) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent & Blodwerstly Ext. 41 187 Ext. 55 562 E | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Payments 1, 246, 885 1, Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, C.II., Building Safety Levy, S166, C.II., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Ronewable Offset Payments & Sustainability Experience Ex | Base Build Costs, Access Prt M4(2), Stos, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BioGeorative, Receiver, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 10, 12, 56, 56, 56, 56, 56, 56, 56, 56, 56, 56 |
| Higher Value Secondary Offices | ank land value. | • | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | -£2,760,026 -£3,712,435 -£4,670,433 | | | | | | +£6,823,116 +£7,657,676 +£8,498,207 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£9,345,704 -£10,208,430 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | -£7,577,419 -£8,557,228 -£9,542,356 | | | | | £10,654,791 -£11,528,281 -£12,407,414 | -£11,073,040 -£11.945.474 -£12.823.673 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£13,707,578 -£14,634,170 |
| 60% LAR: 40% CIR Residual Land values compared to benchm | 50% nark land value | E12.047.530 | £14,144,231 | Z.14.17J.204 | £.14.227.270 | -£14,337,300 | £15,137,461 | *E10.570.812 |
| Medium Value Secondary Offices | 1 | | ı | T | | £57,186,000 | <u>.</u> | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £2.952.397 £1,999,989 | £268.481 -£571,548 | £238.553 -£601,362 | £188.270 -£651,445 | £62.565 -£776,653 | -£691.672 -£1,527,896 | -£1.110.892 -£1,945,253 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £1,041,991 £78,457 -£890.555 | -£1,417,129 -£2,268,206 -£3,124,725 | -£1,446,838 -£2,297,819 -£3,154,254 | | | | -£2,785,784 -£3,633,280 -£4,494,007 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | | | | | | | -£5,360,617 -£6,233,051 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | | | | | | | -£7,111,250 -£7,995,154 -£8,921,746 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | | -£8,834,912 | -£8,431,808 | -£8,462,841 | -£8,514,852 | -£8,644,882 | -£9,425,057 | -£9,858,488 |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £4.366.953 £3,408,956 | £1.795.417 £1.796.417 £949,836 | £1.765.603 £920,127 | £1.715.520 £870,229 | £1.590.312 £745,482 | £839.069 -£2,997 | £421.712 £418.819 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £2,445,422 £1.476,409 £501,970 | £96,759 -£757.760 -£1,619,668 | £09,145 -£787.289 -£1,649,120 | £19,416 -£836,864 -£1,698,556 | | | -£1,265,315 -£2,127,042 -£2,993,652 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | -£477,840 -£1,462,968 | -£2,492,892 -£3,374,155 | | -£2,572,788 -£3,453,881 | | | -£3,866,086 -£4,744,285 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £3,458,572 £4,487,947 | -£5,152,545 -£6,064,843 | -£5,182,231 -£6,095,876 | -£5,232,001 -£6,147,888 | -£5,358,427 -£8,277,917 | -£8,120,751 -£7,058,093 | -£6,554,782 -£7,491,524 |
| Residual Land values command to benchmark land values Secondary industrials/idenge/Destribution C20,601,000 | | | | | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Sarety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £8,117,339 £7,164,930 | £5,433,422 £4,593,393 | £5,403,494 £4,563,579 | £5,353,212 £4,513,496 | £5,227,506 £4,388,289 £3,543,458 | £4,473,269 £3,637,046 £2,704,070 | £4,054,249 £3,219,688 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £5,243,399 £4,274,386 | £3,747,812 £2,896,736 £2,040,216 | £3,718,103 £2,867,122 £2,010,687 | £3,868,205 £2,817,392 £1,961,112 | £3,543,458 £2,693,069 £1,837,175 | £2,794,979 £1,947,128 £1,090,363 | £2,379,158 £1,531,661 £670,934 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £3.299.946 £2,320,136 £1,335.009 | £1.178.308 £305,085 £576.178 | £1.148.856 £275,251 £605,954 | £1.099.421 £225,189 £655 904 | £975.422 £100,030 £780,782 | £222.574 -£650.917 -£1,530.050 | -£195.676 -£1,068,109 -£1,946,309 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £1,535,009 £344,619 -£658,596 | -£076,178 -£1,462,748 -£2,354,569 | | | | | -£2,830,213 -£3,756,805 |
| 60% LAR : 40% CIR | 45% 50% | -£1,669,971 | -£3,266,866 | +£3,297,900 | -£3,349,911 | £3,479,941 | -£4,260,116 | -£4,693,547 |

| Local Plan Viability Testing | 2025 | | _ | | | | | | | |
|--|---|--|---|---|--|--|--|--|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone B - | £1,150 psf | | | | |
| No Units Site Area | 60 0.14 Ha |] | | Sales value inflation | | Base Base | | | | |
| Residual land values: | 0.14 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Tenure 605 LAR 405 CR 905 LAR 405 CR 905 LAR 405 CR 905 LAR 405 CR 905 LAR 405 CR 905 LAR 405 CR 905 LAR 405 CR 905 LAR 405 CR 905 LAR 405 CR | % AH 5% 15% 25% 25% 35% 45% 35% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E12380569 E13380569 E13380569 E13380569 E13380569 E13380569 E13380569 E13380569 E1338069 E1338069 E1338069 E1338069 E1338069 E1338069 E1338069 E1338069 E1338069 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases 5,874,527 5,984,547 5,988,271 5,988 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & BREEAM Excellent 5,844,999 5,845,997 5,845,997 5,856,997 5,957 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. S16. Building Safety Safety S166. S16. S16. S16. S16. S16. S16. S16. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 1,489.011 1,585.118 1,585.11 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity, Renewable Offset Payments & Sustainability 52714.774 5278.588.694 536.595.595 536.596 536.596 536.596 536.596 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regas 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offiset Payments, Sustainability & Embodied Carbon (2.255):54 (2.255):54 (2.255):54 (2.275):54 | | |
| Residual Land values compared to benchm Higher Value Secondary Offices | mark land value | • | | | | £97,649,000 | 1 | | | |
| Tenure 0% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Ptr M4(2), Access Ptr M4(2), Building Safety Levy & S106, CI. Building Regs 2022 & S105, 41, 51, 72, 57, 78, 81 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, 1166. CIL, Build Regs 2022 & Staircases, Wchair Ptr M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Butings Safety Levy, S16(2), Safety Levy, S16(2), Safety Levy, S16(2), Safety Levy, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payment | Base Build Costs, Access Prt M4(2), Builing Safety Levy, 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CL Building Safety Levy, S166, CL Building Safety Levy, S166, CL Building Safety Levy, S166, CL Building Safety Levy, Market Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Paymath Sustainability & Embodied Carbon ### ### ### ### ### #### ### #### ## | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | | | |
| Residual Land values compand to benchmark land values Medium Value Secondary Offices £57,186,000 | | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% | £4.307.189 £3,287,041 | £1.601.609 £694,923 | £1.571.682 £685,109 | £1.521.399 £615,026 | £1.395.693 £489,820 | £641.456 -£261,424 | £222.436 -£678,782 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £2,261,303 £1,230,031 £193,278 | -£217,313 -£1,135,047 -£2,058,223 | -£247,022 -£1,164,661 -£2,087,751 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | -£848,901 -£1,896,451 | -£2,986,786 -£3,920,686 | | | | | | | |
| 80% LAR: 40% CIR 60% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | | | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to benchr | | -£6,149,101 | -£7,741,682 | -£7,771,336 | -£7,821,038 | -£7,945,293 | -£8,718,849 | -£9,152,280 | | |
| Lower Value Secondary Offices / Communi | ity Space | - | | | | £40,420,000 | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £5.654.006 £4,628,268 | £3.061.888 £2,149,651 | £3.032.074 £2,119,943 | £2,981,991 £2,070,043 | £2.856.785 £1,945,297 £1,029.254 | £2.105.541 £1,196,818 | £1.688.183 £780,997 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £2,560,243 £1,518,064 | £308,742 -£619,822 | £279.214 -£849.274 | £229.639 -£698,710 | £105,701 -£822,299 | -£637.925 -£1,563,833 | -£1,051,051 -£1,981,387 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £470,513 -£582,353 -£1,640,482 | -£1,553,721 -£2,496,857 -£3,450,911 | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£2,703,820 -£3,782,136 | -£4,410,216 -£5,374,717 | -£4,439,902 -£5,404,372 | -£4,489,673 -£5,454,074 | -£4,614,099 -£5,578,328 | -£5,380,657 -£6,351,884 | -£5,777,953 -£8,785,315 | | |
| Residual Land values compared to benchin Secondary Industrial/Storage/Distribution | mark land value | • | | | | £20,601,000 |] | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levys S106, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £9,472,130 £8,451,982 £7,428,244 | £6,766,551 £5,859,865 £4,947,628 | £6,736,623 £5,830,051 £4,917,919 | £6,686,340 £5,779,968 £4,868,020 | £6,560,634 £5,654,761 £4,743,274 | £5,806,398 £4,903,517 £3,904,795 | £5,387,377 £4,486,160 £3,578,973 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% 30% 35% 40% | £7,426,244 £8,394,972 £5,358,219 | £4,947,628 £4,029,894 £3,106,718 | £4,917,919 £4,000,281 £3,077,190 | £4,868,020 £3,950,551 £3,027,615 | £4,743,274 £3,826,228 £2,903,678 | £3,994,795 £3,080,287 £2,160,051 | £3,578,973 £2,665,876 £1,746,925 | | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR 80% LAR: 40% CIR | 25% 30% 35% | £4.316.040 £3,268,490 £2,215,623 | £2.178.155 £1,244,256 £301,119 | £2.148.702 £1,214,870 £271,343 | £2.099.266 £1,165,560 £221.393 | £1.975.678 £1,042,282 £96.515 | £1,234,143 £293,865 -£652,751 | £816.590 -£123,328 -£1,069.012 | | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 40% 45% 50% | £1,157,494 £94,156 | -£652,935 -£1.612.240 | -£682,661 -£1.641.925 | -£732,515 -£1.691.696 | -£857,148 -£1.816.122 | | | | |
| 60% LAR : 40% CIR | 50% | -£964,160 | 4.2,576,741 | 4.2,606,395 | £2,656,097 | £2,780,351 | 4.5,553,908 | 4L3,987,338 | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--------------------------------------|---|---|--|--|---|--|---|
| Rosi 11 - 60 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | - | _ |
| Residual land values: | | | | Tenure | | LAR : CIR | |] |
| Tenure 6% Lux, 6% CR 6% Lux, 6% CR 6% Lux, 6% CR 6% Lux, 6% CR 6% Lux, 6% CR 6% Lux, 6% CR 6% Lux, 6% CR 6% Lux, 6% CR 6% Lux, 6% CR | % AH 5% 10% 15% 20% 30% 30% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E13,755,29 E12,647,411 E1,655,621 E1,6 | Base Build Costs, Access Ptr M4(2), Access Ptr M4(2), Building Safety Levy & S106, CLI, Building Regs 2022 & Station Sees E10041598 E1004173 E1004173 E1004173 E1004173 E1004173 E1004173 E1004173 E1004173 E1004173 E1004173 | Base Build Costs, Access Ptt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Ptt M4(3) & BREEAM Excellent E10376.128 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Buildings Safety Levy, S166. CIL, Buildings Safety Levy, S166. CIL, Buildings Safety Safety S166. CIL, Safety Safety Safety Export Safety Safety Safety Safety Export Safety Safety Safety Safety Safety Export Safety Sa | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 158 002 139 158 002 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety, S166. CIL, S1 | Base Build Costs, Access Ptt M4(2), Access Ptt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Ptt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Paymids, Sustainability & Embodied Carbon 58.628.83 Embodied Carbon |
| Residual Land values compared to bench | mark land value | | | | | COT 040 000 | 1 | |
| Higher Value Secondary Offices Tenure 69% LAR 489/CR 69% LAR 496/CR | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CII, Building Rega 2022 & Starcases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Leguiding Safety S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Leguid Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Still, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR - 40% CIR | 15% | | | | | | -£5,682,754 -£6,663,919 -£7,650,811 | -E6,098,576 -E7,078,330 -E8,063,937 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | -£7,781,127 -£8,908,996 -£10,038,073 | | | | | | -£11,089,078 -£12,087,952 -£13,112,472 |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% | -£11.175.715 | £12.779.261 | -£12.808.916 | £12.858.617 | -£12.982.871 | £13.728.398 | -£14.158.495 |
| Medium Value Secondary Offices | nark ianu value | • | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £5,661,981 £4,574,093 | £2.934.738 £1,961,396 | £2.904.810 £1,931,582 | £2.854.527 £1,881,499 | £2.728.821 £1,756,291 | £1.974.585 £1,005,048 | £1.555.565 £587,691 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £3,480,615 £2,381,604 | £982,502 -£1,888 | £952,794 -£31,502 | £902,894 -£81,231 -£1,070,824 | £778,148 -£205,555 | £29,669 -£951,495 | -£386,152 -£1,365,907 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £167,193 -£948,097 | -£1,986,940 -£2,987,496 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£4,325,649 -£5,463,291 | -£8,034,852 -£7,066,837 | -£6,064,538 -£7,096,493 | -£6,114,309 -£7,146,194 | -£6,238,735 -£7,270,448 | -£6,985,294 -£8,015,975 | -£7,400,049 -£8,446,071 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value ity Space | • | | | | £40,420,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 8078945 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 52/1/75 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (5,21,42) | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 15,067,96 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Ustainability 543,31.59 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 13,922.59 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £6.941.058 £5,847,580 £4.748.580 | £4.328.361 £3,349,467 £2.385.077 | £4.298.547 £3,319,758 £2.335.463 | £4,248,464 £3,269,859 £2,285,733 | £4.123.256 £3,145,113 £2.161.410 | £3.372.013 £2,396,634 £1,415,470 | £2.954.656 £1,980,813 £1,001,058 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £3,644,076 £2,534,157 | £1.375.245 £380,025 | £1.345.716 £350,571 | £1.298.141 £301,136 | £1.172.203 £177,548 | £428.577 -£563,987 | £15.451 -£975,951 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £1,418,868 £298,261 | -£620,531 -£1,626,386 | -£649,917 -£1,655,694 -£2,670,824 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£1,958,685 -£3,096,326 | -£3,667,887 -£4,699,873 | -£3,697,573 -£4,729,528 | -£3,747,344 -£4,779,229 | -£3,871,771 -£4,903,483 | -£4,618,329 -£5,649,010 | -£5,033,084 -£6,079,106 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | | | | | £20,601,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy Expenses 22 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$10,019,859 | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Diodoversity, Renewable Sustainability & Embodied Carbon 1827 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £9,739,034 £8,645,556 | £8,099,679 £7,126,337 £6,147,444 | £7,096,523 £6,117,735 | £7,046,440 £6,067,835 | £6,921,232 £5,943,089 | £6,169,989 £5,194,610 | £5,752,632 £4,778,789 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £7,546,545 £6,442,052 | £5,163,053 £4,173,221 | £5,133,440 £4,143,693 £3,148,548 | £5,083,710 £4,094,117 | £4,959,387 £3,970,180 | £4,213,446 £3,226,553 | £3,799,035 £2,813,427 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £5.352.134 £4,216,844 £3,096,238 | £3.1/8.001 £2,177,445 £1,171,611 | £3.148.548 £2,148,060 £1,142,282 | £3.099.112 £2,098,749 £1,093,082 | £2.9/5.524 £1,975,473 £970,081 | £2,233,990 £1,235,811 £224,546 | £1.822.026 £821,453 -£191,713 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £1,970,369 £839,292 | £156,878 -£869.911 | £127,152 -£899.597 | £77,298 -£949.368 | -£47,335 -£1.073.794 | -£795,141 -£1.820.353 | |
| 00% LAR : 40% CIR | 50% | -£298,350 | -£1,901,896 | -E.1,931,551 | -E1,981,253 | ·E.Z., 105,507 | -12,651,034 | ±3,281,130 |

| Local Plan Viability Testing | g 2025 | | | | | | | |
|---|--|--|---|--|---|---|--|---|
| Resi 11 - 60 Flats | | | | Value Area | Zone B - | £1,250 psf | | |
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation | | Base Base | | |
| Residual land values: | 0.14110 | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 886/844 LAR: 49% CR Residual Land values compand to bend | % AH 5% 115% 25% 25% 35% 45% 45% hmark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy C 1506069 E1277345 E127734 E127 | Base Build Costs, Access Prt M4(2), Building Safety Levy, & S106, Cit., Building Regs 2022 & Staircases E1924,188 E1925,688 E1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$202.2 & Staircases, \$202.2 & St | Base Build Costs, Access Prt M4(2), Stofe, CIL, Building Seffy Levy, Stofe, CIL, Building Seffy Stofe Seffy Seffy Stofe Seffy | Base Build Costs, Access Prt M4(2), Building Seffey Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bream Excollent, Biodiversity & Renewable Offset Payments 12(1)(3)(2)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1) | Base Build Costs, Access Prt M4(2), Building Seffey Levy, S106, CIL, Build Regs 2022 & Staffcrases, Wchair Prt M4(3), SREEAM Excolent, Biodiversity, Renewable Offset Payments & Sustainability £11340139 £1340139 £1340139 £1340139 £1340139 £1340139 £1340139 £1340139 £1340139 £1340139 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E1042711 C1.846,581 C1.846,591 C1.846,591 C1.846,591 C1.847,792 E114,792 E114,792 E114,792 E114,792 E114,792 E114,792 E114,792 E114,792 E114,792 |
| Higher Value Secondary Offices | | | 1 | ī | T | £97,649,000 | <u> </u> | ı |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £1,304,348 £148,721 £1,012,496 | -£1,444,556 -£2,484,556 -£3,530,106 | | -£1,524,768 -£2,564,453 -£3,609,714 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£9,292,937 -£10.496.907 | £11,004,948 -£12,104,417 | +£11,034,634 +£12,134,071 | £11,064,403 -£12.183.774 | -£11,208,830 -£12,308,028 | £11,955,389 -£13.053.554 | -£13,467,735 |
| Residual Land values compared to bench Medium Value Secondary Offices | hmark land values | • | | | | £57,186,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £7.016.772 | £4.267.866 | £4.237.938 | £4.187.656 | £4.061.949 | £3.307.713 | £2.888.693 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £4,699,927 £3,533,176 | £3,227,007 £2,182,318 £1,131,272 | £3,150,003 £2,152,608 £1,101,657 | £3,147,970 £2,102,710 £1,051,929 | £3,022,764 £1,977,964 £927,604 | £1,229,485 £181,664 | £813,663 -£232,748 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £2,360,944 £1,183,286 | £74,782 -£987,095 | £45,254 -£1,016,547 | -£4,321 -£1,065,982 | +£128,258 +£1,189,572 | -£871,885 -£1,931,105 | £1,285,011 £1,113,414 |
| | 30% 35% 40% | £257 -£1.188.089 | -£2,054,305 -£3,126,797 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | |
| Residual I and values compared to bench | hmark land values | 5,4,704,404 | 1 *20,351,554 | 120,421,046 | 1 120,471,330 | 1 120,050,004 | FE1,341,130 | ·E1,700,312 |
| Lower Value Secondary Offices / Commu | mity Space | | | | | £40,420,000 | | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Jodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £8.228.109 £7,066,892 | £5.594.832 £4,549,283 | £5.585.018 £4,519,573 | £5.514.935 £4,469,675 | £5.389.728 £4,344,929 | £4.638.484 £3,596,450 | £4.221.127 £3,180,628 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £5,900,141 £4,727,909 | £3,498,237 £2,441,747 | £3,468,622 £2,412,219 | £3,418,893 £2,362,644 | £3,294,569 £2,238,707 | £2,548,629 £1.495,080 | £2,134,217 £1,081,954 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £3,560,251 £2,367,222 £1,178,875 | £1,379,870 £312,659 £759,833 | £1,350,418 £283,274 £789,180 | £1,300,982 £233,982 £838,380 | £1,177,393 £110,686 | £435,860 -£628,975 £1,699,368 | £3,480,379 -£1,039,899 -£2,112,393 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | -£14.732 -£1,213.549 | -£1.837.550 -£2.925.580 | | | | | |
| 60% LAR : 40% CIR | 50% | £2,417,519 | -£4,025,029 | -£4,054,683 | -£4,104,385 | -£4,228,639 | -£4,974,166 | -£5,388,347 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | n | - | | | | £20,601,000 |] | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1,218,773 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 540253 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 533,597 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £11,026,085 £9,864,869 | £8,392,808 £7,347,259 | £8,362,994 £7,317,549 | £8,312,911 £7,267,651 | £8,187,705 £7,142,905 | £7,436,461 £6,394,426 | £7,019,103 £5,978,605 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £8,698,117 £7,525,886 £6,348,227 | £6,296,213 £5,239,724 £4,177 848 | £6,266,598 £5,210,196 £4,148,394 | £6,216,870 £5,160,620 £4,098,959 | £6,092,545 £5,036,683 £3,975,370 | £5,346,605 £4,293,057 £3,233,836 | £4,932,194 £3,879,931 £6,278,355 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £5,165,198 £3,976,852 | £3,110,636 £2,038,144 | £3,081,250 £2,008,816 | £3,031,939 £1,959,616 | £2,908,663 £1,836,615 | £2,169,001 £1,098,609 | £1,758,078 £685,584 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £2,783,244 £1.584.427 | £960,426 -£127,583 | £931,147 -£157,269 | £882,043 -£207.039 | £759,282 -£331.465 | £14,672 -£1.078.024 | -£400,774 -£1.492.779 |
| 60% LAR : 40% CIR | 50% | £380,457 | £1,227,052 | -£1,256,707 | -£1,306,409 | -£1,430,663 | £2,176,189 | -E2,590,371 |

| Local Flatt Viability Testing | | | 1 | | | | 1 | |
|--|--|--|--|--|---|--|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.14110 | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 6% LAR 4% CR 6% LAR 49% CR 6% LAR 49% CR 6% LAR 49% CR 6% LAR 49% CR 6% LAR 49% CR 6% LAR 49% CR 6% LAR 49% CR 6% LAR 49% CR | % AH 5% 10% 10% 15% 15% 15% 15% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy C 644451 C 1392 559 C 127 569 C 107 72 69 C 107 59 C 157 59 C 157 59 C 157 59 C 157 59 C 157 59 C 157 59 C 157 59 C 157 59 C 157 59 C 157 59 C 157 59 C 157 59 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5706, Cil., Building Regs 2022 & Staircases \$135,725, \$11,555,451 \$10,507,769 \$1,507 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 11304549, 111,428,742 110,00,134 6,00,617 6,00,617 6,00,617 6,00,617 6,00,617 6,00,617 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 11328400 11137544 11038400 11137544 11038400 11137544 11038400 11137544 11038400 11137544 1113754 11137 | Base Build Costs, Access Prt M4(2), Building Seffey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bream Excollent, Biodiversity & Renewable Offset Payments \$13,469,565 \$11,551,007 \$11,683,566 \$17,683,566 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1271.159 \$15.02.258 \$1.00.000 | Base Build Costs, Access Prt M4(2), Building Safety Ley, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 12(255):19 12(15):19 13(15):19 14(15):19 15(15): |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £5,237,939 £3,966,229 | £3,519,134 £2,356,169 | £3,489,895 £2,326,513 | £3,440,871 £2,276,812 | £3,318,315 £2,152,557 | £2,572,681 £1,407,031 | £2,157,927 £992,850 |
| Residual Land values compared to benchr | mark land values | | | | | 507.640.000 | 1 | |
| Higher Value Secondary Offices Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2509) 40 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Remeable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £1,435,773 £206,817 | -£1,218,085 -£2,330,290 | | -£1,297,981 -£2,409,898 -£3,527,338 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | -£9,117,061 -£10,266,608 -£11,429,572 | -£9,146,341 -£10,295,847 -£11,459,228 | -£9,195,445 -£10,344,870 -£11,508,929 | -£9,518,207 -£10,467,426 -£11,633,184 | £10,054,772 £11,213,060 £12,378,710 | |
| Residual Land values compared to benchr | | | , | | | | 1 | |
| Medium Value Secondary Offices | | | | Г | Γ | £57,186,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £8.371.564 | 2022 & Staircases £5.600.994 | BREEAM Excellent £5.571.066 | Biodiversity £5.520.784 | Payments £5.395.077 | Sustainability £4.640.841 | Embodied Carbon £4.221.822 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £7,148,196 £5,919,241 £4,684,749 | £4,494,339 £3,382,134 | £4,464,526 £3,352,424 | £4,414,443 £3,302,526 | £4,289,235 £3,177,779 | £3,537,992 £2,429,301 | £3,120,635 £2,013,478 |
| 60% LAR : 40% CIR | 20% | £3,444,778 £2,199,380 | £1,141,286 £12,752 | £1,111,757 | £2,160,067 £1,062,181 | £938,244 £989,725 | £1,314,623 £194,618 | £218,508 £1 343 223 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £948,612 -£307,475 | -£1,121,116 -£2,260,284 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | |
| Residual Land values compared to benchr | | +£4,107,088 | -£5,717,149 | +£5,746,804 | -£5,796,505 | -£5,920,761 | -£8,666,287 | -£7,080,468 |
| Lower Value Secondary Offices / Commun | ity Space | | | | | £40,420,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Sarety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £10,738,529 £9,515,161 £8,286,205 | £7,967,959 £6.861.303 £5.749.008 | £7,938,031 £6,831,490 £5,719,389 | £7,887,749 £6.781.407 £5,669.490 | £7,762,042 £6.656.200 £5.544.744 | £7,007,806 £5.904.957 £4.798.285 | £5,588,786 £5,487,599 £4,380,443 |
| 60% LAR: 40% CIR | 15% 20% | £7,051,714 £5.811.742 | £4,631,396 £3,508,250 | £4,601,781 £3,478,721 | £4,552,052 £3,429,146 | £4,427,729 £3.305.209 | £3,681,787 £2,561,582 | £3,267,376 £2,148,456 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £4,566,345 £3,315,576 | £2,379,716 £1,245,849 | £2,350,264 £1,216,464 | £2,300,829 £1,167,153 | £2,177,239 £1,043,876 | £1,435,706 £304,215 | £1,023,742 -£106,709 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £798.142 -£488.414 | -£1.037.673 -£2,187.219 | -£1.086.952 -£2,216,458 | -£1.116.056 -£2,265,482 | | | |
| 60% LAR : 40% CIR | 50% | -£1,740,124 | -£3,350,184 | -£3,379,840 | -£3,429,541 | -£3,553,798 | -£4,299,322 | -£4,713,503 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark rand values | • | | | | £20,601,000 |] | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$13,56,565 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity £1085/275 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safoy Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(5), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$5385753 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% | £12,313,138 £11,084,182 | £9,659,280 £8,547,075 | £9,629,467 £8,517,365 | £9,579,384 £8,467,467 | £9,454,176 £8,342,721 | £8,702,933 £7,594,242 | £8,285,576 £7,178,419 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £9,849,690 £8,609,719 £7,364,321 | £7,429,372 £6,306,227 £5,177,693 | £7,399,757 £6,276,698 £5,148,241 | £6,227,123 £6,227,123 £5,098,805 | £7,225,705 £6,103,185 £4,975,216 | £6,479,764 £5,359,559 £4,233,682 | £6,065,352 £4,946,433 £3,821,710 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £6,113,553 £4,857,466 | £4,043,825 £2,904,678 | £4,014,440 £2,875,349 | £3,965,129 £2,826,149 | £3,841,852 £2,703,148 | £3,102,191 £1,965,142 | £2,691,268 £1,555,139 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £3,596,119 £2,329,563 | £1,760,304 £610,757 | £1,731,024 £581.518 | £2,626,149 £1,681,920 £532,495 | £1,559,158 £409.938 | £822,593 -£335,695 | £409,039 -£750,450 |
| 60% LAR : 40% CIR | 50% | £1,057,853 | -£552,208 | -£581,863 | -£631,564 | -£755,819 | €1,501,345 | -£1,915,527 |

| Local Plan Viability Testing 202 | ь | | 1 | | | | 1 | |
|--|--|--|--|---|--|--|--|---|
| Resi 12 - 75 Flats | | | | Value Area | Zone B - | £900 psf | | |
| No Units Site Area | 75 0.2 Ha | | | Sales value inflation Build cost inflation | | Base Base LAR: CR | | |
| Residual land values: | 0.2 Ha | | | Tenure Tenure | | LAR: CR | | |
| Tenure 50% LRF -50% CR 60% LRF -50% CR | % AH 0% 5% 10% 15% 20% 35% 35% 35% 35% 45% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (S. 1842 252 (S. 1842 553 (S. 1842 | Base Build Costs, Accoss Prt M4(2), Building Safety Levy & Surger & Surger & Surger & Surger & Surger & Surger & Surger & Surger | Base Build Costs, Access Prt M4(2), S108, Ctl., Build Regas Building Safety Levy. S108, Ctl., Build Regas Wchair Prt M4(3) & BREEAM Excellent 1813 325 414 1758 415 125 414 1758 415 125 415 br>415 415 415 415 415 415 415 415 41 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Staitcasees, Excellent & BREEAM Excellent & BREEAM Excellent & Cros 758 (143-344 (172-28) (143-344) (172-28) (143-344) (172-28) (143-344) (172-34) (143-344) (172-34) (1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), Bill Safety Levy, Brownest Safety Levy, Brownest Safety | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), BCREAM Excellent, SCHEAM Excell | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Rensewab Sustainability & Embodied Carbon 61177,136 6211777,136 6211777,136 6211777,136 621177,136 621177,136 621177,136 621177,136 621177,136 6211 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | I |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CR 60% LAR : 40% CR 60% LAR : 40% CR 60% LAR : 40% CR 60% LAR : 40% CR 60% LAR : 40% CR 60% LAR : 40% CR 60% LAR : 40% CR 60% LAR : 40% CR | 5% 10% 15% 20% 25% 30% 35% 40% 45% | | | | | | | -220,184,603 -220,933,630 -221,691,175 -522,457,154 -523,231,463 -524,014,060 -524,604,858 -525,603,734 -526,410,626 |
| Residual Land values compared to benchmark Medium Value Secondary Offices | land values | 4.21.263.779 | 424.358.519 | 4.25.480.889 | 4.25.545.504 | £57,186,000 | -£26.083.001 | *£27.225.449 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | -£12,198,485 -£12,947,512 -£13,705,056 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | -£14,471,035 -£15,245,365 -£16,027,961 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£16,818,740 -£17,617,616 -£18,424,508 |
| 60% LAR: 40% CIR Residual Land values compared to benchmark | 50% land values | -£13,277,660 | -£16,372,401 | -£17,494,770 | -£17,559,785 | -£17,722,322 | -£18,697,542 | -£19,239,331 |
| Lower Value Secondary Offices / Community S | ipace | | | | I | £40,420,000 | | I |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£8.889.406 -£9,638,433 -£10.395.977 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% | | | | | | | -£11,161,957 -£11,936,286 -£12,718,882 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£13,509,661 -£14,308,537 -£15,115,429 |
| | 50% land values | -£9,968,581 | -£13,053,322 | -£14,185,691 | -£14,250,707 | -£14,413,243 | -£15,388,463 | -£15,930,252 |
| secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | 1 | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 12.920.047 12.082.25 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £1.209.435 £340,009 -£541,027 | | | | | | -£5.726.768 -£6.484,333 -£7,250,312 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% 45% | | | | | | | -£8,807,237 -£9,598,016 -£10,396,692 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% | | | | | | | C44 202 784 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|-----------------------|---|--|--|---|---|--|---|
| Resi 12 - 75 Flats | | | | Value Area | Zone B | £950 psf | | |
| No Units Site Area | 75 0.2 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | 1 | 1 |
| Residual land values: | | | | Tenure | | DAR : CIR | | 1 |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy 3575224 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £335,234 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$234768 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$3,70,596 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £7.743.036 £6,799,563 £5,849,170 | £3.533.227 £2,722,804 £1,905,085 | £2.436.077 £1,629,684 £815,665 | £2.372.518 £1,566,359 £752,556 | £2.213.620 £1,408,047 £594,780 | £1.260.238 £458,172 -£367,292 | £730.581 -£71,832 -£917,653 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £4.891.926 £3,922,933 | £1.080.144 £248,052 | -£5,994 -£872,819 -£1,748,140 -£2,631,127 -£3,521,702 | -£71.081 -£938,473 | -£235.678 -£1,102,605 | -£1.223.254 -£2,087,403 | -£1.771.908 -£2,634,513 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £2,942,469 £1,955,257 £961,367 | -£617,657 -£1,503,163 -£2,395,928 | -£1,748,140 -£2,631,127 -£3,621,702 | -£1,813,627 -£2,696,468 -£3,586,915 | -£1,977,346 -£2,859,820 -£3,749,949 | -£2,959,657 -£3,839,932 -£4,728,149 | -£3,505,385 -£4,384,439 -£5,271,592 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£40,022 -£1,093,844 | -£3,295,874 -£4,202,929 | -£4,419,785 -£5,325,300 | -£4,484,890 -£5,390,314 | -£4,647,652 -£5,552,850 | -£5,624,222 -£6,528,071 | -£6,166,761 -£7,069,859 |
| Residual Land values compared to bench | mark land value | es | | | | | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | 1 |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£17,750,351 -£18,542,248 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | |
| 60% LAR : 40% CIR | 30% | | | | | | | -£21,907,342 -£22,778,214 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£23,697,268 -£24,544,421 -£25,439,590 |
| 60% LAR: 40% CIR | 50% | -£20.366.673 | -£23.475.758 | -£24.598.128 | -£24,663.143 | -£24,825,679 | -£25.800.900 | -£26,342,688 |
| Residual Land values compared to bench Medium Value Secondary Offices | IIIII K IIII G VIII G | - | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | | | | | | | -£9.764.233 -£10,556,129 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | -£11,338,542 -£12,204,363 -£13,058,618 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | -£13,921,224 -£14,792,096 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | -£16.558.303 -£17,453,472 |
| 60% LAR : 40% CIR Residual Land values compared to bench | mark land value | -£12,380,554 | £15,489,640 | -£16,512,010 | -£16,677,024 | -£16,839,561 | -£17,814,781 | -£18,356,570 |
| Lower Value Secondary Offices / Commun | ity Space | | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £701,892 -£234.595 -£1,178.069 | -£3,041,347 -£4,444.404 -£5,254,827 | | | | | -£6,455,154 -£7,247,050 -£8,049,463 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | -£7,225,076 -£8,048,713 | -£7,382,852 -£8,213,309 -£9,090,236 | | -£8,895,285 -£9,749,539 -£10,612,445 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | -£10,612,145 -£11,483,017 -£12,362,071 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | -£13,249,224 -£14,144,393 |
| Residual Land values compared to bench | mark land value | -2.9,071,475 | 42,160,001 | -E.10,0UZ,001 | -£13,307,940 | -1.13,030,462 | -2.14,003,702 | -2.10,047,491 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | I |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £413337 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £3,677,049 £2,733,576 | -£532,760 -£1,343,183 | | | | | -£3,335,406 -£4,137,818 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £1,783,184 £825,940 -£143,054 | 4.2,160,902 -£2,985,843 -£3,817,934 | | | | | -£4,953,640 -£5,837,895 -£6,700,500 |
| 60% LAR : 40% ČÍR 60% LAR : 40% ČÍR 60% LAR : 40% ČÍR | 30% 35% 40% | | | | | | | -£7,671,372 -£8,450,426 -£9,337,476 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | | | | | | | -£9,537,679 -£10,232,748 -£11,135,846 |
| | | | | | | | | |

LB Camden

| Resi 12 - 75 Flats | | | | Value Area | Zone B - i | £1,000 psf | | |
|---|---|--|---|---|---|---|--|--|
| No Units Site Area | 75 0.2 Ha | | • | Sales value inflation Build cost inflation | | Base Rase | | |
| Residual land values: | 0.2116 | | | Tenure | | LAR: CR | | 1 |
| Tenure Styles as as a | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £10373.014 £2351.851 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 60023394 5135622 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E4321.578 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & BEOdiversity £4,250,066 \$3,975,273 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey, Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £3,741,355 22,862,993 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £8,323,703 £7,288,636 £6,246,719 | £5.135.982 £4,241,203 £3,339,130 £2,429,832 | £4.038.831 £3,148.084 £2,249,709 £1,343.785 £430,384 | £3.975.273 £3,084,758 £2,186,599 £1,280,870 £367,646 | £2,926,445 £2,028,823 £1,123,584 £210,803 | £2,862,993 £1,976,572 £1,082,170 £179,868 | £2,333,336 £1,448,864 £556,252 -£359,491 -£1,310,372 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £6.246.719 £5,198,018 £4,142,605 £3,069,699 | £2.429.832 £1,513,385 £589,858 -£355,575 | £430,384 -£512,275 -£1,483,538 | £367,646 -£577,763 -£1,548,879 | £210,803 -£741,481 -£1,712,231 | £179.868 -£763,262 -£1,723,792 -£2,692,344 | -£1,310,372 -£2,269,521 -£3,236,851 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £1,990,083 £903,856 | -£1,336,615 -£2,324,838 -£3,320,169 | -£2,462,389 -£3,448,749 -£4,442,538 | -£2,527,603 -£3,513,853 -£4,507,554 | -£2,690,636 -£3,676,615 -£4,670.090 | -£3,668,836 -£4,653,185 -£5,645,309 | -£4,212,280 -£5,195,724 -£6,187,099 |
| 60% LAR : 40% CIR Residual Land values compared to benci | | -£196,738 | -£3,320,169 | -£4,442,538 | -£4,507,554 | -£4,670,090 | -£5,645,309 | -£6,187,099 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£16,939,493 -£17,823,965 -£18,716,577 |
| 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£19,632,320 -£20,583,201 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | | -£22.509.680 -£23,485,109 |
| 60% LAR : 40% CIR | 45% 50% | -£18,368,972 -£19.469.567 | -£21,597,667 -£22.592.998 | -£22,721,578 -£23.715.367 | -£22,786,682 -£23.780.382 | -£22,949,444 -£23.942.919 | -£23,926,014 -£24.918.138 | -£24,468,553 -£25,459.928 |
| Residual Land values compared to benc Medium Value Secondary Offices | hmark land value | 5 | | | | £57,186,000 | l | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | -£8.077.123 -£8,953,374 -£9,837,847 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | | | | | | | -£10,730,458 -£11,646,201 -£12,597,082 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£13,556,231 -£14,523,561 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£10,382,854 -£11,483,449 | -£12.023.326 -£13,611,549 -£14,606,879 | -£13,749,100 -£14,735,459 -£15,729,249 | -£13.814.313 -£14,800,563 -£15,794,264 | -£13,977,346 -£14,963,325 -£15,956,801 | -£14,555,546 -£15,939,895 -£16,932,020 | -£15.498.990 -£16,482,434 -£17,473,809 |
| Residual Land values compared to benc Lower Value Secondary Offices / Commu | hmark land value inity Space | 5 | | | | £40,420,000 | l | |
| | | | Base Build Costs. | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £2,395,382 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability -64236276 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | BREEAM Excellent, Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Biodoversity, Renewab Offset Payments, Sustainability & |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% 25% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | BREEAM Excellent, Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Biodoversity, Renewab Offset Payments, Sustainability & |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | BREEAM Excellent, Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Biodoversity, Renewab Offset Payments, Sustainability & |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | BREEAM Excellent, Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Biodoversity, Renewab Offset Payments, Sustainability & |
| 80% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | BREEAM Excellent, Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Biodoversity, Renewab Offset Payments, Sustainability & |
| 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR 6% LAR 40% CR | 9% AH % AH % AH % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | BREEAM Excellent, Biodiversity & Renewable Offset Payments \$2,505,100 \$4,505,100 \$4,700,000 \$4,700, | Biodiversity, Renewable Offset Payments & | Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon 1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (|
| GRAN LAN LOS CR GRAN S CR TENUES | 9% AH 9% AH 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9 | Access Prt M4(2) & Building Safety Levy (2.395.82) (2.395.82) (3.397.82) (3.3 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases 2022 & Starcases 2024 & S | S166, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (| BREEAM Excellent, Biodiversity & Renewable Offset Payments 1.2.77.02. 4.1.2.77.02. | Biodiversity, Renewable Offset Payments & Sustainability Sustainab | Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon 1 |
| ### U.B. ### (## CE) ### (## C | 9% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% | Access Prt M4(2) & Building Safety Levy (2.395.82) (2.395.82) (3.397.82) (3.3 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases 2022 & Starcases 2024 & S | S166, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (| BREEAM Excellent, Biodiversity & Renewable Offset Payments 1.2.77.02. 4.1.2.77.02. | Biodiversity, Renewable Offset Payments & Sustainability Sustainab | Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon 1 |
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| Lower Value Secondary Offices / Community Space Base Build Costs, Access Prt M4/2, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Access Prt M4/3, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Base Build Costs, Access Prt M4/2, Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Bidding Safety Levy S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Bidding Safety Levy S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt M4/3, Biddiversity S16, CIL, Build Regs 2022 & Staircases, Wchair Prt |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Access Prt M4(2), Building Safety Levy, Building Saf |
| 60% LAR: 40% CIR 5% £2,985,035 43,248 700 42,336,048 42,339,005 42,558,507 43,518,84 42,041,547 |
| 00% LAN - 40% CPD 45% |
| 65% LR - 45% CR 15% E700-671 43,284-689 43,545-989 43,5 |
| 60°, 124°, 50°, 128° 50°, 43°, 43°, 43°, 43°, 43°, 43°, 43°, 43 |
| 60%, LAR: 40%, CIF. 40%, 41.0076% 49.31.431 473.453.43 41.00748 41.00229 41.106279 41.222231 60%, LAR: 40%, CIF. 50% 41.00748 41. |
| Residual Lufu values command to banchmark land values Secondary industration (Command Lufu values Exceeding industration (Command Lufu values (20,651,006) |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, September 1, September 1, September 2, September |
| 60% LAR: -60% CR 5% 68,94,650 £2,662,945 £1,575,599 £1,512,040 £1,353,143 £99,761 £1,22,377 67% LAR: -61% CR 51% 67,7470 £1,748,877 £1,748,749 £1,748,749 £7,749 £7,749 £7,7 |
| 60% LAR: 40% CIR 15% \$4,662.116 \$100.000 \$40.7100 \$1,006.723 \$200.000 \$700.100 \$1,006.723 |
| 60% LPR 40% CPR 10% 52781857 \$1180.129 \$000.485 \$1331.170 \$1278.58 \$251.010 \$1.096.726 \$000.485 \$1331.170 \$1278.58 \$251.010 \$1.096.726 \$1000.485 \$1331.170 \$1278.58 \$251.010 \$1.096.726 \$1000.485 \$1331.170 \$1278.585 \$251.010 \$1.096.726 \$1000.485 \$10000.485 \$10000.485 \$10000.485 \$10000.485 \$10000.485 \$10000.485 \$10000.485 \$10000.485 \$100 |
| 60% LAP 40% CR 95% 12465 16 1007 M 100.00 M 100. |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|-------------------------------|--|---|--|--|---|---|---|
| Resi 12 - 75 Flats | | | | Value Area | Zone B - | £1,100 psf | | |
| No Units Site Area | 75 0.2 Ha | | • | Sales value inflation Build cost inflation | | Base Base LAR: CIR | | |
| Residual land values: | | | | Tenure | | LAR: CIR | |] |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £13,799,992 £12,690,491 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent 23,23,249 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodtwerty Ex 168.756 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,502,247 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £12,569,481 £11,371,984 £10,167,568 | £8.312.022 £7,258,886 £6,198,565 | £7.231.359 £6,182,195 £5,117,797 | £7.168.756 £6,119,820 £5,054,686 | £7.012.247 £5,963,245 £4,896,911 | £6.068.503 £5,013,371 £3,950,258 | £5.538.845 £4,485,663 £3,424,339 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 25% 30% 35% | £8.956.302 £7,738,252 £6,513,490 £5,282,080 | £5.129.209 £4,044,051 £2,951,813 £1.852.567 | £4,043,160 £2,961,049 £1,871,537 £774,699 | £3,990,247 £2,898,312 £1,808,958 £712,260 -£408,977 | £3,822,961 £2,741,469 £1,652,511 £556,163 | £2.879.244 £1.800.408 £713.826 -£397.165 -£1,550.210 | £2.354.958 £1,277,596 £192,335 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £4,044,093 £2,789,835 £1,525,617 | £1,632,967 £746,386 -£382,764 -£1,554,648 | -£343,763 -£1,506,675 -£2,677,017 | -£408,977 -£1,571,780 -£2,742,032 | -£572,009 -£1,734,541 -£2,904,569 | -£357,165 -£1,550,210 -£2,711,112 -£3,879,788 | £192,335 -£941,672 -£2,093,654 -£3,253,650 -£4,421,578 |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% mark land value | | -£1,554,648 | -E2,677,017 | -£2,742,032 | | | -E4,421,578 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | I |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£16,482,993 -£17,747,212 | -£19,655,593 -£20,827,476 | -£20,779,504 -£21,949,846 | -£22,014,609 -£22,014,861 | -£21,007,370 -£22,177,398 | -£21,983,941 -£23.152.617 | -£22,526,479 -£23,694,406 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | es | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £2.473.282 £1,282,771 £85,273 | -£1,928,809 -£2,974,689 -£4,027,825 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£8,496,875 -£9,761,093 | -£11,669,475 -£12,841,358 | -£12,793,385 -£13,963,727 | -£12,858,490 -£14,028,743 | -£13,021,251 -£14,191,279 | -£13,997,822 -£15,166,499 | -£14,540,360 -£15,708,288 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value nity Space | es | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$47.251 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases 130, 270 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £4.591.850 £3,394,352 £2,189.936 | £334,390 -£718,746 -£1,779,067 | -£746.272 -£1,795,437 -£2,859,834 | -£808.875 -£1,857,811 -£2,922.945 | -£965.385 -£2,014.387 -£3,080.720 | | |
| 60% LAR : 40% CIR | 15% 20% 25% 30% | £978,670 -£239,379 -£1.464.142 | -£2,848,422 -£3,933,581 -£5,025,819 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | -£2,695,551 -£3,933,538 -£5,197,795 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to bench | 50% | -£6,452,014 | -£9,532,279 | -£10,654,648 | -£10,719,664 | -£10,882,200 | -£11,857,420 | -£12,399,209 |
| Secondary Industrial/Storage/Distribution | 1 | - | | • | | £20,601,000 | | · |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$2586,000 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability \$2044.72 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £8,503,495 £7.305,997 £6,101,581 | £4,246,035 £3.192.899 £2,132,578 | £3,165,373 £2.116.208 £1,051,810 | £3,102,769 £2.053,834 £988,699 | £2,946,260 £1.897,258 £830,924 | £2,002,516 £947.384 -£115,729 | £1,472,858 £419,676 -£641,648 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £4,890,315 £3,672,266 £2,447,503 | £1,063,222 -£21,936 -£1,114,174 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £1,216,094 -£21,894 -£1,276,151 | -£2,213,420 -£3,319,601 -£4,448,751 | | | | -£4,463,152 -£5,616,197 -£6,777,098 | |
| 60% LAR : 40% CIR | 50% | -£2.540.370 | -£5.620.634 | -£6.743.004 | -£6.808.019 | -£6.970.556 | -£7.945.775 | -£8.487.564 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|---|---|--|---|--|--|--|
| Resi 12 - 75 Flats | | | | Value Area | Zone B - | £1,150 psf | | |
| No Units Site Area | 75 0.2 Ha | } | | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | | |
| Residual land values: | | | | Tenure | | LAR: CIR | ' | 1 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £15453.482 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases £11,024,311 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodirestity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sutainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £14.178.297 £12,896,125 £11,607,035 | £9.895.111 £8,758,655 £7,615,013 | £8.814.450 £7,681,963 £6,541,966 | £8.751.845 £7,619,590 £6,479,805 | £8.595.336 £7,463,657 £6,324,400 | £7.656.282 £6,528,059 £5,384,302 | £7.134.586 £6,004,061 £4,858,384 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% 40% 45% 50% | £10.311.093 £9,008.370 £7,698.932 £6,392.849 £5,060,187 £3,731.016 £2,382.880 | £6.464.288 £5.306.458 £4.132,790 £2.949,189 £1,788.652 £561,252 -£671,886 | £5.392.849 £4.226,382 £3.052,514 £1.871,321 £682.876 -£535,638 -£1,794,257 | £5.329.935 £4,163,645 £2,969,935 £1,808,882 £620,559 -£600,743 -£1,859,271 | £5.172.648 £4.006.801 £2.833.488 £1.652.785 £464.767 -£763.505 -£2.021,807 | £4.228.932 £3.065,740 £1.894,804 £716,201 -£490,897 -£1,740,075 -£2.997,028 | £3.704.646 £2.542,928 £1,373,312 £195,877 £1,034,341 £2,282,613 £3.538,816 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | es | | | | £97,649,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£15,568,183 -£16,729,901 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£17,899,517 -£19,076,952 -£20,307,170 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | es | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £4.166.772 £2,891,586 | -£262,399 -£1,391,599 | -£1,347,361 -£2,472,261 | | -£1,567,346 -£2,691,374 | | -£3,033.917 -£4,152,124 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £1,609,414 £320,324 -£975,618 | | | | | | -£5,282,549 -£6,428,327 -£7,582,065 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | -£8,743,782 -£9,913,398 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£11,030,633 -£12,321,052 -£13,569,323 |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% mark land value | -£8,903,830 os | -£11,958,597 | -£13,080,967 | -£13,145,981 | -£13,308,518 | -£14,283,738 | -£14,825,527 |
| Lower Value Secondary Offices / Commun | nity Space | | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £6,200,665 £4,918,493 | £1,917,479 £781,024 | £1,991,718 £836.818 -£295.668 | £1,698,865 £774.214 -£358.042 | £1,741,733 £617.705 -£513,975 | £798,937 -£321,349 -£1,449,573 | £2/5,162 -£843.046 -£1,973,570 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £3,629,403 £2,333,461 £1,030,739 | -£362,618 -£1,513,374 -£2,671,173 | | | | | -£3,119,248 -£4,272,986 -£5,434,703 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | -£278,699 -£1,594,782 -£2,917,444 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£4.246.616 -£5,594,751 | -£7,416,380 -£8,649,518 | -£8.513.269 -£9,771,888 | -£8.578.374 -£9,836,903 | -£8.741.136 -£9,999,439 | -£9.717.706 -£10,974,659 | -£10,260,244 -£11,516,448 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | nmark land value | es | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £11,387,495 £10,112,310 £8,830,138 | £6,968,325 £5,829,124 £4,692,669 | £5,873,363 £4,748,463 £3,615,976 | £5,810,510 £4,685,859 £3,553,603 | £5,663,378 £4,529,349 £3,397,670 | £4,710,582 £3,590,296 £2,462,072 | £4,186,807 £3,068,599 £1,938,074 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £8.830.138 £7,541,048 £6,245,106 | £3,549,027 £2,398,271 | £3,615,976 £2,475,979 £1,326,862 | £3.553.603 £2,413,818 £1,263,948 | £3,397,670 £2,258,413 £1,106,661 | £2.462.072 £1,318,315 £162,945 | £1.938.074 £792,397 -£361,341 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | £4,942,383 £3,632,945 £2,316.862 | £1,240,471 £66,803 -£1,1,16,798 | £160,395 -£1,013,473 -£2,194.666 | £97,658 -£1,076,052 -£2,257,105 | | | -£1,623,059 -£2,692,675 -£3,870,109 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £994,201 -£334,971 | | | | | | -£5,100,328 -£6,348,600 |
| 60% LAR : 40% CIR | 50% | £1.683.107 | -E4.737.873 | -£5.860.244 | -£5.925.258 | -E5.087.794 | -£7.063.015 | -£7.604.803 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--|--|---|---|---|---|--|--|
| Resi 12 - 75 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units Site Area | 75 0.2 Ha | | | Sales value inflation Build cost inflation | | Base Base LAR: CIR | | |
| Residual land values: | | | | Tenure | | LAR: CIR | | l |
| Tenure 69% LAR: 69% GIR 69% LAR: 69% GIR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £17.46071 \$14.4076 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £11.478.201 £10.258.424 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £10.397.539 £10.17.23 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £11542.508 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Biodiversity & Renewable Offset Payments £1138.72 £15.83.72 £15.83.72 £15.83.72 £77.049 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Sustainability S1229-373 S227-258 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cl.I., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 153.717.675 17.509.551 |
| 60% LAR : 40% CIR | 10% 15% 20% | £13,046,500 | £9,031,462 | | £10.334.936 £9,119,360 £7,896,254 £6,665,601 | £8,963,426 £7,740,849 £6,510,769 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 25% 30% 35% | £11.665.885 £10,278,487 £8,884,375 | £7.797.386 £6,556,267 £5,308,173 £4,045,810 | £6.727.660 £5,489,542 £4,233,492 £2,967,942 | £6.665.691 £5,427,747 £4,170,913 £2,905.603 | £6.510.769 £5,272,134 £4,014,465 £2,749,407 | £5,578,621 £4,331,073 £3,075,781 £1,812,823 £542,278 | £5.054.334 £3.808,261 £2,554,290 £1,292,499 |
| 60% LAR : 40% CIR | 40% 45% | £8,884,375 £7,483,617 £6,076,281 £4,662,435 | £2,770,918 | £1,695,143 £415.168 | £1,632,826 | £1,477,033 | £1,812,823 £542,278 -£769,038 | £22,969 -£1,311,577 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to bench | 50% | £4,662,435 £3,240,143 | £1,489,163 £200,615 | -£911,496 | -£976,510 | £197,422 -£1,139,047 | -£769,038 -£2,114,267 | -£2,656,056 |
| Higher Value Secondary Offices | The state of the s | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£10,555,154 -£11,764,778 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£14,218,495 -£15,464,567 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | -£16,718,539 -£17,980,330 -£19,249,860 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£14,610,394 -£16.032.686 | -£17,783,666 -£19.072.214 | -£18,857,661 -£20.184.324 | -£18,919,874 -£20,249,339 | -£19,075,407 -£20,411.876 | -£20,041,867 -£21.387.096 | -£20,584,406 -£21.928.885 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | 25 | | | | £57,186,000 | l | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £5.860.261 £4,500,402 £3,133,555 | £1.404.012 £191,491 -£1,028,287 | £319.050 -£889,172 -£2,104,978 | £256.197 -£951,775 -£2,167,351 | £99.064 -£1,108,284 -£2,323,284 | | -£1.367.507 -£2,569,035 -£3,778,660 |
| 60% LAR : 40% CIR | 20% | £1,759,790 £379,174 £1,008,224 | -£2,255,248 -£3,489,324 -£4,730,444 | | | | | -£4,996,302 -£6,232,376 -£7,478,449 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | -£8,732,420 -£9,994,211 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£5.210.430 -£6,624,276 -£8,046,567 | -£8.515,792 -£9,797,548 -£11,086,096 | -£9.591,568 -£10,871,543 -£12,198,206 | -£9,663,885 -£10,933,756 -£12,263,220 | -£9.809.677 -£11,089,289 -£12,425,758 | -£10,744,433 -£12,055,748 -£13,400,977 | -£11,263,742 -£12,598,287 -£13,942,767 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | 25 | | | | £40,420,000 | ı | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £7.809.481 £6,442,634 | £3.500.570 £2,280,792 | £2,419,907 £1,204,101 | £2.357.304 £1,141,728 | £2.200,795 £985,795 | £1.261.741 £50,197 | £740.044 -£469,581 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £5,068,868 £3,688,253 £2,300,855 | £1,063,831 -£180,245 -£1,421,365 | | | | | £1,087,223 -£2,923,297 -£4,169,370 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £906,744 -£494,015 -£1,901,351 | -£2,669,458 -£3,931,821 -£5,208,713 | | | | | -£5,423,341 -£6,685,132 -£7,954,663 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£3,315,197 -£4,737,488 | -£6.488.469 -£7,777,017 | -£7.562.464 -£8,889,127 | -£7.624.677 -£8,954,141 | -£7.780.210 -£9,116,679 | -£8.746.669 -£10,091,898 | -£9.289.208 -£10,633,688 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | es | | | | £20,601,000 | ſ | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Ley, \$106, CIL, Build Reys, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £11,721,125 £10,354,279 | £7,412,215 £6,192,437 | £6,331,552 £5.115.746 | £6,268,949 £5,053,373 | £6,112,440 £4.897.440 | £5,173,386 £3,961,842 | £4,651,688 £3,442,064 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £8,980,513 £7,599,898 £6,212,500 | £4,965,475 £3,731,399 £2,490,280 | £3,892,428 £2,661,674 £1,423,555 | £3,830,267 £2,599,704 £1,361.760 | £3,674,862 £2,444,782 £1,206.147 | £2,742,436 £1,512,634 £265.086 | £2,224,422 £988,347 -£257,725 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £4,818,389 £3,417,630 | £1,242,186 -£20,177 | £167,505 -£1,098,044 | £104,926 -£1,160,484 | -£51,522 -£1,316,580 | -£990,206 -£2,253,164 | -£1,511,697 -£2,773,488 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,070,294 £596,448 -£825,844 | -£1,295,068 -£2,576,824 -£3,885,372 | | | | | -£5,377,564 -£6,722,043 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--------------------------|---|--|---|---|---|---|---|
| Resi 12 - 75 Flats | | | | Value Area | Zone B - | £1,250 psf | | |
| No Units Site Area | 75 0.2 Ha | 1 | | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | Ì | |
| Residual land values: | 0.2110 | | | Tenure | | LAR : CIR | |] |
| Tenure 6% LAR 495 CIR 6% CAR 495 CIR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £15840,601 21544,600 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases (1435/132) \$1394.391 \$104.791 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 516s. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$11,761,817 \$10,843,965 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$10.022.462, \$15.027.697 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Cerbon \$1,000,765 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £14,485,967 £13,020,677 £11,548,604 | £10,447,911 £9,130,514 £7,806,074 | £9,374,864 £8,060,789 £6,739,349 | £9,312,702 £7,998.819 £6,677,554 | | £8,224,872 £6,914,364 £5,596,151 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £11,548,604 £10,069,818 £8,584,385 £7,092,375 | £6,474,661 £5,136,345 | £6,739,349 £5,410,621 £4,064,564 £2,707,409 | £6,677,554 £5,348,982 £4,002,125 £2,645,091 | £7.843.897 £6,523,069 £5,194,886 £3,846,028 | £4,256,758 £2,909,445 | £6.397.957 £9,186,732 £3,735,267 £2,389,120 £1,035,235 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £7,092,375 £5,593,855 £4,088,892 | £3,783,185 | £1,343,078 | | £2,489,299 £1,125,332 | £1,554,543 £192,134 -£1,231,506 | |
| 60% LAR : 40% CIR Residual Land values compared to bench | | • | £2,417,073 £1,044,170 | -£28,915 | -£93,750 | -£256,286 | -£1,231,506 | -£340,340 -£1,773,295 |
| Higher Value Secondary Offices | illiark land valu | | | | | £97,649,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | -£16,627,738 -£17,991,964 -£19,366,578 | | | -£18,237,094 -£19,613,369 -£21,046,124 |
| Residual Land values compared to bench Medium Value Secondary Offices | | es | | | | £57,186,000 | 1 | , |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £7.553.750 £6,109,216 | £3.070.422 £1,774,580 | £1.985.460 £693,919 | £1.922.607 £631,314 | £1.765.475 £474,806 | £822.679 -£464,248 | £298.904 -£985,945 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £3,199,256 £1,733,967 | -£838,799 -£2,156,196 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £261,894 -£1,216,893 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% hmark land valu | -£7,197,818 | -£10,242,541 | -£11,315,626 | -£11,380,460 | -£11,542,997 | -£12,518,217 | -£13,060,005 |
| Lower Value Secondary Offices / Commu | nity Space | | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £10,862,829 £9,418,295 £7,966,774 | £6,379,501 £5,083,659 £3,780,562 | £5,294,539 £4,002,998 £2,703,874 | £5,231,686 £3,940,393 £2,641,498 | £5,074,554 £3.783.885 £2,485.564 | £4,131,758 £2.844,830 £1,549,965 | £3,607,983 £2,323,134 £1,030,189 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £6,508,335 £5,043,046 | £2,470,280 £1,152,883 | £1,397,232 £83,157 | £1,335,070 £21,188 | £1,179,666 -£133,735 | £247,241 -£1,063,268 | -£270,774 -£1,579,675 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £3,570,973 £2,092,186 £606,763 | | | | | | £1,209,100 -£4,242,365 -£5,588,512 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£885,257 -£2,383,777 | | | | | | -£6,942,397 -£8,318,171 |
| Residual Land values compared to bench | hmark land valu | 4.3,688,739 | -20,953,462 | -28,006,547 | -18,071,381 | -28,233,918 | -29,209,138 | -29,750,927 |
| Secondary Industrial/Storage/Distribution | n | | | | | £20,601,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E54774474 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Clt., Building Regs 2022 & Staircases 1503/146 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £11,878,419 £10,419,980 | £7.692.207 £6,381,924 | £6,615,515 £5,308,877 | £7,652,038 £6.553.142 £5,246,715 | £6.397.209 £5,091,311 | £5,461,610 £4,158,885 | £4,941,834 £3,640,871 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £8,954,690 £7,482,618 | £5,064,528 £3,740,087 | £3,994,802 £2,673,363 | £3,932,833 £2,611,568 | £3,777,910 £2,457,082 | £2,848,377 £1,530,164 | £2,331,970 £5,120,745 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £6,003,831 £4,518,398 £3,026,388 | £2,408,674 £1,070,359 -£282,802 | £1,344,634 -£1,423 -£1,358,578 | £1,282,996 -£63,862 -£1,420,895 | £1,128,899 -£219,959 -£1,576,688 | £190,771 -£1,156,542 -£2,511,444 | -£330,720 -£1,676,867 -£3,030,752 |
| 60% LAR : 40% CIR | 45% 50% | £1,527,868 £22,905 | -£1,648,914 -£3,021,817 | -£2,722,909 -£4.094,902 | -£2,785,122 -£4,159,736 | -£2,940,655 -£4,322,273 | -£3,873,853 -£5,297,493 | -£4,406,527 -£5,839,282 |
| 60% LAR : 40% CIR | | | | | | | | |

| Base Build Costs | Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|--|---|---|---|---|--|--|--|
| Note Part Color Part | Resi 12 - 75 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| Note Part Color Part | No Units | 75 | 1 | | Sales value inflation | | Base | i | |
| Training | Residual land values: | 0.2 Ha | ı | | Tenure | | LAR : CIR | |] |
| ## Base Build Costs and Access PH MCD, Base Build Costs and Access PH MCD, Base Build Costs and Access PH MCD, Base Build Costs and Access PH MCD, Base Build Costs, Base Buil | 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR | 5% 10% 15% 20% 25% 30% 35% 40% 45% | Access Prt M4(2) & Building Safety Levy 220,533,951 | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases E14 644.381 E13.57.063 E11.864.360 E10.63.843 E0.055.882 E7.641,148 E0.219.513 E2.79.513 | Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$13,98,581 \$12,181,272 \$10,791,333 \$3,3317 \$2,507,100 \$1,794,594 \$2,197,744 \$2,197,975 | Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & BEIOdiversity £14,875,728 £13,01,15 £12,118,899 £10,729,151 £3,31,348 £5,516,409 £5,096,343 £5,507,258 | Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$\frac{11,475,999}{21,475,999}\$ | Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$13,776,500 \$11,027,500 | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon (13,22,235 (13,23,237 (13,23, |
| Base Build Costs, Access PT MAD, 1, Access PT | Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Control Cont | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| ## 1 | 60% LAR: 40% CIR | 30% 35% | | | | | | | |
| Base Build Costs, Access Pt M4(2), Building Safey Lovy, State Casts, Access Pt M4(2), Building Safey Lovy, State Casts, Access Pt M4(2), Building Safey Lovy, State Casts, Access Pt M4(2), Building Safey, Lovy, State Casts, A | 60% LAR : 40% CIR | 45% | -£12,747,556 -£14.337.192 | -£15,927,845 -£17.385.104 | -£17,001,839 -£18,457,626 | -£17,064,053 -£18,519,753 | -£17,219,586 -£18,675,071 | -£18,152,784 -£19,621,574 | -£18,671,228 -£20,163,363 |
| Base Build Costs, Access Pt M4(2), Building Safey Lovy, State Casts, Access Pt M4(2), Building Safey Lovy, State Casts, Access Pt M4(2), Building Safey Lovy, State Casts, Access Pt M4(2), Building Safey, Lovy, State Casts, A | Residual Land values compared to bench Medium Value Secondary Offices | mark land value | es | | | | £57 186 000 | 1 | |
| | Tenure | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewablo Offset Payments, Sustainability & |
| Pot 10 10 10 10 10 10 10 1 | 60% LAR : 40% CIR | 0% 5% | £9.247.240 £7,718,032 | £4.736.832 £3,357,670 | £3.651.871 £2,277,008 | £3.589.017 £2,214,405 | £3.431.885 £2,057,896 | £2.489.090 £1,118,842 | £1.965.314 £597,145 |
| Pot 10 10 10 10 10 10 10 1 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £6,181,836 £4,638,723 £3,088,758 | £1,971,253 £577,650 | £894,561 -£495,398 -£1,892,794 | £832,188 -£557,560 -£1,954,763 | £676,255 -£712,964 -£2,109,685 | | |
| Company Comp | 60% LAR : 40% CIR | 25% 30% | £1,532,011 -£31,450 | | | | | | |
| Company Comp | | | | | | | | | |
| Base Build Costs, Access Prt M4/2, Building Safety Levy, Stop, CIL, Build Regs 2022 & Staircases, Staircases, Prt M4/2, Building Safety Levy, Stop, CIL, Build Regs 2022 & Staircases, Staircases, Prt M4/2, Building Safety Levy, Stop, CIL, Build Regs 2022 & Staircases, Staircases, Staircases, Costs, Access Prt M4/2, Building Safety Levy, Stop, CIL, Build Regs 2022 & Staircases, Staircases, Staircases, Costs, Access Prt M4/2, Building Safety Levy, Stop, CIL, Build Regs 2022 & Staircases, Staircases, Staircases, Staircases, Costs, Access Prt M4/2, Building Safety Levy, Stop, CIL, Build Regs 2022 & Staircases, Staircases, Staircases, Costs, Access Prt M4/2, Building Safety Levy, Stop, CIL, Build Regs 2022 & Staircases, Staircases, Staircases, Costs, Access Prt M4/2, Building Safety Levy, Stop, CIL, Build Regs 2022 & Staircases, Staircases, Staircases, Costs, Access Prt M4/2, Building Safety Levy, Stop, CIL, Build Regs 2022 & Staircases, Staircases, Staircases, Costs, Access Prt M4/2, Building Safety Levy, Stop, CIL, Build Regs 2022 & Staircases, Staircases, Staircases, Staircases, Costs, Access Prt M4/2, Building Safety Levy, Stop, CIL, Bui | 60% LAR : 40% CIR | 50% | -£6,351,074 | -£9,398,985 | -£10,471,508 | -£10,533,635 | -£10,688,953 | -£11,635,456 | -£12,177,244 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Reg Safety Levy, S106, CIL, Bui | Lower Value Secondary Offices / Commun | nity Space | es | | | | £40,420,000 |] | |
| Column | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £11.027.111 £9,490,915 | £6.666.749 £5,280,332 | £5.586.087 £4,203,640 | £5.523.484 £4,141,267 | £5.366.975 £3,985,334 | £4.427.921 £3,049,735 | £3,906,224 £2,529,958 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £7,947,802 £6,397,837 £4,841,089 | £3,886,729 £2,486,011 £1,078,250 | £2,813,681 £1,416,285 £11,525 | £2,751,519 £1,354,316 £50,269 | £2,596,115 £1,199,394 -£294,756 | £1,663,690 £269,861 -£1,131.673 | £1,145,675 -£246,547 -£1,646,627 |
| Residual Lead values conserved to benchmark land values | 60% LAR : 40% CIR | 35% | £3,277,629 £1,707,522 | -£336,484 -£1,758,119 | -£1,400,524 -£2,819,788 | | | | |
| Reside all and values command to broschmant land values | | 40% 45% 50% | £130,837 -£1,452,358 -£3,041,995 | -£3,185,586 -£4.632.648 -£6,089,907 | -£4,297,957 -£5,706,642 -£7,162,429 | -£4,320,274 -£5,768.855 -£7,224,556 | -£4,476,066 -£5,924,388 -£7,379,874 | -2.5,410,822 -£6.857.587 -£8.326,377 | -£6,930,130 -£7,376,031 -£8,868,165 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodriversity & Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodriversity & Breeze Michair Prt M4(3), BREEAM E | Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | es | | | | 520 504 000 | 1 | |
| 60°; LPR, 40°; CPR 10°; LPR, 40°; LPR, | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LVI - 60% CVI - 60% CVI - 12,052.00 LVI - | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | £13.402.560 £11,859,446 | £9.191.976 £7,798,373 | £8.115.285 £6,725,326 | £8.052.912 £6,663,164 | £7.896.979 £6,507,760 | £6.961.380 £5,575,334 | £6.441.603 £5,057,320 |
| 60% LVI - 60% CVI - 60% CVI - 12,052.00 LVI - | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £10,309,481 £8,752,734 £7,189,274 | £6,397,656 £4,989,895 £3,575,161 | £5,327,930 £3,923,170 £2,511,121 | £5,265,961 £3,861,376 £2,449,482 | £5,111,039 £3,706,889 £2,295,386 | £4,181,506 £2,779,971 £1,370,810 | £3,665,098 £2,265,017 £850,257 |
| Win Man Man 1971 Man Man Man Man Man Man Man Man Man Man | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £5,619,167 £4,042,482 | £2,153,526 £725,059 | £1,091,857 -£346,312 | £1,030,356 -£408,629 | £876,605 -£564,421 | -£59,921 -£1,499,177 | -£580,245 -£2,018,485 |
| | 60% LAR : 40% CIR | 45% 50% | £2,459,287 £869.650 | -£7.21,003 -£2.178.262 | -£1,794,997 -£3,250,784 | -£1,697,211 -£3,312,911 | -£2,012,744 -£3,468,229 | -£4,414,732 | -£4,956,521 |

| Local Fian Viability Testing 2 | | |] | | | | | |
|--|---|--|---|--|--|---|---|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone B - | £900 psf | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base | | |
| Residual land values: | | | | Tenure | | LAR : CIR | |] |
| Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | % AH 0% 5% 10% 10% 12% 20% 30% 40% 45% 50% ark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy (7 29/82) (2 28/82) (2 28/82) (3 28/82) (4 29/82) (4 29/82) (4 28/82) (4 28/82) (4 28/82) (4 28/82) (4 28/82) (4 28/82) (4 28/82) (4 28/82) (4 28/82) (4 28/82) | Base Build Costs, Access Prt M4(2), Building Safey Levy & S106, CIL, Building Regs 202 & Staircases 22 & Staircases 4,1811,507 4,181 | Base Build Costs, Access Prt M4(2), S166, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREAM Excellent 4.2 (1) (1) (2) (2) (2) (2) (2) (2) (2) (2) (2) (2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Stairceses, Wcharir Prt M4(3), BrEEAM Excellent & Biodiversity 42,745,892 42,046,009 43,948,748,748,748,748,748,748,748,748,748,7 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 2105, CIL, Building Safety Levy, 2105, CIL, Buildings, 2102 & Stalicases, Wicharl Frt M4(3), Biodiversity & Renewable Offset Payments 4,346,073 4,54 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S105, CIL, Building Safety Levy, S105, CIL, Build Regs S1022 & Staticases, Wichair Prt M4(3), Blodiversity, Renewall Offset Payments & Sustainability 44,007, 45,078,550 41,078,550 411,077,550 411,450,560 411,477,550 411,477,550 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Rogs 2022 & Staircases, Webair Prt M4(3), Blodoversily, Renewable Offset Payments, Sustainabildiny & Embodied Carbon 4,552216 4,5197971 4,1116911 4,11245470 4,1116911 4,11245470 4,11576769 4,11576769 |
| Higher Value Secondary Offices | | <u> </u> | ı | ı | | £97,649,000 | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellenathle Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% 25% 30% 35% 40% 45% | | | £104,036,688 £105,323,164 £106,624,796 £107,941,261 £109,272,376 £110,818,030 £111,978,071 £113,352,353 | | | | £107,326,881 £108,001,602 £109,992,670 £111,199,334 £112,621,641 £113,859,439 £115,212,670 £116,680,900 |
| 60% LAR : 40% CIR Residual Land values compared to benchma | 50% | -£108,838,980 -£108,504,043 | +£112,669,234 +£114,074,195 | -£114,740,737 -£116,143,079 | -£114,860,869 -£116.263.057 | -£115,161,196 -£116.563.004 | -£116,963,165 -£118.362.680 | -£117,984,259 -£119,362,500 |
| Medium Value Secondary Offices | | | I | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£84.048.789 -£85,307,612 -£86,582,533 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | -£67,873,401 -£69,180,065 -£70,502,372 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | | -£71,840,170 -£73,193,307 -£74,561,631 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£64,819,711 -£66,484,773 | -£70,849,965 -£72,054,928 | -£72,721,468 -£74,123,810 | +£72,841,599 +£74,243,788 | -£73,141,927 -£74,543,734 | -£74,943,898 -£76,343,411 | -£75,944,990 -£77,343,231 |
| Residual Land values compared to benchma Lower Value Secondary Offices / Community | ark land values y Space | | | | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£47.896.765 -£49,171,687 -£50,462,555 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | | | | | | | -£51,769,219 -£53,091,528 -£54,429,323 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | -£52,668,496 -£54,042,556 -£55,430,753 | | | -£55,782,461 -£57,150,785 -£58,534,143 |
| 60% LAR: 40% CIR Residual Land values compared to benchm: Secondary Industrial/Storage/Distribution | 5076 | -£49,073,927 | £54,644,079 | -E56,/12,963 | £56,632,942 | -£57,132,888 £20,601,000 | -£58,932,565 | £59,932,385 |
| | | | | | | | | Base Build Costs, |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2025-36 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regy, \$106, Cil., Build Regy, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | -£28,590,418 -£29,881,286 -£31,187,950 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | | -£32.510.257 -£33,848,054 -£35,201,192 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£25,175,411 -£26,827,595 -£28,492,858 | -£31,266,251 -£32,657,849 -£34,062,810 | -£33,340,969 -£34,729,353 -£36,131,694 | -£33,461,287 -£34,849,484 -£36,251,672 | -£33,762,084 -£35,149,811 -£36,551,619 | -£35,566,861 -£36,951,780 -£38,351,296 | -£36,569,516 -£37,952,874 -£39,351,118 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | • | | | | 1 | |
|--|---|---|---|--|---|---|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone B | £950 psf | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 |
| Residual land values: | | | | Tenure | | LAR : CIR | | I . |
| Tenure 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR 65% LAR 45% CIR | % AH 5% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | Base Build Costs and Access Prt M4(2) & Building Safety Levy E17,756,116 5, 756,421 5, 756,421 6, 7 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases C 175,654 461,055 461,055 461,055 461,055 471,054 471,055 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & SREEAM Excellent C1893 72 41,158.621 42,559.955 43,158.621 41,158.621 41,158.621 41,158.621 41,158.621 41,158.621 41,158.621 41,158.621 41,158.621 41,158.621 41,158.621 41,158.621 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1,579,547 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780,380 4,714,780 4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (1,200,198 (1,504,470 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, S176, S1 | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 4.1572656 4.5806.871 4.6415.466 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 4.10.251266 |
| | | | | | | | | Base Build Costs. |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | | | | | | -£103,368,877 -£104,801,986 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | -£103,997,726 -£105,468,715 -£108,954,374 | | | | -£107,265,602 -£108,726,799 -£110,203,640 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | -£106.371.603 -£107.890.601 -£109.423.234 | | | +£108.877.354 +£110.391,027 -£111.919.067 | | -£111.695.971 -£113,203,641 -£114.728.499 |
| 60% LAR: 40% CIR | 50% | -£105,111,489 -£106,933.596 | -£110,969,366 -£112.528.860 | -£113,040,868 -£114,597,744 | -£113,161,000 -£114.717.723 | -£113,461,328 -£115.017.668 | -£115,283,297 -£116.817.345 | -£116,264,391 -£117.817.168 |
| Residual Land values comanded to benchmark land values Medium Value Section (2014) (1997) (1998) (19 | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | +£60,958,120 +£62,371,475 +£63,800,930 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£65,246,333 -£66,707,530 -£68,184,370 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | -£68,870,052 -£70,179,866 | -£69,676,701 -£71,184,371 -£72,707,230 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£63,092,220 -£64,914,327 | -£68,950,097 -£70,509,591 | -£71,021,599 -£72,578,476 | -£71,141,730 -£72,698,453 | -£71,442,059 -£72,998,399 | -£73,244,028 -£74,798,076 | -£74,245,122 -£75,797,897 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | nark land value: ity Space | | | | | £40,420,000 | 1 | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Accoss Prt M4(2), Suilding Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable, Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£44.960.629 -£46,390,084 -£47.835.486 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | | | | | | -£48.284.856 -£49.764.435 | -£49.296.684 -£50.773,524 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£52,265,855 -£53,773,525 -£55,298,383 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£45,881,373 -£47,503,481 | -£51,539,251 -£53,098,745 | -£53,610,753 -£55,167,629 | -£53,730,884 -£55,287,807 | -£54,031,213 -£55,587,553 | -£55,833,182 -£57,387,230 | -£58,387,050 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 | 1 | |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S 106, Clt., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | | | | | | -£25,808,815 -£25,7254,217 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% | | | | | | | -£28,715,414 -£30,192,255 -£31,684,586 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% 50% | | | | | | | -£33,192,256 -£34,715,114 -£36.253,006 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 50% | -£26,922,212 | £32,517,476 | -£34,586,360 | £34,706,338 | -£35,006,284 | -£36,805,960 | -£37,805,781 |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | | |
|---|--------------------------|--|---|---|--|--|---|---|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone B - | £1,000 psf | | | |
| No Units | 135 | | l | Sales value inflation | | Base | 1 | | |
| Site Area Residual land values: | 1.04 Ha | | | Build cost inflation Tenure | | LAR : CIR | |] | |
| Residual Iano Values: | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £4,579,494 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £2,489,514 | Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £13,000,033 £11,181,443 | £5,214,780 £3,657,325 £2,085,979 | £3,163,445 £1,613,319 | £3,044,479 £1,494,779 | £2,747,063 £1,198,427 | £957,381 -£615.652 | £1,454,285 -£49,878 -£1,633,886 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £9,349,467 £7,504,230 £5,645,859 | | £33,561 -£1,591,449 -£3,231,641 | -£87,711 -£1,712,868 -£3,352,732 | -£392,171 -£2,016,416 -£3,655,459 | -£2,218,934 -£3,837,705 -£5,471,818 | -£3,233,801 -£4,849,532 -£6,480,906 | |
| | 25% 30% | £5,645,859 £3.774,484 £1,890,231 | -£1,143,644 -£2,803,404 -£4,476,935 | -£3,231,641 -£4.886.362 -£6,555,469 | | -£3,655,459 -£5,309,155 -£6,977,361 | -£5,471,818 -£7.121.122 | -£8.127.772 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £1,890,231 -£12,993 -£1,979,267 | -£4,476,935 -£6,164,102 -£7,864,767 | -£6,555,469 -£8,238,819 | -£6,676,010 -£8,359,138 -£10,056,401 | -£6,977,361 -£8,659,934 | -£7.121.122 -£8,785,470 -£10,464,711 -£12,158,698 | -£9,789,975 -£11,467,366 -£13,159,792 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£1,979,267 -£3,958,419 | -£7,864,767 -£9,578,795 | -£9,936,270 -£11,647,678 | £10,056,401 £11,767,657 | -£10,356,729 -£12,067,603 | £12,158,698 £13,867,280 | -£13,159,792 -£14,867,100 | |
| Residual Land values compared to benchm | nark land value | | | | | 207 040 000 | 1 | | |
| Higher Value Secondary Offices | | | | I | I | £97,649,000 | <u>.</u> | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | | | | | | | -£101,454,609 -£103,038,597 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | -£104,638,532 -£106,254,263 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | | | | | | | -£107,885,637 -£109.532.502 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£111,194,706 -£112,872,096 | |
| 60% LAR : 40% CIR | 50% | -£105,363,996 -£105,363,150 | -£110,983,526 | -£111,341,000 -£113.052.409 | -£111,461,132 -£113.172.388 | -£111,761,460 -£113,472,334 | -£115,563,429 -£115,272,010 | £114,364,523 -£116.271.831 | |
| Residual Land values commared to benchmark land values Medium values Secondary Offices E87,186,000 | | | | | | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£59,435,339 -£61,019,328 | |
| | 20% | | | | | | -£81,804,396 -£63,223,167 | -£62,619,263 -£64,234,994 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% CIR | 25% 30% 35% | | | | | | | -£65,866,368 -£67,513,233 -£69,175,437 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£70,852,827 -£72,545,254 | |
| | | -£63,343,881 | -£68,964,257 | -£71,033,140 | -£71,153,119 | -£71,453,064 | -£73,252,741 | -£74,252,562 | |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | ty Space | š | | | | £40,420,000 |] | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | -£36.759.836 -£38.317,291 | | | | | -£42.024.493 -£43,608,482 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | | | | | -£42,366,767 -£43,991,032 -£45,630,074 | | -£46,824,147 -£48,824,147 -£48,455,502 | |
| 60% LAR: 40% CIR | 35% | | | | | | | -£50,102,387 -£51,764,590 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£53.441.981 -£55,134,408 | |
| 60% LAR: 40% CIR Residual Land values compared to benchm | 50% | -£45,933,034 | £51,553,410 | £53,622,293 | £53,742,273 | £54,042,218 | £55,841,895 | -£56,841,716 | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | rand value: | | | | | £20,601,000 |] | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | £14,635,135 -£16,178,567 -£17,736,021 | | -£ 16,813,852 -£18,348,867 -£19,898,568 | | | -£19,699,081 -£21,443,224 -£23,027,212 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | | | | | | | -£23,027,212 -£24,627,148 -£26,242,878 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | | -£27.874.252 -£29,521,118 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | | -£31,163,321 -£32,860,712 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£25,372,613 -£25,351,765 | £29.258.113 £30,972,141 | -£31,329,616 -£33,041,024 | £31,449,747 -£33,161,003 | -£33,460,949 | -£35,260,628 | -£34,053,138 -£36,280,447 | |

| Rosi 13 - 135 Flats | | |] | Value Area | Zone B - | £1,050 psf | | |
|---|---|---|---|---|--|---|---|---|
| | | | | | | | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 |
| Tenure Tenure | % AH 5% 10% 15% 25% 35% 45% 45% 45% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 177,585.65 171,942.95 171,9 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5196, Cil., Building Regs 2022 & Staircases (5.35,51) (5.35,51) (5.35,51) (5.35,51) (5.35,51) (5.35,51) (5.35,51) (5.35,51) (5.35,51) (5.35,51) (5.35,51) (6. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent C 208 55 43 12 211 43 13 25 43 12 25 43 | Base Build Costs, Access Prt M4(2), Stlo6, Cil., Building Safety Levy, Stlo6, Cil., Build Regs 2022 & Stlarcases, Wchair Prt M4(3), BREEAM Excollent & Biodiversity C. 1983 (1) C. 1034, 729 C. 2035 (1) C. 2035 (| Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Salaricasse, Wichair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Psymmets 2, 5, 6, 633 2, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, Cit, Building Safety Levy, \$166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$2,480,892 \$4,102,984 |
| Inglier value decordary offices | | | | | | 257,645,000 | <u> </u> | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£98,583,970 -£100,274,244 -£102,011,464 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | +£102,769,900 +£104,558,546 +£106,362,365 | -£103,781,728 -£105,567,635 -£107,369,033 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | -£108,181,266 -£110,015,041 -£111,863,560 | -£109,185,771 -£111,017,695 -£112,864,654 |
| 60% LAR: 40% CIR Residual Land values compared to benchi | 50% mark land value | -£103.792.703 | -£109.438.191 | -£111.507.074 | -£111.627.053 | -£111.926.999 | -£113.726.676 | -£114.726.497 |
| Medium Value Secondary Offices | | | I | I | | £57,186,000 | <u>.</u> | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Leys 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | £53.896.401 £55,573,317 £57,285,552 | -£54.891.629 -£56,564,701 -£58.254,974 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% 25% 30% | | | | -£58,637,210 -£58,637,210 -£60,200,192 | | -£68,563,460 -£60,750,631 -£62,539,277 | -£81,762,458 -£83,548,366 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | | | | | -£04,343,116 -£68.161.997 -£67,995,771 | -£67,166,502 -£68,998,426 |
| 60% LAR: 40% CIR Residual Land values compared to bench | 45% 50% mark land value | -£61,773,434 | -£67,418,922 | -£69,487,805 | -E69,607,783 | -£69,907,730 | £03,644,231 -£71,707,407 | -£72,707,228 |
| Lower Value Secondary Offices / Commun | nity Space | | ı | ı | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & Suilding Res 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | £38.162.471 -£39,854,708 -£41,572,814 | -£39.153.854 -£40,844,128 -£42,581,348 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | | | | | | £43,339,785 £45,128,431 £46,932,269 | -£44,351,612 -£46,137,520 -£47,938,918 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | £48,751,151 £50,584,925 £52,433,445 | -£49,755,656 -£51,587,580 -£53,434,539 |
| 80% LAR: 40% CIR Residual Land values compared to bench: Secondary Industrial/Storage/Distribution | mark land value | -244,302,588 s | 250,008,076 | -20Z,070,959 | 202,190,937 | £20,601,000 | 254,240,361 | +200,200,361 |
| | | | | | | £20,001,000 | <u> </u> | Base Build Costs, |
| Tenure 80% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Page 14, 12, 12, 12, 12, 12, 12, 12, 12, 12, 12 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | | | | | £19,273,437 £20,991,345 £22,758,515 | -£20,262,859 -£22,000,079 -£23,770,343 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | | -£25.556.251 -£27.357.648 -£29,174.386 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£19,571,144 -£21,645,122 -£23,781,319 | -£25,703,046 -£27,558,246 -£29,428,807 | -£27,777,784 -£29,629,748 -£31,495,690 | £27,898,083 -£29,749,679 -£31,615,668 | -£28,198,678 -£30,050,208 -£31,915,615 | £30,003,658 -£31,852,175 -£33,715,291 | -£31,006,310 -£32,853,269 -£34,715,112 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | | | |
|--|----------------------------------|--|--|---|--|--|---|--|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone B - | £1,100 psf | | | | |
| | | | | | | - | | | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 | | |
| Residual land values: | | | | | | | | | | |
| Tenure 60% LAR. 60% CIR 60% LAR. 60% CIR 60% LAR. 60% CIR 60% LAR. 60% CIR 60% LAR. 60% CIR 60% LAR. 60% CIR | % AH 5% 10% 15% 20% 20% 30% 35% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2016) 14 (2017) 15 (2017) 15 (2017) 15 (2017) (2017) 15 (2017) 15 (2017) 15 (2017) 15 (2017) (2017) 15 (2017) 15 (2017) 15 (2017) 15 (2017) 15 (2017) 15 (2017) | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases £1277,365 £1015,189 £1,185,08 £1,401,465 £1,401,465 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staffcases, Wchair Prt M4(3) & SREEAM Excellent \$1,089.015 \$5,147.913 \$1,249.925 \$1,375.756 \$1,375.756 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safery Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), Biodiversity 10.072.681 \$4.765.691 \$4.765.691 \$4.765.691 \$4.765.691 \$4.765.691 \$4.765.691 \$4.765.691 \$4.765.691 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regas WCbair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 10,280,19 84,485,90 12,184,485 12 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £4,486,088 £5,686,713 £1,987,118 £1,987,118 £1,987,118 £1,987,118 | Base Build Costs, Access PT M4(2), Building Safety Levy, S165, CH, Building Safety Levy, S165, CH, Building Safety Levy, S165, CH, Building Safety Levy, S165, CH, Building Safety Levy, S165, CH, Building Safety Levy, S165, CH, | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £3,651,175 £1,436,721 -£817,526 | -£2,455,298 -£4,465,030 -£6,488,125 | -£4,530,016 -£6,536,534 -£8,557,009 | -£4,650,334 -£6,656,665 -£8,676,987 | -£4,951,131 -£6,956,992 -£8,976,934 | -£8,755,909 -£8,758,961 -£10,776,611 | -£7,758,563 -£9,760,055 -£11,776,430 | | |
| Residual Land values compared to benchm | | 2011,020 | -20,400,120 | -23,531,003 | -25,070,307 | | | 211,770,400 | | |
| Higher Value Secondary Offices | | | ī | Ī | ı | £97,649,000 | | 1 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£95,734,400 -£97,573,087 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£101,310,628 -£103,249,632 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | -£105.205.565 -£107,176,835 -£109.163.294 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£99,968,010 -£102,222,257 | -£105,869,761 -£107.892.856 | -£107,941,285 -£109.981.740 | -£108,061,396 -£110.081.718 | -£108,361,723 -£110.381.665 | -£110,163,692 -£112.181.342 | -£111,164,786 -£113.181.161 | | |
| Residual and values compared to benchmark land values Medium Value Secondry Offices 657,186,000 | | | | | | | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£51.892.083 -£53,715,131 -£55,553,797 | | |
| | 20% | | -£52,200,253 -£54,085,311 -£55,983,996 | | | | | -£57,407,936 -£59,291,359 -£61,230,363 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | | | | | | | -£63,186,295 -£65,157,566 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£57,948,740 -£60,202,988 | -£63,850,492 -£65,873,587 | -£65,921,995 -£67,942,471 | £64,033,790 -£66,042,127 -£68,062,449 | -£66,342,454 -£68,362,396 | £88,144,423 £70,162,072 | -£67,144,024 -£69,145,517 -£71,161,892 | | |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | nark land value: ty Space | 5 | | | | £40,420,000 | 1 | | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs, \$2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£36.304.284 -£38,142,951 -£39,997,090 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£41.880.513 -£43.819.517 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | | | | | | -£45,775,449 -£47,746,720 -£49,733,178 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£40,537,894 -£42,792,142 | -£46,439,646 -£48,462,740 | -£48,511,149 -£50,531,624 | -£48,631,280 -£50,651,603 | -£48,931,608 -£50,951,549 | -£50,733,577 -£52,751,228 | -£51,734,671 -£53,751,046 | | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 | 1 | | | |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2v), Side, Safety Levy, Side, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | £12,336,837 -£14,208,138 -£16,093,196 | | | | | -£17,581,682 -£19,415,821 -£21,299,243 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | | -£23,238,248 -£25,194,180 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | | | | | | | -£27,165,451 -£29,151,909 -£31,153,401 | | |
| 60% LAR : 40% CIR | 50% | £22,210,872 | £27,881,471 | -£29,950,355 | £30,070,333 | -£30,370,280 | £32,169,957 | -£33,169,777 | | |

| Base Build Coats and State Both of Coats and State Both of Coats and State Both of Coats and State Both of Coats and State Both of Coats and State Both of Coats and State Both of Coats and State Both of Coats and State Both of Coats Both of Coats and State Both of Coats Both | Local Plan Viability Testing | g 2025 | | , | | | | 1 | | | |
|--|--|---|--|---|---|---|---|---|--|--|--|
| March Marc | Resi 13 - 135 Flats | | | | Value Area | Zone B - | £1,150 psf | | | | |
| Transport Content Co | No Units Site Area | 135 1.04 Ha | | | Sales value inflation Build cost inflation | | | | | | |
| Sub-part Color C | | | | | Tenure | | LAR : CIR | ' |] | | |
| Base Build Costs, Access Pri 44(2), Base Build Costs, Access Pri 4 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy E2884-963 E21.621,908 E19.865.540 E17.095.984 E14.813.988 E12.504.511 E10.775.892 E7.844.396 E5.131.3280 E7.3.3916 | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases E13763,847 E11765,101 E3734,823 E769,788 E5501,03 E550 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircasse, Wchair Prt M4(3) & BREEAM Excellent Expression Safety Safety Expression Safety E | Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £13,576,134 £15,056,179 £3,507,359 £3,507,359 £1,507,359 £1,507,359 £1,507,559 £1,507,559 £1,507,559 £1,507,559 £1,507,559 | Access Prt M4(2), S106, Cit., Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 113(7):506 12,207,203 12,207,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 12,207 | Access Prt M4(2), S166, CIL, Build Regs 2022 & Staicrases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 211488.154 215.519.062 24.758.063 42.758.069 43.231.725 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renevable Offset Payments, Sustainability & Embodied Carbon \$1,531,559 \$4,557,141 \$4,55,501 \$4,557,145 \$4,557,1 | | |
| Access PM 146(7) Access PM 1 | Higher Value Secondary Offices | | | | 1 | 1 | £97,649,000 | | 1 | | |
| Tenum State Build Costs and Access PT MAC), Base Build Costs, Base Build Costs, Cost State | | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | | | |
| | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | | | | | | |
| Manual Left visits ordered benchmark the ord | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | -£103.042.096 -£105,167,900 | | |
| Rate Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Building Safety Levy, S100, C1, Building Safety Levy, S1 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£95,924,582 -£98,291,450 -£100,670,814 | | -£104,080,345 -£106,241,396 -£108,416,405 | | | | -£107,308,891 -£109,464,918 -£111,635,827 | | |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Building Safety Levy, Stopped Safe Safe Safe Safe Safe Safe Safe Safe | Residual Land values compared to bench | Residual Land values compared to benchmark land values | | | | | | | | | |
| Base Build Costs, Access PT M4(2), Base Build Cos | Medium Value Secondary Offices | | | | 1 | 1 | £57,186,000 | | | | |
| Control Cont | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Dec 14.5 (%) (%) (%) (%) (%) (%) (%) (%) (%) (%) | | 5% | | | | | | -£47.897.308 -£49,874,178 -£51,888,367 | | | |
| Reliated Let vituse generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate to the charter generate generat | 60% LAR : 40% CIR | | | | | | | | | | |
| Cot 1.00 Cot | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | | | | | | -£57,933,392 -£60,016,178 | | | |
| Residual values command to horshmark land values Residual Costs Resi | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | | | |
| Lever Value Secondary Offices i Community Space Base Build Costs, Access Prt M4(2), Building Safety Lovy, Stop, CLI, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Bloidversity, Renewable Offset Payments & Society Proposed Payments (CL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Bloidversity & Society Proposed Payments & Society Proposed Pro | Residual Land values compared to bench | hmark land values | -£58,651,545 | £64,328,252 | +£66,397,136 | £66,517,114 | -£66,817,060 | £68,616,737 | £89,616,558 | | |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, C18, Build Regs 2022 & Staircases, Whatiar Pm M4(3), Building Safety Lovy, S166, C18, Build Regs 2022 & Staircases, Whatiar Pm M4(3), Building Safety Lovy, S166, C18, Build Regs 2022 & Staircases, Whatiar Pm M4(3), Building Safety Lovy, S166, C18, Build Regs 2022 & Staircases, Whatiar Pm M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Pyments 2006 LRR 400 CR 2006 LRR 40 | Lower Value Secondary Offices / Commu | inity Space | - | | | | £40,420,000 | | | | |
| Cont. Cont | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Copy LAR Copy | 60% LAR : 40% CIR | 10% | | | | | | | | | |
| Corp. Lack - 40% Corp. Lack | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | -£24,878,631 -£27,161,247 -£29,470,104 | | | -£34,395,238 -£36,423,822 -£38,466,676 | | | | | |
| Residual_twid_values | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | | | |
| Recidal Land Vibras comment do Nanchmark land values | 60% LAR: 40% CIR | 40% 45% | | | | -£44,770,548 -£48,931,411 -£49,100,366 | -£45.071,344 -£47,231,740 -£49,406,214 | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Sub(C, DL, Build Regs Access Prt M4(2), Building Safety Levy, Sub(C, DL, Build Regs Access Prt M4(2), Building Safety Levy, Sub(C, DL, Build Regs Access Prt M4(2), Building Safety Levy, Sub(C, DL, Build Regs Access Prt M4(2), Building Safety Levy, Sub(C, DL, Build Regs Access Prt M4(2), Building Safety Levy, Sub(C, DL, Build Regs Access Prt M4(2), Building Safety Levy, Sub(C, DL, Build Regs Access Prt M4(2), Building Safety Levy, Sub(C, DL, Build Regs Access Prt M4(2), Building Safety Levy, Sub(C, DL, Building Safety Levy, Sub(C | | | 3 | | | , | | 1 | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, Stop, Cit., Bu | Constant y mouse ideastorage/Distribution | - | | I | I | I | £20,601,000 | 1 | I | | |
| 60% LAR, 49% CR 10% 2202/86 49.832.245 41.169.251 411.792.791 41.000.434 413.214.251 41.862.000 65% LAR, 49% CR 10% 2202/86 49.832.245 41.169.251 41.159.291 41.000.434 413.214.251 41.862.000 65% LAR, 49% CR 20% 41.593.838 41.593.552 41.593.55 | 60% LAR : 40% CIR | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| 60% LAR: 40% CR 25% (488-885) 41574220 41770788 417.855407 41817810 419811276 22027389 60% LAR: 40% CR 30% 41127484 417841375 41825135 41942390 42225375 42224080 4230012726 60% LAR: 40% CR 35% 411585851 41947882 42162010 42244250 4224302 4241122011 42518518 60% LAR: 40% CR 45% 415851327 42194233 42460851 42418279 42249050 42242507 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £2,027,806 £4,297,362 | -£9,637,245 -£11,658,523 | -£11,681,251 -£13,695,818 | | -£12,096,143 -£14,109,347 | -£13,874,251 -£15,881,614 | | | |
| CONTINUE CON | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | | | |
| 60% LAR 40% CR 45% 2025/056 424 (52.00 4 2023/051) 428 (50.00 4 2023 | 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 35% 40% | | | | | | | | | |
| | 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£18.280.066 -£20,659,430 | -£24.158.509 -£26,336,137 | -£26.230.011 -£28,405,021 | -£28,350.142 -£28,524,999 | -£28.650.471 -£28,824,945 | -£28.452.440 -£30,624,621 | -£29,453,533 -£31,624,442 | | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|---|--|--|---|--|--|--|---|---|
| Resi 13 - 135 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units Site Area | 135 1.04 Ha | | - | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | 1 | - |
| Residual land values: | | | | Tenure | | LAR : CIR | | J |
| Tenure 6% LAR. 4% CR 6% LAR. | % AH 5% 10% 15% 15% 35% 40% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Building Safety Levy Building Safety Safety 122,078,555 121,774,985 121,774 121,774 121,774 121,774 121,774 121,7 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CLL, Building Regs 2022 & Stalcases (16,913,97) 114,4555 (16,913,97) 114,4555 (16,913,97) 114,453,163 (16,913,97) (16,913 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wichar Prt M4(3) & RREAM Excellent \$1,459,172 \$1,451,157 \$1,451,15 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety, S106, CIL, S106, S106, CIL, S106, C | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Psymmets \$1,145,241 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$12,06952 \$ | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BreEAM Excelent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carrbon \$11,568,279 \$15,058,479 \$15,058,479 \$17,47,275 \$17,74, |
| Higher Value Secondary Offices | The state of the s | | | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% 25% 30% 35% 40% 45% | | | | -£84 527,049 -£86 581,974 -£89,111,584 -£91,275,739 -£93,454,301 -£95 547,131 -£97 554 092 -£100,075 043 -£102,346,262 -£104,661,659 | | | -887,912,258 -990,035,261 -992,173,862 -994,327,976 -996,697,393 -996,681,986 -0100,886,534 -0103,158,965 -0105,454,490 -0107,765,049 |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% | -£99.146.669 | -£104.802.187 | -£106.871.070 | -£106.991.049 | -£107.290.995 | -£109.090.672 | -£110.090.492 |
| Medium Value Secondary Offices | | | I | Ī | 1 | £57,186,000 | <u>.</u> | I |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | £42.807.780 -£44,2705 -£47,092,315 | | £44.697.761 -£47,024,609 -£49,186,775 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | -£51,435,031 -£53,627,862 -£55,834,823 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | | | -£58.055.774 -£60,326,993 -£62,642,390 | | | |
| 60% LAR: 40% CIR Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | -£57,127,400 | -£62,782,918 | -£64,851,801 | -£64,971,780 | -£65,271,726 | -£67,071,402 | -£68,071,223 |
| Lower value Secondary Offices / Commun | nity Space | | I | I | 1 | £40,420,000 | | Base Build Costs. |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Bullic Costs, Access Prt M4(2), Building Safely Levy, S106, Cil. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | £27,531,859 £29,681,469 £31,845,623 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | | | | £34,024,185 £38,217,016 £38,423,977 £40,644,928 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£34.665.493 -£37,184,776 -£39,716,554 | -£40,750,178 -£43,039,910 -£45,372,071 | -£42.795.828 -£45,111,412 -£47,440,954 | -£42,916,147 -£45,231,544 -£47,560,934 | -£43.216.942 -£45,531,872 -£47,860,879 | -£45.021.720 -£47,333,841 -£49,680,556 | -£46,024,374 -£48,334,934 -£50,660,377 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | s | | | | £20,601,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 5.49.116 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% | £3,092,336 £685,243 -£1,735,037 | -£4,780,289 -£6,937,653 -£9,108,908 | | -£6,950,590 -£9,100,199 -£11,264,354 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | £13,492,560 £15,704,693 £17,930,186 | -£15.518.269 -£17,725,513 -£19,946,713 | £15.835.748 -£17,842,707 -£20,063,658 | | £17.691.616 £19,893,606 £22,143,076 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£14,084,224 -£16,603,507 -£19,135,284 | -£20,168,908 -£22,458,641 -£24,790,802 | -£22,214,558 -£24,530,143 -£26,859,685 | -£22,334,877 -£24,650,274 -£26,979,685 | -£22,635,673 -£24,950,603 -£27,279,610 | -£24,440,451 -£28.752.572 -£29,079,287 | -£25,443,105 -£27,753,865 -£30,079,108 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | | |
|--|-------------------------------------|---|--|---|---|--|---|---|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone B - | £1,250 psf | | | |
| No Units Site Area | 135 1.04 Ha | | - | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | 1 | 1 | |
| Residual land values: | | | | Tenure | | EAR : CIR | | | |
| Tenure 60: LUR 60: CP 60: LUR 60: CP 60: LUR 60: CP 60: LUR 60: CP 60: LUR 60: CP 60: LUR 60: CP 60: LUR 60: CP 60: LUR 60: CP 60: LUR 60: CP 60: LUR 60: CP | % AH 5% 10% 15% 20% 20% 35% 40% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (27) 349-659 (27) 349- | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Ch., Building Regs 2022 & Stall-Grasses 219,448,233 119,448,2 | Base Build Costs, Access Prt M4(2), Build Costs, Strike (CL. Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 15/411991 512/41991 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 9166, CIL, Building Safety Levy, 9166, CIL, Building Safety, Wichair Prt M4(3), BREEAM Excellent & Biodiversity \$17,222, \$17, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety, Building Safety, Building Safety, Saf | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety, \$106, CIL, Building Safety, \$107, CIL, Bu | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Gustainability & Embodied Groth Enbodied Groth Extra Staircase, Sustainability & Embodied Groth Extra Staircase, Sustainability & Embodied Groth Extra Staircase, Sustainability & Extra Staircase, Sustainability & Extra Staircase, Staircase | |
| 80% LAR : 40% CIR Residual Land values compared to bench | 50% | £3,782,206 | -£1,852,122 | -£3,921,005 | -£4,040,983 | -£4,340,929 | -£6,140,606 | -£7,140,427 | |
| Higher Value Secondary Offices | mark land value | • | | | | £97,649,000 |] | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | | | | | | | -£84,912,711 -£87,185,692 -£89,474,290 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% | | | | | | | +£91,778,361 +£94,097,766 -£92,217,999 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£101,153,658 -£103,600,088 -£106,065,181 | |
| 69% ART-69% CR 59% 47627-223 2103,269.600 2195,207.22 2103,207.22 2103,207 | | | | | | | | | |
| medium value secondary Offices | 1 | | 1 | | | £57,186,000 | <u> </u> | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | -£42.893.442 -£45,166.423 -£47,455.021 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£52,078,486 -£50,198,730 -£56,762,656 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | | | | | | -£59.134.589 -£61,580,819 -£64,045,912 | |
| Residual Land values compared to bench | mark land value | -£55,603,255 | -£61,237,583 | -£63,308,486 | -£63,426,444 | -£63,726,391 | £65,526,068 | -£86,525,889 | |
| Lower Value Secondary Offices / Commun | nity Space | | I | | | £40,420,000 | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Ptt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£27.755.577 -£30,044,175 -£32,348,246 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 25% 30% 35% | | | | | | £33,685,998 £36,023,226 £38,375,192 | -£34,667,640 -£32,787,884 -£39,351,810 | |
| 80% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | | | | | | +£91,723,742 +£44,169,973 -£46,635,068 -£49,115,042 | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | 3 | 1 3-0,00,10 | 1340,030,020 | 2.40,010,000 | £20,601,000 | 1 | -275,115,052 | |
| | | | | | | | | Base Build Costs, | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 85500515 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £5,956,110 £3,398,292 £827,287 | -£1,944,713 -£4,238,061 -£6,559,293 | | | | | -£7,174,387 -£9,462,966 -£11,766,976 | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 25% 30% 35% 40% | | | | | | | -£14,036,371 -£12,206,615 -£18,770,541 -£21,142,473 | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£23,588,704 -£28,053,797 -£28,653,774 | |
| | | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|------------------------------|--|--|---|--|--|--|---|
| Resi 13 - 135 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units Site Area | 135 1.04 Ha | | - | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | - |
| Residual land values: | | | | Tenure | | LAR: CIR | | J |
| Tenure | % AH 5% 10% 15% 20% 25% 30% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 52,013,02 52,750,687 52,152,57 52,152,57 51,152,57 51,152,57 51,152,57 51,152,57 51,152,57 51,152,57 51,152,57 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5105, CIL, Building Regs 2022 & Straceses 222,265,15 119,2546 119,2546 119,2546 119,2546 | Base Build Costs, Access Prt M4(2), Stide, Cit., Build Rega 2022 & Startcases, Wchair Prt M4(3) & BREAM Excellent Excellent Startcases, 12,246,110 £12,246,110 £12,247,111 £12,247,111 £12,247,111 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 9166, CIL, Build Regs 2022 & Staltcases, BREAM Excellent & BREAM Excellent & BOICHWESTEY 272,4369 291,785,985 217,487 217,48 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 516s. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Paymonts 272.66114 1519.55.99 151.98.224 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,000,000,000,000,000,000,000,000,000,0 | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E13.481556 E13.491556 E12.475.584 E3.70.6815 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 35% 40% 45% | £13,766,682 £10,967,070 £8,142,958 | £9.888.019 £7,362,571 £4,823,894 £2,272,122 | £7.867.199 £5,346,043 £2,811,070 £2,88 888 | £5,229,099 £2,694,340 £140,682 | £4,936,737 £2,402,517 | £5.699.106 £3,182,567 £651,580 | £2,208,029 -£340,955 -£2,960,582 |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% | £5,306,351 | -£306,786 | -£2,375,670 | -£2,495,648 | -£2,795,595 | -£4,595,272 | *£5,595,092 |
| Residual Land values compared to benchir Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREBAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£81,913,164 -£84,336,122 -£86,774,698 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£89,228,747 -£91,698,118 -£94,182,666 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£96.682.243 -£99,196,702 -£101,745,688 |
| 60% LAR: 40% CIR | 50% | -£93,281,773 -£96.098.380 | -£99,132,609 -£101,711,517 | -£101,145,743 -£103,780,401 | -£101,264,069 -£103,900,379 | -£101,562,250 -£104,200,326 | -£103,364,219 -£108.000.003 | -£104,385,313 -£106,999,822 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | -£42,318,853 -£42,755,429 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% 25% 30% | | | | | | | -£49,678,849 -£52,163,397 -£54,682,974 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | | | | | | -£57.177.433 -£57.177.433 |
| 60% LAR: 40% CIR Residual Land values compared to benchr | 45% 50% | -£51,242,303 -£54,079,111 | -£59,692,248 | -£81,781,132 | -£61,881,110 | -£62,181,057 | -£63,980,733 | -£84,980,553 |
| Lower Value Secondary Offices / Communi | ity Space | - | | | 1 | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Reg 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£24,906,007 -£27,344,583 -£29,798,631 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% 25% 30% | | | -£29.107.114 -£31,600,217 -£34,107,417 | -£29,224,911 -£31,717,696 -£34,224,611 | | | -£32,268,003 -£34,752,551 -£37,252,128 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£39,766,587 -£42.315.571 -£44,935,198 |
| 60% LAR: 40% CIR Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | 50% mark land value | -£36,668,265 | -£42,281,401 | -£44,350,286 | -£44,470,264 | -£44,770,210 | £46,569,887 | -£47,589,707 |
| Secondary Industrial/Storage/Distribution | | | I | I | | £20,601,000 | | |
| Tonure 60% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E11515.114 28.819.884 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 1,266,172 137,369 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £6,111,341 £3,389,611 £654,821 | -£1,563,397 -£4,013,746 -£6,494,647 | | | | | -£6,763,314 -£9,217,362 -£11,686,734 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | -£2.094,821 -£2.092,907 -£4,853,443 -£7,626,664 | -£8.993.240 -£11,505,327 -£14,030,775 | | | | £13,192,298 £15,694,241 £18,210,770 | -£14,171,282 -£16,670,858 -£19,185,317 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | | £16,569,452 -£16,225 | | | | | -£15,165,317 -£21,734,301 -£24,353,929 |
| 00% DAK : 40% CIR | 1 50% | -110,086,996 | £21,700,132 | -123,789,016 | *£23,688,995 | *124,188,941 | 1 220,988,618 | 1 420,988,438 |

| Local Fian Viability Testing 2 | | | 1 | | | | | | |
|--|---|---|--|--|--|--|--|--|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone B - | £900 psf | | | |
| No Units Site Area | 150 0.27 Ha |] | • | Sales value inflation | | Base | | | |
| Residual land values: | 0.27 Ha | ı | | Build cost inflation Tenure | | LAR : CIR | |] | |
| Tonure 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR 65% LAR: 45% CIR | % AH 0% 5% 10% 15% 20% 20% 30% 45% 46% rrk land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy (100)2567 (200)257 (200 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CII., Building Regs 2022 & Staircases 2024 516 4264 519 44619,544 450 534 4105,797 4102,597 4102,597 4102,597 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5,109,803 4,121,141 4,151,103 4,001,144 4,101,144 5,108,003 4,109,003 4 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity (92728) 4.181,103 4. | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1080(87) 4.2211.010 4.2211.010 4.566.669 4.566.669 4.566.669 4.1293.760 4.1293.760 4.1138.638 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 4,192,250 4,4310,444 4,556,416 4,556,416 4,116,4 | Base Build Costs, Access Prt M4(2), Building Safey Levilla (1986), S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 4,1071,777 4,557,725 4,416,767 4,416,7 | |
| Higher Value Secondary Offices | | ı | ı | ı | ī | £97,649,000 | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M42, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£27,696,693 -£29,295,376 -£30,708,723 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | -£32,136,780 -£33,585,395 -£35,048,411 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£36.527.677 -£38,023,034 -£39,534,332 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to benchma | 50% | -£31,631,995 -£33.466.357 | -£37,289,342 -£38.836.453 | -£38,743,352 -£40.288,773 | -£38,881,059 -£40,426,318 | -£39,225,326 -£40.770.184 | -£41,290,926 -£42.833.371 | -£41,061,415 -£42,604.127 | |
| Neistata Listo Visigio Commente ano vasues Median United State Commente ano vasues 627.186.000 627.186.000 | | | | | | | | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£16.863.532 -£18,260,012 -£19,673,359 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | -£17,281,794 -£18,739,479 -£20,212,426 | | | | | -£21,103,417 -£22,550,031 -£24,013,048 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | | | | | | -£25,492,313 -£26,987,671 -£28,498,969 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£20,596,632 -£22,430,994 | -£26,253,979 -£27,801,089 | -£27,707,988 -£29,253,409 | -£27,845,695 -£29,390,955 | -£28,189,962 -£29,734,820 | -£30,255,562 -£31,798,007 | -£30,026,051 -£31,568,764 | |
| Residual Land values compared to benchma Lower Value Secondary Offices / Community | Space | | | | | £40,420,000 | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£13.687.467 -£15,100,814 -£16,530,871 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | -£7,202,178 -£8,911,635 -£10,635,458 | -£14,166,934 -£15,639,880 -£17,127,948 | | | -£16,122,654 -£17,590,505 -£19,074,056 | | -£17,977,486 -£19,440,502 -£20,919,767 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£22,415,125 -£23,926,423 -£25,453,508 | |
| 60% LAR: 40% CIR Residual Land values compared to benchms Secondary Industrial/Storage/Distribution | 5076 | -£17,858,448 | £23,228,544 | -£24,680,864 | -£24,818,409 | -£25,162,275 | £27,225,462 | -£26,996,218 | |
| Secondary Industrial/Storage/Distribution | | | I | I | I | £20,601,000 | | | |
| Tenure 60% LAR1 40% DIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3.894.43) 52.43.588 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 7106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £1,578,271 -£102,043 -£1,798,998 | £5,872,970 £7,304,087 £8,761,752 | | | | | -£9,695,632 -£11,125,689 -£12,572,304 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | | -£10.234.699 -£11,722,767 -£13.225.811 | | | | | -£14.035.321 -£15,514,586 -£17,009.944 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | -£14,743,687 -£16,276,251 -£17,823,362 | | | | | -£18,521,242 -£20,048,324 -£21,591,038 | |
| SOUR LANS HOUSE CIR | , DU16 | 272,433,200 | | | 2109-10,221 | | | .21,031,030 | |

| Local Flati Viability Testing | 2020 | | 1 | | | | 1 | |
|--|--------------------------|---|--|--|---|---|--|---|
| Resi 14 - 150 Flats | | | | Value Area | Zone B | £950 psf | | |
| No Units Site Area | 150 0.27 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base | | |
| Residual land values: | | | | Tenure | | Base LAR : CIR | |] |
| Tenure 9% LAR: 49% CR 9% LAR: 49% CR 9% LAR: 49% CR | % AH 5% 10% 15% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1538-055 519-222-72 5337402 | Base Build Costs, Access Prt M4(2), Building Safey Levi 5706, CIL, Building Regs 2022 & Staircases Castriase Levi Staircases (2,76,674 C,161,733 | Base Build Costs, Access Prt M4(2), Building Safety Ley, 9166, CIt, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1, 242, 285 427, 485 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, Cit, Build Regs 2022 & Staricases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 15,220,10 (1,107,108) 4449,915 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2422 & Staircases, Wchair Prt M4(2), Biodiversity & Renewable Offset Payments 1388/70 1817/70 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit., Build Regs 2422 & Staricases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Pyments & Sustainability 1,1386,658 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £8,374,062 £6,511,012 £4,633,458 £2,741,538 | -£424,535 -£2,058,210 -£3,716.813 | +£1,883,554 +£3,523,211 +£5,178,423 | -£2,022,666 -£3,661,960 -£5,316,851 | -£2,370,448 -£4,008,835 -£5.662.921 | -£4,457,133 -£6,090,081 -£7,739,346 | -£4,225,279 -£5,858,832 -£7,508,632 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £835,387 -£1,101,410 -£3,094,075 | -£5,390,393 -£7,078,805 -£8,781,906 | -£6,849,042 -£8,534,922 -£10,235,915 | -£6,987,190 -£8,672,829 -£10,373,621 | -£7,332,559 -£9,017,598 -£10,717,888 | -£9,404,772 -£11,086,205 -£12,783,489 | -£7.508.632 -£9,174,526 -£10,856,360 -£12,553,978 |
| 60% LAR : 40% CIR | 45% 50% | -£3,094,075 -£5,101,744 | -£10,499,551 | -£10,235,915 -£11,951,871 | £10,373,621 -£12,089,418 | -£10,717,888 -£12,433,282 | £12,783,489 £14,496,469 | -£12,553,978 -£14,267,227 |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | • | | | | £97,649,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£27,639,489 -£29,239,674 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£30,856,825 -£32,490,378 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | *£34,140,178 *£35,808,072 *£37,487,905 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£29,725,621 -£31.733.289 | -£35,413,451 -£37,131,097 | -£36,867,461 -£38,583,417 | -£37,005,167 -£38,720,963 | -£37,349,434 -£39.064.827 | £39,415,034 £41.128.015 | -£39,185,524 -£40.898.772 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | 5 | | | | £57,186,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & Suilding Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | -£3,556,888 -£5,373,709 -£7,222,120 | | | | | | -£15,052,104 -£16,604,126 -£18,204,311 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£19,821,461 -£21,455,014 |
| | 35% 40% | | | | | | | -£23,104,814 -£24,770,708 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | *£26,452,541 *£28,150,160 *£29,863,408 |
| Residual Land values compared to benchn | nark land value: | 5 | | | | | 1 | |
| Lower Value Secondary Offices / Communi | ty Space | | 1 | | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £28,167,46 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Pyments & Sustainability | Base Build Costs, Access Prt M4Cy, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 250544 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £1.015.658 -£801,184 -£2.649.574 | -£6.747.109 -£8,296,962 -£9,861.903 | | •£8.322.093 •£9,866,469 •£11.432.661 | | -£10,708,660 -£12,264,443 -£13,884,203 | -£10.479.559 -£12.031,580 -£13.631.765 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£15.248.916 -£16,882,489 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | -£16,686,558 -£18,356,195 -£20,041,234 | -£18,762,983 -£20,428,409 -£22,109,841 | -£18,532,269 -£20,198,163 -£21,870,996 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | +£14,117,712 +£16,125,380 | £19,805,542 -£21,523,188 | -£21,259,552 -£22,975,508 | £21,397,258 £23,113,054 | -£21,741,524 -£23,456,918 | -£23,807,125 -£25,520,106 | -£23,577,615 -£25,290,863 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 | 1 | |
| Cecondary industrial octorage Distribution | | | | | | £20,601,000 | , | |
| Tenure 60% LAR: 40% CR | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 53.221,930 64.20.539 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases (192,269) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £2,755,807 £892,557 | -£2,681,781 -£4,456,721 -£6,042,989 | | | | | -£8,226,583 -£9,843,734 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | -£984.998 -£2,876,917 | -£7.678.865 -£9,335,268 | | | | -£11.708.538 -£13,357.801 | -£11,477,287 -£13,127,087 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£14,792,981 -£16,474,814 -£18,172,433 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£10,720,198 | -£16,118,006 | -£17,570,326 | £17,707,872 | -£18,051,737 | -£20,114,924 | -£19,885,681 |

| Local Plan Viability Testing | 2025 | | 1 | | | | | |
|--|--------------------------------------|---|--|--|--|--|--|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone B - | £1,000 psf | | |
| No Units Site Area | 150 0.27 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 805 LMR 805 CR 905 LMR 805 CR 905 LMR 805 CR 905 LMR 805 CR 905 LMR 805 CR 905 LMR 805 CR 905 LMR 805 CR 905 LMR 805 CR 905 LMR 805 CR 805 LMR 805 CR 805 LMR 805 CR 805 LMR 805 CR 805 LMR 805 CR | % AH 5% 10% 15% 20% 35% 40% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £15,6983 £15,6984 £11,15,699 £11,15,699 £11,15,699 £10,00,649 £10,00,649 £10,00,649 £40,25,641 £43,398,676 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases (7,419,302 (1,273,689 (1,273,68 | Base Build Costs, Access Ptr M4(2), Access Ptr M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Ptr M4(3) & BREEAM Excellent (5,875,70) (5,875,70) (5,875,70) (5,875,70) (5,875,70) (5,875,70) (5,875,70) (5,875,70) (6,875,70) (6,875,70) (7,875,70) (7,875,70) (7,875,70) (8,975,70) (| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Safety S166. CIL, Building Safety S166. CIL, S1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (7.196.54 15.50.54 15.20.54 15.10.55 15.20.54 15.10.55 15.20.54 15.20.54 15.20.54 15.20.54 15.20.54 15.20.54 15.20.54 15.20.54 15.20.54 15.20.54 15.20.54 15.20.54 15.20.56 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1,549,700 1,544,811 1,549,700 1,544,811 1,549,700 1,544,811 1,549,700 1,544,811 1 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (5),372,771 (1,586,952) (1,587,774 (1,587,775) (1,586,957) (1,587,775) (1,587,7 |
| | | | | | | | - | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewablo Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£22,944,694 -£24,646,976 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£26,365,471 -£28,128,255 -£29,932,343 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | | -£31.752.679 -£33,589,109 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£35,441,478 -£37,309,631 -£39,193,416 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | | | | | £57.186.000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M42, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M43), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR | 0% 5% | £1.564.781 -£402,340 | -£6.476.844 -£8,176,880 | -£7.921.012 -£9.615,804 | -£8.057.788 -£9,751,865 | -£8.399.728 -£10,092,517 | -£10.451.371 -£12,136.431 | -£10.223.410 -£11,909,330 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | | | -£11,461,649 -£13,186,998 -£14,927,762 | | -£13,837,924 -£15,555,699 -£17,324,746 | -£13,611,612 -£15,330,108 -£17,092,891 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | +£18,898,979 +£20,717,316 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | | | | | | -£22,553,746 -£24,406,114 -£26,274,268 |
| 60% LAR: 40% CIR Residual Land values compared to bench | | -£18,964,857 | -£24,390,377 | -£25,842,697 | -£25,980,243 | -£26,324,108 | -£28,387,295 | -£28,158,052 |
| Lower Value Secondary Offices / Commun | nity Space | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levi \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £4.170.205 £2,188,398 | -£3.604.334 -£5,319,598 | | | | | -£7.336.785 -£9,039,087 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% 35% | £192,032 -£1.823.072 -£3,868,722 | | | | | | -£10,757,582 -£12,520,346 -£14,324,434 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | -£12,352,951 -£14,197,086 -£16,056,014 | | £13,952,989 -£15,793,864 -£17,650,030 | | £16,375,484 -£18,211,446 -£20,663,414 | +£16,144,770 +£17,981,200 +£19,833,569 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£12,211,478 -£14,392,312 | -£17,929,651 -£19,817,831 | -£19,383,659 -£21,270,151 | -£19,521,368 -£21,407,898 | -£19,865,633 -£21,751,562 | -£21,931,234 -£23,814,750 | •£21,701,722 •£23,585,507 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | • | | | | £20,601,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Building Safety Levy £11,542,508 £9.575.387 | 2022 & Staircases £3,500,883 £1,800,847 | BREEAM Excellent £2,056,715 £362,123 | Biodiversity £1,919,939 £225,863 | Payments £1,577,999 | Sustainability -£473,844 | Embodied Carbon -£245,683 -£1,931,803 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £9,5/5,387 £7,593,578 £5,597,214 | £1,800,847 £85,584 -£1,644,785 | £362,123 -£1,348,134 -£3,073,914 | £225,863 -£1,483,921 -£3,209,269 | | | -£1,931,603 -£3,633,885 -£5,352,380 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £3,582,110 £1.536,459 £523,559 | -£3,390,063 -£5,150,169 -£6,947,769 | | | | -£7,347,018 -£9,150,502 -£10,870,302 | -£7,115,164 -£8,919,252 -£10,739,566 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | | -£12,576,018 -£14,428,387 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£8,987,130 | -£12,524,469 -£14,412,650 | -£13,978,477 -£15,884,970 | -£14.116.184 -£16,002,516 | -£14,460.451 -£16,346,380 | -£18,526,052 -£18,409,568 | -£18,298,540 -£18,180,325 |

| Local Plan Viability Testing | 2025 | | | | | | | | |
|--|---------------------------------|---|---|--|---|---|--|--|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone B - | £1,050 psf | | | |
| No Units Site Area | 150 0.27 Ha | | • | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | 1 | _ | |
| Residual land values: | | | | Tenure | | LAR : CIR | | 1 | |
| Tenure 60% IAR: 60% GR 60% IAR: 60% GR 60% IAR: 60% GR | % AH 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy E10.481,540 £18.485,00 £14.08,100 £14.08,100 £14.08,144 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases \$10,005,005 \$1,75,445 \$1,75,445 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (1983.33) (1933.34) (1933.35) (1933.35) (1933.35) (1933.36) | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bodiverson, 151,111,188 5,111,188 5,111,188 5,111,188 5,111,188 5,111,188 5,111,188 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety, S106, CIL, Buildings, S2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Psymmetrs 1, 10, 10, 10, 10, 10, 10, 10, 10, 10, 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Excellent, Ex | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (5,689,955) (| |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £9,670,250 £7,448,255 £5,205,911 | £2,949,424 £1,009,239 -£959,899 | £3,449,929 £1,528,127 -£415,004 -£2,415,117 | £1,393,516 -£551.352 -£2,553,264 | £1,056,990 -£892,221 -£2,898,634 -£4,924,743 | -£976,850 -£2.964.349 -£4,970,846 | £3,078,030 £1,178,083 -£749,075 -£2,733,635 -£4,740,600 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £2,949,472 £679,078 -£1,635,607 | -£2,985,950 -£5,030,122 -£7,088,840 | -£2,415,117 -£4,442,069 -£6,484,132 -£8,541,159 | -£4,579,976 -£6,621,839 -£8,678,705 | -£4,924,743 -£6,966,105 -£9,022,570 | -£6,993,351 -£9,031,705 -£11,085,757 | -£6,763,505 -£8,802,195 -£10,856,514 | |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land values | 1 | | | | £97,649,000 | 1 | | |
| Tigital Value decondary offices | | | 1 | | | 257,045,000 | <u>.</u> | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | -£16,126,909 -£17,985,107 -£19,859,116 | -£18,178,551 -£20,029,021 -£21,895,923 | -£17,950,590 -£19,801,920 -£21,669,611 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | -£21,748,790 -£23,653,985 -£25,574,555 | -£23,779,108 -£25,678,420 -£27,608,398 | -£23,553,515 -£25,453,483 -£27,380,621 | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 30% 35% 40% 45% | | | -£27.046.550 -£29,046,663 -£31.073.614 | | -£27.523.767 -£29,530,179 -£31.556.289 | -£29.595.895 -£31,602,392 -£33,624,896 | -£29.365.181 -£31,372,146 -£33.395.050 | |
| 60% LAR : 40% CIR | 50% | -£25,952,467 -£28,267,153 | -£31,661,667 -£33,720,385 | -£33,115,677 -£35,172,704 | -£33,253,384 -£35,310,251 | -£33,597,650 -£35,654,115 | £35,663,251 £37.717.303 | -£35,433,740 -£37,488,060 | |
| Residual Land values compared to benchmark land values Medium Value Secondary Offices E57,186,000 | | | | | | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt. Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M47 Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M43), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £4.885.358 £2,752,208 £604,370 | -£3.168.661 -£5,034,107 -£6,914,778 | | | -£5.091.545 -£6,949,743 -£8,823,752 | -£7.143.187 -£8,993,657 -£10,880,560 | -£6.915.226 -£8,766,556 -£10,634,248 | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% | | | | | -£10,713,426 -£12,618,621 -£14,539,191 | £12,743,743 -£14,643,056 -£16,573,032 | -£12,518,152 -£14,418,119 -£16,345,257 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | -£16,488,403 -£18.494.815 -£20,520,925 | -£18,580,531 -£20,567,028 -£22,589,533 | -£18,329,817 -£20,336,782 -£22,359,687 | |
| | 45% 50% | -£14,917,104 -£17,231,789 | -£20,628,304 -£22,685,022 | -£22,080,313 -£24,137,341 | -E22,218,020 -E24,274,887 | -£22,582,286 -£24,618,751 | -£24,627,887 -£26,681,939 | -£24,398,376 -£26,452,696 | |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | nark land values ty Space | | | | | £40,420,000 |] | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$457,503 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S166, Cil., Building Regs 2022 & Staircases 51403,584 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £7,324,753 £5,176,915 £3,014,524 | -£461.561 -£2,342,232 -£4,237,991 | -£1,900,284 -£3,775,951 -£5,667,139 | | -£2.377.198 -£4,251,206 -£6,140,881 | -£4.421.112 -£6,288,014 -£8,171,197 | -£4.194.010 -£6,061,702 -£7,945,606 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £837.712 £1,353,386 £3,575,381 | -£8,074,213 -£8,074,397 | | | -£8,046,075 -£9,966,646 -£11,915,658 | £10,070,511 £12,000,487 £13,987,985 | -£9.845.674 -£11,772,712 -£13,757,271 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | £15,922,270 £15,948,380 £17,989,741 | £10,694,483 £18,016,987 £20,055,342 | -£15,/64,237 -£17,787,141 -£19,825,831 | |
| 60% LAR: 40% CIR Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land values | -£12,659,244 | £18,112,476 | £19,584,795 | ±19,/02,342 | -£20,646,206 | 4:22,109,393 | -£21,880,150 | |
| Coccordary industrial/Storage/Distribution | | | T T | I | I | £20,601,000 | 1 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £14.85.065 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cit., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 55,344,698 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 55:28, 123 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 54,896,182 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$3,002,501 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £12,729,935 £10,582,097 £8,419,706 | £4,943,621 £3,062,950 £1,167,191 | £3,504,898 £1,629,231 -£261,958 | £3,368,636 £1,493,443 -£397,313 | £3,027,984 £1,153,975 -£735,699 | £984,070 -£882,833 -£2,766,015 | £1,211,171 -£656,521 -£2,540,424 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | | £6,242,893 £4,051,796 £1,829,801 | -£743,516 -£2,669,031 -£4,609,215 | | | -£2,640,894 -£4,561,464 -£6,510,676 | | -£4,440,392 -£6,367,530 -£8,352,090 | |
| 60% LAR : 40% CIR | | 0440.040 | CO 570 254 | | | 00.547.000 | 040,500,004 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% 50% | | | | | -£0,517,066 -£10,543,198 -£12,584,559 | -£10,589,301 -£12,611,805 -£14,650,160 | -£10,359,055 -£12,381,959 -£14,420,849 | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|--|--|--|---|--|--|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone B - | £1,100 psf | | |
| No Units | 150 | | • | Sales value inflation | | Base | | |
| Site Area Residual land values: | 0.27 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | % AH 5% 10% 15% 20% 20% 30% 30% 40% 40% 44% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (23,862) (127) (23,862) (23,862) (23,862) (23,862) (24,877,882) (24,877,882) (24,877,882) (25,878,882) (25,878,882) (25,878,882) (25,878,882) | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CII., Building Rogs 2022 & Staircases \$15,675,575 \$11,564,769 \$11,564,769 \$1,504,666 \$1,5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E1475/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 E1526/594 | Base Build Costs, Access Prt M4(2), Suliding Safety Lovy, S106, CIL, Build Regs 2022 & Staicases, Wchair Prt M4(3), Biodiversity E14:6373 E10:69:546 E10:6 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staicrases, Wchair Prt M4(3), Bricarran M4(3), Bricarra | Base Build Costs, Access Prt M4(2), Suliding Safety Levy, S106, CIL, Build Regs 2022 & Staicrases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1772,588 £7772,588 £1586,577 £275,586 £1586,577 £375,586 £1586,577 £375,586 £1586,577 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15189415 (1534.66) (1534.66 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | -£2,829,429 -£5,128,607 -£7,442,474 | £10,933,989 £12,945,222 £14,972,777 | | £12,491,173 £14,501,681 £16,542,282 | | £14,870,368 -£16,886,246 -£18,918,558 | -£14,642,407 -£16,659,145 -£18,692,246 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | -£20,741,559 -£22,806,936 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | | | | | | | -£24,888,226 -£26,990,676 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | | -£25,155,165 -£31,348,624 -£33,557,848 |
| 60% LAR: 40% CIR Residual Land values compared to benchm | 50% | -£26.555.712 | -£32.015.029 | -£33.467.348 | -£33.604.894 | -£33.948.759 | -£36.011.946 | -£35.782.703 |
| Medium Value Secondary Offices | ank land value. | | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% | £8.205.935 £5,906,756 | £101.375 -£1,909,858 | | | | -£3.835.004 -£5,850,883 | -£3.607.044 -£5,623,782 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £1,264,469 -£1,078,372 | | | | | | -£9,708,196 -£11,771,573 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | £10,165,621 £12,271,214 | | | | | -£13,852,862 -£15,955,312 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | €20,543,105 -€22,751,996 | -£18,115,820 -£20,313,260 -£22,522,484 |
| 60% LAR: 40% CIR Residual Land values compared to benchm | | -£15,520,349 | -£20,979,665 | -£22,431,984 | -£22,569,531 | -£22,913,395 | -£24,976,583 | -£24,747,340 |
| Lower Value Secondary Offices / Communit | ty Space | • | | | | £40,420,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £10.479.302 £8,165,435 | £2.662.687 £635,132 | £1.242.490 -£798,586 | £1.106.228 -£934,373 | £765.577 -£1,273,841 | -£1.278.337 -£3,310,649 | -£1.051.238 -£3,084,337 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £3,494,173 £1,137,047 | | | | | | -£5,133,850 -£7,199,027 -£9,280,317 |
| 60% LAR: 40% CIR | 35% | -£1,234,230 -£3,632,464 | | | | | | -£11,382,767 -£13,547,274 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£15.740.715 -£17,949.939 -£20,174.794 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | 1 | |
| Secondary industrial/Storage/Distribution | | | I | | | £20,601,000 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 15183622 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 35,155,116 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% | £15,884,484 £13,570,617 £11,242,196 | £8,067,869 £6,040,314 £3,979,147 | £6,647,672 £4,606,595 £2,549,997 | £6,511,410 £4,470,809 £2,414,643 | £6,170,758 £4,131,341 £2,076,257 | £4,126,844 £2,094,533 £45,941 | £4,353,946 £2,320,845 £271,532 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £8,899,355 £6,542,229 | £3,979,147 £1,903,030 -£187.893 | £478,022 -£1,609,190 | £2,914,043 £343,059 -£1,743,801 | £5,653 -£2,080,327 | £+9,941 -£2,018,783 -£4.099,486 | £211,532 -£1,793,846 -£3.875.135 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £4,170,952 £1,772,718 | -£2,293,486 -£4,413,609 -£6,562,306 | | | | -£6,204,832 -£8,372,338 -£10,565,378 | -£5,977,585 -£8,142,092 -£10,395,533 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | | | | | | £12.774.268 -£14,998.855 | -£12.544.757 -£14,769.612 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | , | | | | | |
|--|--------------------------------------|---|--|--|---|--|--|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone B - | £1,150 psf | | |
| No Holto | 150 | 1 | l | Palas valus inflation | | Pasa | | |
| No Units Site Area | 0.27 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 |
| Residual land values: | | | | | | | | |
| Tenure 60, LLR, 60, CR 60, LLR, 60, CR 60, LLR, 60, CR 60, LLR, 60, CR 60, LLR, 60, CR 60, LLR, 60, CR 60, LLR, 60, CR 60, LLR, 60, CR 60, LLR, 60, CR 60, LLR, 60, CR | % AH 5% 10% 10% 20% 30% 40% 45% 55% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 124,657,97 121,022,94 121,023,141 121,171,172 121,171,172 121,171,172 121,171,172 121,171,172 121,171,172 121,171,172 121,171,172 121,171,172 121,171,172 121,171,172 121,171,172 121,171,172 121,171,172 121,171,172 121,172,173 121,173,174 121,174,174 121,174,174 121,174,174 121,174,174 121,174,174 121,174,174 121,174,174 121,174,174 121,174,174 121,174,174 121,174,174 121,174,174 121 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases £18,965,237 £19,045 £19,0 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$17,942.574 \$17 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$17,407,853 \$15,561,155 \$1,085,562 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$17,071,052 \$14,056,056 \$1,070 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E15,090,244 E15,090,244 E15,090,245 E15,090,2 | Base Build Costs, Accoss Prt M4(2), Stofe, CIL, Build Rogs, Building Safety Levy, S106, CIL, Build Rogs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offsst Payments, Sustainability & Embodied Carbon Eti3274.778 Eti374.778 Residual Land values compared to benchn | nark land values | s | | | | | | |
| Higher Value Secondary Offices Tenure FOR LAR 26% CR 60% LAR 26% CR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Statrosses | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | E97,649,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | | | | | | | -£15,714,881 -£17,929,604 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | -£11,980,430 -£14,517,734 | | | | | | -£20,100,389 -£22,407,088 -£24,669,551 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£26,952,449 -£29,302,198 |
| 60% LAR : 40% CIR | 50% | -£22,254,332 -£24.874.742 | -£27,909,885 -£30.309.673 | -£29,363,893 -£31,761,993 | -£29,501,600 -£31.899.538 | -£29,845,867 -£32,243,403 | £31,911,468 -£34,306,590 | -£31,681,956 -£34,077,347 |
| Residual Land values compared to benchn Medium Value Secondary Offices | nark land values | s | | | | £57,186,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £11.526.512 £9,061,305 £6.581.409 | £3.368.856 £1,194,248 £995,357 | £1.948.392 -£222,853 -£2.407.528 | £1.811.671 -£357,068 -£2.541.275 | £1.474.871 -£692,599 -£2.875.641 | | -£321.404 -£2,482,107 -£4.679.518 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £4,086,959 £1,578,090 | -£3,199,822 -£5,428,150 | | | | | -£6,894,241 -£9,125,025 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | -£7,684,483 -£9,955,486 -£12,241,017 | | -£9,240,390 -£11,507,791 -£13,790,178 | | £11,596,076 £13,858,018 £16,143,871 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£18,266,833 -£20,646,593 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | | -£13,839,378 | -£19,274,309 | -£20,728,629 | -£20,864,175 | -£21,208,039 | £23,271,227 | -£23,041,984 |
| Lower Value Secondary Offices / Communi | ty Space | • | | | | £40,420,000 | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £13.633.850 £11,153,955 | £5.766.793 £3,577,189 | £4.349.692 £2,165,017 | £4.215.479 £2,031,270 | £3.879.946 £1,696,905 | £1.864.437 -£333,284 | £2.090.438 -£106,972 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £8,659,504 £8,150,635 £3,627,480 | £1,372,723 -£855,605 -£3,111,937 | | | | | -£2,321,695 -£4,552,480 -£6,799,179 |
| 60% LAR: 40% CIR | 30% 35% | £1,090,175 -£1,461,147 | -£5,382,940 -£7,868,471 | | | | | -£9,061,642 -£11,344,539 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£13.694.287 -£16,074,047 -£18,469.438 |
| Residual I and values compared to benchn | | 5 | | | | , ///// | 1 | |
| Secondary Industrial/Storage/Distribution | | | I | | | £20,601,000 | I | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £21,504,239 £19,039,032 £16,559,137 | £13,346,583 £11,171,975 £8,982,371 | £11,924,120 £9,754,874 £7,570,199 | £11,789,399 £9,620,661 £7,436,452 | £11,452,598 £9,285,128 £7,102,086 | £9,431,790 £7,269,619 £5,071,898 | £9,056,323 £7,495,620 £5,298,210 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £10,009,137 £14,064,686 £11,555,817 | £6,777,905 £4,549,577 | £5,361,953 £3,124,568 | £5,226,599 £2,989,606 | £4,888,213 £2,652,200 | £2,857,897 £2,857,897 £627,764 | £3,083,487 £852,702 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £9.032.661 £6,495,357 £3.944.035 | £2,293,244 £22,242 £2,263,289 | £871.947 -£1,395,765 -£3,676.425 | £737.337 -£1,530,064 -£3,852,451 | £400.810 -£1,865,810 -£4,147,518 | | -£1,393,997 -£3,656,460 -£5,920,350 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% | £3,544,035 £1,365,348 £1,241,241 | -£2,263,269 -£4,563,212 -£6,896,794 | | | | | -£8,289,105 -£10,668,865 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£3,861,651 | +£9,296,582 | +£10,748,902 | -£10,886,447 | -£11,230,312 | £13,293,499 | -£13,064,258 |

| Local Plan Viability Testing | 2025 | | _ | | | | _ | |
|--|-------------------------------------|--|--|--|--|--|--|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units Site Area | 150 0.27 Ha | | | Sales value inflation Build cost inflation | | Base Base | - | _ |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 805 Lar. 805 CR 905 Lar. 805 CR 905 Lar. 805 CR 905 Lar. 805 CR 905 Lar. 805 CR 905 Lar. 805 CR 905 Lar. 805 CR 905 Lar. 805 CR 905 Lar. 805 CR 905 Lar. 805 CR | %AH 5% 10% 15% 25% 25% 35% 40% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy D0.443.271 E19.043.271 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases (2223/18) \$15,173.716 \$15,173.716 \$15,173.716 \$15,173.716 \$15,173.716 \$15,05.64 \$15,05.64 \$15,05.64 \$15,05.64 \$15,05.64 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent F2810255 E13176,048 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 516e, CIL, Building Safety Levy, 516e, CIL, Building Safety Levy, 516e, CIL, Building Safety Levy, 516e, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments C13,382,323 \$13,394,29 \$13,095,72 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, Borne Levy, S166. CIL, Building Safety, Building Safe | Base Build Costs, Access Prt M4(2), Building Safety Levy, S1(6, CIL, Build Regs 2022 & Staircasee, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (11542)258 EM50160 Carbon (11542)258 EM5017 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land values | • | | | | £97,649,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £1,180,490 -£1,465,435 | -£6,737,009 -£9,089,988 | | | | | -£10,413,364 -£12,753,558 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | | -£11,457,827 -£13,840,390 | | | | | -£15,117,648 -£17,513,843 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | -£17,794,616 -£20,227,426 -£22,675,224 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% mark land values | -£23.193.771 | £28.604.317 | -£30.056.637 | -£30.194.182 | -£30.538.046 | £32.601.234 | -£32.371.991 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Sefert on the | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR | 0% | Building Safety Levy £14.847.089 | £6.636.336 | £5.213.873 | £5.079.152 | Payments £4.742.351 £3.411.507 | £2.721.543 | £2.946.077 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £9,569,928 £6,909,449 | £1,945,376 -£422,464 | £533,204 -£1,830,134 | £399,457 -£1,963,455 | £65,091 -£2,296,754 | -£1,941,105 -£4,307,875 | -£1,718,194 -£4,082,285 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £4,234,551 £1,545,367 | -£2,805,026 -£5,203,346 | | | | | -£8,478,479 -£8,890,587 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | +£1,157,967 +£3.875.317 +£6,608,550 | -£7,639,757 -£10,090,698 -£12,556,029 | | | | £11,542,290 £13,985,321 £16,456,815 | -£11,318,459 -£13.761.944 -£16.230.424 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£9,369,901 -£12,158,408 | -£15,035,610 -£17,568,953 | -£16,459,214 -£19,021,273 | -£16,594,851 -£19,158,818 | -£16,934,611 -£19,502,683 | -£19,000,212 -£21,565,870 | -£18,770,701 -£21,336,627 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land values | • | | | | £40,420,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £541,854 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 57,984,18 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 13,651,697 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 53,14,566 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E7294.088 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 27,516,522 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £16.788.399 £14,142,474 | £8.870.900 £6,517,921 | £7.453.799 £5,105,750 | £7.319.585 £4,972,003 | £6.984.053 £4,637,637 | £4.970.857 £2,631,440 | £5.194.545 £2,854,351 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £8.807.096 £6,117,913 | £1,787,519 -£630,801 | £2,742,411 £363.926 -£2,052,097 | £230.970 £231.970 £2,188,707 | -£106.435 -£2,523.234 | -£2,130.871 -£4,542,392 | -£1.905.934 -£4,318,041 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 30% 35% 40% | £3,414,578 £697,228 | -£3,067,212 -£5,518,153 | | | | | -£6,745,914 -£9,189,398 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | | | | | | | -£11,057,079 -£14,198,156 -£16,764,082 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | 1 | |
| Secondary industrial storage/Distribution | | | 1 | | ı | £20,601,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 22424816 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1519.800 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £15598279 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E14/20078 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Etzesy270 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 112/23/804 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £22,193,581 £19,547,656 | £14,276,082 £11,923,103 | £12,858,981 £10,510,931 | £12,724,767 £10,377,185 | £12,389,235 £10,042,819 | £10,376,038 £8,036,622 | £10,599,727 £8,259,533 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £16,887,177 £14,212,278 £11,523,095 | £9,555,264 £7,172,701 £4,774 381 | £8,147,593 £5,769,108 £3,353,085 | £8,014,273 £5,636,152 £3,218,475 | £7,680,973 £5,298,746 £2,881,948 | £5,669,853 £3,274,311 £862,789 | £5,895,443 £3,499,248 £1,087,140 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £8,819,760 £6,102,410 | £2,337,970 -£112,971 | £919,963 -£1,528,106 | £785,665 -£1,662,133 | £449,918 -£1,997,198 | -£1,564,563 -£4,007,594 | -£1,340,732 -£3,784,217 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £3,371,177 £607.826 | £2,578,302 -£5.057,883 | | -£4,124,774 -£8,617.124 | | -£6,479,087 -£9.022,485 | -£6,252,697 -£8,792,974 |
| 00 to LAIK : 40% CIIK | JU76 | *22,10U,08U | -27,091,220 | -25,043,040 | -25,181,091 | -23,024,930 | 2.11,000,143 | -2.11,358,800 |

| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CLI, Build Rogs 2022 & Staircases, What Prt M4(3), Building Safety Levy, S166, CLI, Build Rogs 2022 & Staircases, What Prt M4(3), Building Safety Levy, S166, CLI, Build Rogs 2022 & Staircases, What Prt M4(3), Building Safety Levy, S166, CLI, Build Rogs 2022 & Staircases, What Prt M4(3), Building Safety Levy, S166, CLI, Build Rogs 2022 & Staircases, S166, CLI, Build Rogs 2022 & S | Local Plan Viability Testing | 2025 | | , | | | | | | | | |
|--|--|--|---|--|--|--|---|--|---|--|--|--|
| March Marc | Resi 14 - 150 Flats | | | | Value Area | Zone B - | £1,250 psf | | | | | |
| March Marc | | | | | | | | | | | | |
| Tention | No Units Site Area | 150 0.27 Ha | | | Sales value inflation Build cost inflation | | | | 1 | | | |
| Part | Residual land values: | | | | Tenue | | EAR . CIR | | | | | |
| ### Part | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy 533,733,946 539,953,824 529,554,830 525,258,121 522,457,194 519,653,962 519,762,910 510,981,978 52,118,745 52,118,745 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases £25,499,998 £29,98,843 £20,482,290 £17,951,077 £15,405,140 £12,844,617 | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (24077.50) (24077.50) (24077.51) (24 | Access Prt M4(2), Building Safey Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (23,942,814 (21,447,328 (21,447,328 (21,447,328 (21,447,328 (21,447,328 (21,447,328 (21,447,328 (21,447,328) (21,447,328 (21,447,328) (| Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments C2,000,13 C1,000,1 | Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircsess, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 211985/205 111985/205 111985/205 111985/205 111985/205 111985/205 | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 121,897,79 119,392,288 118,817,29 112,591,533 111,591,533 | | | |
| Base Build Costs, | Higher Value Secondary Offices | an k iana vaide | • | | | | £97,649,000 | | | | | |
| ## State Costs Cos | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | | |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £7,102,400 £4,322,278 £1,523,085 | | | +£2,688,731 +£5,184,217 +£7,695,174 | | | -£4,821,807 -£7,309,258 -£9,812,826 | | | |
| Process Proc | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | -£1,303,424 -£4,144,351 -£6,999,563 | | | | | | -£12,332,363 -£14,867,722 | | | |
| Commonweight Content | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | -£20,038,094 -£22,646,988 | | | |
| Base Build Costs, Access PT M4(2), Access PT M4(2), Building Safety Levy, Status (Costs, March 1974) Sale Build Costs, Access PT M4(2), Building Safety Levy, Status (Costs, March 1974) Sale Build Costs, Access PT M4(2), Building Safety Levy, Status (Costs, March 1974) Sale Build Costs, Access PT M4(2), Building Safety Levy, Status (Costs, March 1974) Sale Build Costs, Access PT M4(2), Building Safety Levy, Status (Costs, March 1974) Sale Build Costs, Access PT M4(2), Building Safety Levy, Status (Costs, March 1974) Sale Building Safety Levy, Status (Costs, March 1974) | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£25,271,345 -£27,930,540 -£30,686,635 | | | |
| Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Stationary Base Build Costs, Access PT M4(| | Residual and values commented to benchmark land values Medium Value Seconds y Offices £57,186,000 | | | | | | | | | | |
| ## 18 18 18 18 18 18 18 18 | Tenure | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | | |
| | 60% LAR : 40% CIR | 0% 5% | £18.137.764 £15,357,642 | £9.903.816 £7,402,461 | £8.481.353 £5,985,360 | £8,346,632 £5,851,146 | £8.009.831 £5,515,614 | £5.989.023 £3,502,418 | £8.213.557 £3,726,106 | | | |
| Page | 60% LAR: 40% CIR | 20% | £12,558,448 £9,731,940 £6,891,012 | £4,886,108 £2,354,895 -£191,042 | £3,473,937 £947,224 -£1,594,635 | £3,340,190 £813,905 -£1,727,569 | £3,005,824 £480,604 -£2,059,904 | £999,627 -£1,519,200 -£4,058,870 | £1,222,538 -£1,296,999 -£3,832,358 | | | |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £4,035,801 £1,166,437 | | | | | -£6,633,801 -£9,226,561 | -£8,409,450 -£9,002,730 | | | |
| Reside Control Part | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | | | | | | | -£14,235,982 -£16,895,176 | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, | Residual Land values compared to benchm | nark land value | -£10,477,437 | £15,879,469 | -£17,315,917 | £17,453,462 | -£17,797,327 | £19,860,514 | -£19,631,271 | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Store, Cli., Building Safe | Lower Value Secondary Offices / Communi | ty Space | | 1 | T | T | £40,420,000 | | | | | |
| C051_LR, 405.CR | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | | |
| C051_LAR05_CRR | | 5% 10% | £19.930.188 £17,130,994 | £11.975.006 £9,458,654 | £10.557.905 £8,046,482 | £10.423.692 £7,912,735 £5,389.450 | £10.088.159 £7,578,369 | £8.074.963 £5,572,173 | £8.298.651 £5.795,083 | | | |
| Cont. Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £14,304,485 £11.463.558 £8,608,346 | £4.381.503 £1,820,981 | £3,519,770 £2,977,911 £421,045 | £3,388,450 £2.844.976 £288,457 | £5,053,150 £2.512.642 -£43,011 | £3,053,346 £515.676 -£2,061,256 | £3,275,546 £740.187 -£1,836,905 | | | |
| Residual Land values Capture C | 60% LAR: 40% CIR | 35% | £5,738,982 £2,855,603 £41,658 | -£753,990 -£3,367,833 -£5,988,573 | -£2,169,490 -£4,782,969 -£7,411,252 | -£2,303,789 -£4,916,995 -£7,545,046 | | | -£4,430,185 -£7,039,079 -£9,863,436 | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Book Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Book Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Biodiversity, Bream Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Biodiversity, Bream Staircases, Wchair Prt M4(3), Bream Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Biodiversity, Bream Staircases, Wchair Prt M4(3), | 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | £2,952,666 £5,904,892 | -£8,643,564 -£11,306,923 | -£10,054,198 -£12,743,371 | -£10,187,796 -£12,880,917 | -£10,521,792 -£13,224,781 | -£12,551,775 -£15,287,969 | -£12,322,631 -£15,058,728 | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Book Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Book Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Biodiversity, Bream Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Biodiversity, Bream Staircases, Wchair Prt M4(3), Bream Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Biodiversity, Bream Staircases, Wchair Prt M4(3), | Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 |] | | | | |
| 60% LAR. 40% CR 10% 522.584 75 £14.863.335 £13.451.684 £13.317917 £12.883.551 £10.977.355 £12.02.025 60% LAR. 40% CR 15% £1970.867 £13.32.622 £10.224.551 £10.371.632 £10.453.331 £8.455.28 £3.680.728 60% LAR. 40% CR 20% £10.683.331 £8.456.28 £1.02.04.501 £1.02.04. | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | | |
| 60% LAR. 40% CR 25% £14.013.528 £7.225.183 £5.802.26 £5.693.539 £5.302.77 £3.343.926 £3.502.77 60% LAR. 40% CR 30% £11.444.164 £4.65.191 £3.255.991 £3.101.33 £2.765.640 £75.166 £774.997 60% LAR. 40% CR 35% £3.200.785 £2.007.348 £02.2213 £48.187 £153.121 £185.724 £4.513.587 60% LAR. 40% CR 40% £5.303.524 £5.303.51 £2.003.700 £2.138.644 £7.244.344 £4.41.244 £4.2255 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | £28,115,491 £25,335,369 £22,536,175 | £19,881,544 £17,380,188 £14,863,835 | £18,459,080 £15,963,087 £13,451,664 | £18,324,360 £15,828,874 £13,317,917 | £17,987,559 £15,493,341 £12,983,551 | £15,966,751 £13,480,145 £10,977,355 | £18,191,284 £13,703,833 £11,200,265 | | | |
| CON_LIANCON_COR | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £19,709,667 £16,868,740 | £12,332,622 £9,786,685 £7,226,162 | £10,924,951 £8,383,092 £5,836,236 | £10,791,632 £8,250,158 | £10,458,331 £7,917,824 £5,362,474 | £8,458,528 £5,920,857 | £8,680,728 £6,145,369 £3,569,277 | | | |
| ON ILAR: 40% CR 45% 12,400,024 43,200,024 42,400,000 42,100,004 42,140,405 43,400,004 43,200,005 60% ILAR: 40% CR 45% 12,400,005 43,900,004 4,400,004 4,800,004 | 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £11,144,164 £8,260,785 | £7.226.163 £4,651,191 £2,037,348 | £3,235,691 £622,213 | £3,101,393 £3,101,393 £488,187 | £3,765,646 £153,121 | £3.343.920 £751,166 •£1,657,274 | £3.568.277 £974,997 -£1,633,897 | | | |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £0,903,524 £2,452,515 -£499,710 | -£3.238,382 -£5,901,742 | £4,649,016 £7,338,190 | -£4,782,614 -£7,475,735 | -£2,9/4,340 -£5,116,611 -£7,819,599 | -£7,146,594 -£9,882,787 | -£6,917,449 -£9,853,544 | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|------------------------------------|--|---|---|--|--|--|---|
| Resi 14 - 150 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units Site Area | 150 0.27 Ha | | | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.27 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 601 LIR 601 CP 603 LIR 601 CP 603 LIR 601 CP 603 LIR 601 CP 603 LIR 601 CP 603 LIR 601 CP 603 LIR 601 CP 603 LIR 601 CP 603 LIR 601 CP 603 LIR 601 CP | %AH 5% 10% 15% 25% 35% 45% 45% 66% | Base Build Costs and Access Prt M4(2) & Building Safety Levy ES 17 023 755 CS 10 10 10 10 10 10 10 10 10 10 10 10 10 | Base Build Costs, Access Prt M4(2), Alcoses Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases 2022 & Starcases 2023 & Starcases 2024 & Starcases 2025 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Side, Cill, Build Regs 2022 & Stalfacese, Wchair Prt M4(3) & BREEAM Excellent E77345/15 E1830/74 E1830 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 106. CIL, Building Safety Levy, 106. CIL, Buildings 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (27,210,256) (19,167,456) (19,167, | Base Build Costs, Access Ptt M4(2), Building Safety Levy, S1022 & Staircases, Wchair Ptt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 15,572,545 15,552,552 15,552,553 15,552,553 15,552,553 15,552,553 | Base Bulid Costs, Access Ptt M4(2), Building Safety Levy, S1922 & Staltrcases, Wchair Ptr M4(3), BREEAM Excellent, Bodiversity, Renewable Offset Payments & Sustainability 124,352,355 151,354,351 151,355,355 151,355,355 151,355,355 151,355,355 151,355,355 151,355,355 151,355,355 151,355,355 151,355,355 151,355,355 151,355,355 151,355,355 151,355,355 151,355,355 151,355,357 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$196, Cal., Build Regs 200, Cal., Build Regs 200, Cal., Build Regs 200, Cal., Build Regs 200, Cal., Build Regs 200, Cal., Build Regs 200, Cal., Build Regs 200, Cal., Build Regs 200, Cal., Build Regs 200, Cal., Building Regs 200, Cal., C |
| Residual Land values compared to benchr Higher Value Secondary Offices | mark land value | • | | | | £97,649,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$13,822,190 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & \$106, ClL, Building Regs 2022 & Staircases Z135,533 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$578,750 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5108, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £4,488,501 £1,515,087 | | | | | | -£6,872,093 -£9,555,005 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | | | -£12,476,294 -£15,189,123 | -£12,253,738 -£14,968,144 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | -£17.946.197 -£20,720,048 -£23,500,424 | -£17.722.366 -£20,496,669 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£26,091,516 -£28.961.279 |
| Residual Land values compared to benchr Medium Value Secondary Offices | mark land value | • | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £21.427.553 £18,482,943 | £13.171.297 £10,506,568 | £11.748.834 £9,089,466 | £11.614.114 £8,955,254 | £11.277.312 £8,619,721 | £9.256.504 £6,606,524 | £9.481.038 £6,830,212 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £15,523,865 £12,550,450 £9,547,474 | £7,826,840 £5,132,253 £2,422,942 | £6,414,669 £3,724,582 £1,019,349 | £6,280,922 £3,591,263 £886.415 | £5,946,556 £3,257,962 £554,081 | £3,940,380 £1,258,159 £1,439,931 | £4,163,270 £1,480,359 -£1,218,374 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £6,526,233 £3,490,841 | -£300,954 -£3,039,299 | -£1,700,891 -£4,435,995 | -£1,833,478 -£4,568,275 | -£2,164,946 -£4,898,976 | -£4,153,760 -£6,910,833 | -£3,932,781 -£6,687,002 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £441.433 -£2,621,858 | | | | | -£9.684.682 -£12,474,060 | -£9.461.305 -£12,251,072 -£15.056.152 |
| | 45% 50% | -£8,796,467 | -£11,350,005 -£14,221,119 | -£15,630,631 | -£15,766,111 | -£16,104,807 | £18,155,159 | -£13,030,102 -£17,925,915 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | mark land value ity Space | • | | | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2000099 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), S106, GLI, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & BIOdiversity E16.186599 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E14055184 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £23.055.488 £20,096,410 £17,122.996 | £15.079.114 £12.399,386 £9,704.799 | £13.662.012 £10.987,214 £8,297.128 | £13.527.799 £10.853,468 £8.163.808 | £13,192,266 £10,519,102 £7,830,508 | £11.179.069 £8,512,905 £5,830.704 | £11.402.758 £8,735,816 £6,052.905 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% 25% | £14.120.020 £11,098,778 | £6,995,488 £4,271,591 | £5,591,895 £2,871,655 | £5,458,961 £2,739,068 | £5.126.626 £2,407,599 | £3.132.615 £418,786 | £3.354.171 £639,765 |
| 60% LAR : 40% CIR | 30% 35% | £8,063,387 £5,013,978 | £1,533,247 -£1,219,410 | £136,551 -£2,632,650 | £4,271 -£2,766,676 | | -£2,338,288 -£5,112,137 | -£2,114,456 -£4,888,760 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £1,128,349 -£4,223,921 | -£6,824,064 -£9,648,574 | -£8,234,697 -£11,058,086 | -£8,368,295 -£11,193,565 | -£8,702,291 -£11,532,262 | £1,301,010 -£10,706,271 -£13,592,613 | -£10/83,607 -£13,353,370 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land value | | | | | 500.00 | | |
| Control y mulistrial/Storage/Distribution | 1 | | | I | | £20,601,000 | I | |
| Tonuro | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £31,405,281 £28,460,670 £25,501,592 | £23,149,024 £20,484,295 £17,804,568 | £21,726,561 £19,067,193 £18,392,398 | £21,591,841 £18,932,981 £18,258,849 | £21,255,039 £18,597,448 £15,924,283 | £19,234,231 £16,584,251 £13,918,097 | £19,458,766 £16,807,939 £14,140,998 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £20,501,592 £22,528,177 £19,525,201 | £15,109,980 £12,400,670 | £13,702,310 £10,997,077 | £10,256,049 £13,568,990 £10,864,143 | £13,235,690 £10,531,808 | £11,235,886 £8,537,796 | £11,458,086 £8,759,353 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £16.503.960 £13,468,569 £10,419.160 | £9.676.773 £6,938,429 £4 185.772 | £8.276.837 £5,541,732 £2,772.532 | £8.144.249 £5,409,453 £2,638,506 | £7.812.781 £5,078,751 £2.303.440 | £5.823.968 £3,066,894 £293.045 | £6.044.947 £3,290,725 £516.422 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £7,355,869 £4,278.832 | £1,391,519 -£1,418,882 | -£21,160 -£2829,515 | -£154,954 -£2,963,113 | -£489,436 -£3.297,109 | -£2,498,333 -£5,301,089 | -£2,273,345 -£5,078,425 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,181,261 | -£4,243,392 | -£5,652,904 | -£5,788,383 | -£6,127,080 | -£8,177,432 | -£7,948,188 |

| Local Fian Viability Testing 2 | .020 | | 1 | | | | | |
|--|---|--|---|---|--|--|---|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone B - | £900 psf | | |
| No Units Site Area | 200 0.29 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base | | _ |
| Residual land values: | | | | Tenure | | LAR : CIR | | I |
| Tenure 69% LAR. 40% CIR 69% LAR. 40% CIR 69% LAR. 40% CIR 69% LAR. 40% CIR 69% LAR. 40% CIR 69% LAR. 40% CIR 69% LAR. 40% CIR 69% LAR. 40% CIR 69% LAR. 40% CIR 69% LAR. 40% CIR | % AH 0% 5% 5% 10% 10% 30% 30% 30% 30% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3.39827) (4.175.55 (2.099.18) (4.208.28) (4.398.24) (4.398.28) (4.181.78) (4.181.78) (4.181.78) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CII., Building Regs 2022 & Starcases 4,384,77,29 4,597,709 4,197,709 4,197,709 4,197,709 4,197,709 4,197,709 4,197,709 4,197,709 4,197,709 4,197,709 4,197,709 4,197,709 4,197,709 4,197,709 4,197,709 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & SREEAM Excellent 43,971,972 43,775,981 41,744,971 41,972,984 41,972,972,972,972 41,972,972 41,972,972 41,972,972 41,972,972 41,972,972 41,972,972 41,972,972 41,972,972 41,972,972 41,972,972 41,972,972 41,972 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 43,396,397 43,196,497 44,196,497 46,196,497 46,196,497 46,196,497 46,196,497 46,196,497 46,196,497 46,19 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 4,016,072,472 4,016,074,075 4,016,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,074 4,0 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 4,058,88, 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,469 4,11,77,47,491 4,11,77,47,47,47,47,47,47,47,47,47,47,47,47, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 4,082(15) 4,102(45) 4 |
| Residual Land values compared to benchma Higher Value Secondary Offices | ark land values | | | | | £97,649,000 |] | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£39,331,076 -£41,104,531 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% 35% 40% 45% | | | | | | | -642,901,983 -644,723,225 -640,568,046 -648,436,239 -650,327,594 -652,241,903 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to benchms | 50% | -£39,381,503 -£41.728.253 | -£48,960,558 -£48,927,222 | -£48,994,270 -£50.958,937 | -£49,187,489 -£51.151.987 | -£49,670,534 -£51.634.539 | -£52,568,805 -£54,529,972 | -£54,178,956 -£56.138.545 |
| Medium Value Secondary Offices | ark land values | | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£26.020.972 -£27,770,218 -£29,543.673 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£31,341,125 -£33,162,367 -£35,007,189 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | -£29,623,186 -£31,527,919 -£33,453,487 | | | | | -£36,875,382 -£38,766,737 -£40,681,046 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% CIR | 45% 50% | -£27,820,846 -£30,167,396 | -£35,399,699 -£37,366,365 | +£37,433,413 +£39,398,080 | -E37,626,632 -E39,591,110 | -£38,109,676 -£40,073,682 | -£41,007,948 -£42,969,115 | -£42,618,099 -£44,577,688 |
| Lower Value Secondary Offices / Community | Space | | | | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | +£22,979,933 +£24,753,388 +£26,550,840 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | | | | | | | -£28.372.082 -£30.216.903 -£32.085.098 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | -£30,699,503 -£32,643,127 -£34,607,704 | | | | -£35.890.780 -£37,827,813 -£39,787,403 |
| Residual Land values compared to benchma Secondary Industrial/Storage/Distribution | ark land values | 2 | | | | £20,601,000 | | |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E43817 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | -£1,712,445 -£3,846,872 -£6,002,581 | -£11,763,528 -£13,583,030 | -£13,827,995 -£15,841,289 -£17,476,767 | -£14,024,125 -£15,836,809 -£17,624,745 | | | -£19,090,818 -£20,888,268 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 25% 30% 35% 40% | | £17.286.619 -£19,170,329 -£21,075,062 | -£19.334.261 -£21,213,588 -£23,114,544 | -£19.528.798 -£21,407,711 | | | -£24,554,332 -£26,422,525 -£28,312,880 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£30,228,189 -£32,165,242 -£34,124,831 |
| 00 70 CPR C - 4070 GIR | , 50% | 2.10,/14,038 | | 110,040,223 | 110,700,202 | 125,020,020 | 202,010,201 | 2.03, 124,031 |

| Local Flati Viability Testing | 2020 | | 1 | | | | 1 | |
|--|---------------------------------|---|--|--|---|---|---|---|
| Resi 15 - 200 Flats | | | | Value Area | Zone B | £950 psf | | |
| No Units Site Area | 200 0.29 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base | | |
| Residual land values: | | | | Tenure | | Base LAR : CIR | |] |
| Tenure 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR | % AH 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 12,33,92,92 12,33,92,94 13,035,90 12,035,90 12,035,90 | Base Build Costs, Access Prt M4(2), Building Srefy Levy & \$106. CIL, Building Regs 2022 & Staircases Light Staircases 4,1 949,175 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent 41, 159 41, 159 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 4242,084 44,174,607 45,186,607 56,186,607 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 4,459,953 4,459,953 4,459,953 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022. 4 Staircases, Worker Frt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustain S1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 45,287754 41,250,567 41,250,5791 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £3,362,631 £969,949 -£1,464,905 | -£6,006,666 -£8,089,879 -£10.194.305 | -£8,059,299 -£10,137,521 -£12,237,564 | -£12 431 686 | -£8,741,833 -£10,818,400 -£12,916,991 | -£11,666,975 -£13,736,452 -£15,828,819 | -£15,357,591 -£17.448.500 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | -£3,934,841 -£6,463,440 -£9,014,460 | £12,319,754 £14,466,037 £16,632,985 | -£14,359,235 -£16,502,339 -£18,666,679 | -£14,552,999 -£16,695,801 -£18,859,898 | +£15,037,409 +£17,179,459 +£19,342,943 | -£15.828.819 -£17,943,871 -£20,081,405 -£22,241,214 | -£17.446.500 -£19,558,572 -£21,693,596 -£23,851,366 |
| 60% LAR : 40% CIR | 50% | -£11,585,511 | £18,820,348 | -£20,852,063 | -£21,045,092 | -£21,527,664 | -£24,423,097 | -£26,031,671 |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land values | 5 | | | | £97,649,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Boldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Ustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | £27,864,623 -£29,849,499 -£31,858,384 | | | | £33,497,647 £35,497,225 £37,520,307 | -£35,137,471 -£37,131,641 -£30,140,810 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£41,191,768 -£43,257,305 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£45.346.214 -£47,458,286 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | -£45,353,311 -£51,751,081 -£53,931,386 |
| Residual Land values compared to benchm Medium Value Secondary Offices | | 5 | | | | | 1 | |
| medium value Secondary Offices | | | 1 | | <u> </u> | £57,186,000 | <u>.</u> | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£23,576,614 -£25,570,784 |
| 60% LAR - 40% CIR | 20% | -£10,608,030 -£12,976,226 -£15,368,909 | -£20,295,507 -£22,345,523 -£24,428,736 | | | | -£25,959,450 -£28,005,832 -£30,075,309 | -£27,588,953 -£29,630,911 -£31,696,448 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£31,050,448 -£33,785,357 -£35,897,429 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£38,032,453 -£40,190,224 |
| Residual Land values compared to benchn | | -£27,924,369 | -£35,159,205 | -£37,190,920 | £37,383,949 | -£37,866,521 | £40,761,954 | -£42,370,528 |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1,089.30 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Briddeversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | -£1.192.523 -£3,494,941 | | | -£13.746.956 -£15,724,978 | | | -£18.786.328 -£20,780,499 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£22,798,687 -£24,840,625 -£26,908,163 |
| 60% LAR: 40% CIR | 30% 35% | | | | | | | -£28,995,071 -£31,107,143 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£33.242.168 -£35,399,938 -£37,580.243 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land values | | | | | £20,601,000 | 1 | |
| Cecondary industrial otto agerbia industri | | | I | | | 120,001,000 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £6,751,902 £4,470,48 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, Stofe, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £2,167,630 -£155,173 -£2,523,369 | -£7,835,785 -£9,842,650 -£11,892,666 | | | | -£13,483,510 -£15,508,592 -£17,552,975 | -£15,117,927 -£17,138,096 -£19,178,054 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 25% 30% 35% 40% | | | | | | | -£15,176,054 -£21,243,591 -£23,332,500 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | | | -£20,438,999 -£22,581,801 | | | -£25,444,572 -£27,579,596 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£17,471,511 | £24,706,348 | -£26,738,063 | £26,931,092 | -£27,413,664 | £30,309,097 | -£31,917,671 |

| Local Fian Viability Testing | 2020 | | 1 | | | | 1 | |
|--|------------------------------|--|---|--|--|--|---|---|
| Resi 15 - 200 Flats | | | | Value Area | Zone B - | £1,000 psf | | |
| No Units Site Area | 200 0.29 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base | | |
| Residual land values: | | | | Tenure | | Base LAR : CIR | |] |
| Tenure 80% LAR - 20% CR 80% LAR - 60% CR 60% LAR - 60% CR | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1:19:522 1:44:30592 1:3375.649 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CII., Building Regs 2002 & Staircases 5,52,778 4,006,605 2024,409 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 52,090,168 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), Biodiversity (1,409):493 (1,609):493 (1,609):493 (1,609):493 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(2), Biodiversity & Renewable Offset Payments 1,550,503 (443,587) (443,587) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability \$1,483,582 \$4,483,582 \$4,483,582 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, 3106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 4(2):599 4(3):78817 2(4):7822 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £6,818,236 £4,230,991 £1.600,750 £1,065,480 £3,776,233 £6,547,129 | -£2,509,733 -£4,779,138 | -£2,291,715 -£4,531,518 -£6,826,780 -£9,147.540 | -£2,484,317 -£4,723,597 -£7,021,317 | -£5,210,376 -£7,507,659 | -55,868,420 -68,135,517 -£10,425,711 -£12,738,794 -£15,074,562 -£17,432,812 -£19,813,339 | -£9,760,596 -£12,046,850 -£14,356,476 -£16,689,263 -£19,045,004 -£21,423,490 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £1.600.750 -£1,065,480 | -E7.104.280 -F9.450.446 | -£9.147.540 -£11,489,926 -£13,853,747 -£16,238,804 | -£9.341.662 -£11,683,691 -£14,047,209 -£16,432,021 | -£9.826.966 -£12,168,101 -£14,530,867 -£16,915,067 | -£12.738.794 -£15,074,562 | -£14.356.476 -£16,689,263 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£6,547,129 -£9,342,484 | £11,817,445 £14,205,088 £16,613,187 | -£16,238,804 -£18,644,902 | £16,432,021 £18,837,932 | -£16,915,067 -£19,320,504 | £17,432,612 £19,813,339 £22,215,937 | -£21,423,490 -£23,824,510 |
| Residual Land values compared to benchn | | | 2.10,013,107 | 2.10,044,502 | 2.10,037,032 | 1 15,320,004 | 222,210,637 | *£23,024,010 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£30,978,531 -£33,158,752 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£37,660,311 -£39,946,565 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | -£28,298,965 -£28,965,195 | -£35.003.994 -£37,350,160 | -£37.047.254 -£39,389,641 | | | -£40.638.508 -£42,974,277 | -£42.256.190 -£44,588,977 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | | | | -£42,430,581 -£44,814,781 -£47,220,218 | | -£46,944,718 -£49,323,204 -£51,724,225 |
| Residual Land values compared to benchn | | 3 | 1 | 240.044.011 | 240.101.040 | 247.220.210 | 230.710.001 | 1201.724.220 |
| Medium Value Secondary Offices | | | | T | | £57,186,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Legy, \$106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | -£1,909,185 -£4,426,004 | | | | | | -£19,417,674 -£21,597,895 |
| 60% LAR - 40% CIR | 15% 20% | | | | | | | -£23,836,780 -£26,099,453 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£28,385,708 -£30,695,333 -£33,028,120 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | | | | | | -£33,771,669 -£36,152,196 | -£35,383,861 -£37,762,347 |
| | 45% 50% | -£25,681,342 | -£32,952,044 | -£34,983,759 | -£35,176,789 | -£35,659,361 | -£38,554,794 | -£40,163,368 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | nark land values ty Space | s | | | | £40,420,000 |] | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (37) 736 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £427231 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £2.881.100 £364,282 | | | | | | -£14.627.388 -£16,807,610 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | -£2,172,922 -£4,730,336 -£7,347,581 | £11,812,981 -£14,058,305 -£16,327,709 | | | | | -£19,048,494 -£21,309,168 -£23,595,422 |
| 60% LAR: 40% CIR | 30% 35% | | | | | | | -£25,905,047 -£28,237,834 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | -£30.593.575 -£32,972,081 |
| 60% LAR: 40% CIR Residual Land values compared to benchn | nark land values | -120,891,056 | 4.28,161,758 | *£30,193,474 | 230,386,503 | -2.30,859,075 | -2.33,/64,508 | -£35,373,082 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure 60% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy En 1039 807 Es 543 672 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREBAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £6,026,853 £3,489,649 | -£3,955,805 -£8,150,409 | | | | | -£11,145,038 -£13,383,923 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £932,236 -£1.655.009 | -£8,395,733 -£10.665,138 | | | | £14,021,517 -£16.311.711 | -£15,846,596 -£17,932,850 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | | -£20,242,476 -£22,575,263 -£24,931,004 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£12,433,129 -£15,228,484 | -£20.091.088 -£22,499,187 | -£22.124.804 -£24,530,902 | £22,318,021 £24,723,932 | -£22,801,067 -£25,206,504 | -£25.699.339 -£28,101,937 | -£27.309.490 -£29,710,510 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | - | | | | | | |
|---|-------------------------------|---|--|---|--|---|---|---|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone B - | £1,050 psf | | | |
| No Units Site Area | 200 0.29 Ha | | - | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | | |
| Residual land values: | | | | Tenure | | LAR: CIR | | 1 | |
| Tenure 68% LAR - 68% CR 68% LAR - 68% CR | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 15 18 00 259 15 18 00 259 15 17 20 76 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3) & BREEAM Excellent 53,413,75 53,77,999 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £13,020,471 £10,248,656 £7,456,812 | £3,376,314 £950,809 -£1,518,280 | £1,379,476 -£1,056,468 -£3,535,148 -£6,057,515 | £1,189,770 -£1,248,546 -£3,726,760 -£6,251,637 | £715,502 -£1,728,744 -£4,205,794 -£6,736,942 | -£2,162,604 -£4,609,924 -£7,114,970 -£9,648,770 | -£3,767,617 -£6,229,140 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £4,644,389 £1,776,769 £1,127,593 £4,079,800 | -£4.022.770 -£6.581.137 | -£6.057.515 -£8,620,618 | +£6.251.637 +£8,814,383 | -£6.736.942 -£9,298,792 | | -£8,229,140 -£8,736,110 -£11,266.451 -£13,819,955 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£1,127,593 -£4,079,800 -£7.099,458 | -£9,168,852 -£11,777,212 -£14,406,027 | -£11,205,154 -£13,810,927 -£16,437,742 | -£11,398,617 -£14,004,145 -£16,630,771 | -£11,882,274 -£14,487,191 -£17.113.343 | £14,784,220 £17,385,462 £20,008,776 | -£16,396,411 -£18,995,613 -£21,617,350 | |
| Residual Land values compared to bench | mark land value | | | | | | 1 | | |
| Higher Value Secondary Offices | | | I | I | | £97,649,000 | 1 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | -£17,421,662 -£19,755,013 -£22,118,841 | | | | -£22,934,623 -£25,276,752 -£27,641,883 | -£24,531,257 -£26,867,656 -£29,247,802 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | | -£24,523,400 -£26,948,905 | | | | -£30,082,318 -£32,509,638 | -£31,667,331 -£34,128,854 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | -£29,417,994 -£31,922,485 -£34,480,851 | | -£31,020,474 -£34.151.351 -£38,714,097 | | -£35,014,084 -£37.548.484 -£40,104,968 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | -£37,068,567 -£39,676,926 -£42,305,741 | | | | -£42,683,934 -£45,285,177 -£47,908,490 | -£44,296,126 -£46,895,327 -£49,517,064 | |
| Residual Land values compared to benchmark land values Medium Value Socooley Offices (57,146,000 | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | £4.867.099 £2,164,439 | -£5.860.805 -£8.194,158 | -£7.847.282 -£10,184,087 | -£8.035.999 -£10,374,996 | -£8.507.790 -£10,852,266 | £11.373.768 £13,715,895 | -£12.970.400 -£15,306,799 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | | +£10,557,984 +£12,962,543 +£15,388,048 | | -£12,751,145 -£15,149,087 -£17,587,403 | | £16,081,026 £18,501,461 £20,948,781 | -£17,686,945 -£20,106,474 -£22,567,997 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | | -£17,857,137 -£20,361,627 -£22,919,994 | | | | -£23,453,827 -£25,987,627 -£28,544,111 | -£25,074,967 -£27,605,308 -£30,158,812 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | | -£25,507,710 -£28,118,069 -£30,744,884 | | -£27,737,474 -£30,343,002 -£32,969,828 | | -£31,123,077 -£33,724,319 -£36,347,633 | -£32,735,269 -£35,334,470 -£37,958,207 | |
| Residual Land values compared to benchi Lower Value Secondary Offices / Commun | mark land value | 3 | 2.50,744,004 | -202,770,000 | -2.02,000,020 | £40,420,000 | 200,041,000 | -2.01 (0.00)2001 | |
| Lower value secondary Offices / Commun | Ity Space | | 1 | | | £40,420,000 | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 25057,395 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Ptt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £6.954.725 £4,223,505 £1,471,899 | -£3.403.870 -£5,767,699 -£8.172,257 | | | | -£8.925.609 -£11,290,740 -£13,711,175 | | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% 25% | £1,299,915 £4,091,760 £6,904,182 | -£10.597.762 -£13,068,851 -£15,671,342 | | -£12.797.118 -£15,275,332 -£17,800,209 | | -£16.158.495 -£18,663,542 -£21,197,241 | -£17.777.711 -£20,284,681 -£22,815,022 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | £18,129,708 -£20,717.424 | | | | -£23,753,828 -£26,332,791 | -£25,368,528 -£27,944,983 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£15,628,372 -£18,648,030 | -£23,325,783 -£25,954,598 | -£25,359,498 -£27,986,314 | -£25,552,716 -£28,179,342 | -£28,035,762 -£28,661,915 | -£28,934,034 -£31,557,347 | -£30,544,185 -£33,165,921 | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | | | | | £20,601,000 | | | |
| | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £2,605,575 | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £2,418,858 | Biodiversity & Renewable Offset Payments £1,945,067 | Biodiversity, Renewable Offset Payments & Sustainability | Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Biodiversity & Renewable Offset | Offset Payments & | Offset Payments, Sustainability & | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Biodiversity & Renewable Offset | Offset Payments & | Offset Payments, Sustainability & | |
| 60% LAR : 40% CIR | 0% 5% 10% 15% 20% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Biodiversity & Renewable Offset | Offset Payments & | Offset Payments, Sustainability & | |

| Local Flair Viability Testing | 2020 | | 1 | | | | 1 | |
|--|--------------------------------|--|---|--|--|---|--|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone B - | £1,100 psf | | |
| No Units Site Area | 200 0.29 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base | 1 | |
| Residual land values: | | | | Tenure | | LAR : CIR | |] |
| Tenure 6% LAR - 6% CR 6% LAR - 6% CR 6% LAR - 6% CR 6% LAR - 6% CR 6% LAR - 6% CR | % AH 5% 10% 5% 20% 20% 30% 30% | Base Build Costs and Access Prt M4(2) & Building Safety Loss C5444-589 E1646-591 E1646-591 E1646-781 E1647-781 E1647-781 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases 11,507,609 17,507,109 17,507,109 17,507,109 18,507,109 18,507,109 18,507,109 18,507,109 18,507,109 18,507,109 18,507,109 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent 12/31/559 17/31/591 15 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), Biodiversity 1572218 E1747 (27) 14.45 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BreEAM Excellent, Biodiversity & Renewable Offset Payments 12/06/05/05/ 14/06/05/05/ 15/06/05/05/05/ 15/06/05/05/05/ 15/06/05/05/05/ 15/06/05/05/05/ 15/06/05/05/05/05/ 15/06/05/05/05/05/ 15/06/05/05/05/05/ 15/06/05/05/05/05/ 15/06/05/05/05/05/ 15/06/05/05/05/05/05/ 15/06/05/05/05/05/05/ 15/06/05/05/05/05/05/ 15/06/05/05/05/05/05/05/ 15/06/05/05/05/05/05/05/05/05/05/05/05/05/05/ | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 529(776) 541(15),595 541(15),59 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, Clt, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2, 22, 24, 24, 25, 27, 27, 27, 27, 27, 27, 27, 27, 27, 27 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £4,600,956 £1,498,187 -£1,651,061 | -£3,724,490 -£6,520,260 -£9,349,336 | -£2.994.653 -£5,751,310 -£8,556,562 -£11,383,050 | -£5,945,073 -£8,750,024 -£11,576,269 | -£6,429,484 -£9,233,682 -£12,059,314 | -£6.558.745 -£9,335,946 -£12,135,627 -£14,957,586 | -£10,950,647 -£13,747,819 -£16,567,737 |
| 60% LAR : 40% CIR | 50% | -£4,856,431 | -£12,198,866 | -£14,230,582 | £14,423,611 | -£14,906,182 | -£17,801,616 | -£19,410,190 |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land values | | | | | £97,649,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% CIR | 5% 10% 15% | -£5,354,024 -£8,272,926 -£11,234,423 | £15,746,526 £18,311,846 £20,807,980 | | £17,913,891 £20,472,043 £23,073,195 | | £21,212,149 £23,791,206 £26,303,066 | -£22,803,053 -£25,376,865 -£27,975,001 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£30,635,243 -£33,325,084 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£36.076.141 -£38,850,361 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | -£41,647,333 -£44,467,451 -£47,309,904 |
| Residual Land values compared to benchm Medium Value Secondary Offices | | 3 | | | | £57,186,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 105.682 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Usutainability Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £6,206,833 £3,287,931 | -£4,185,669 -£6,750,988 -£9,337,133 | | | | | -£11,242,196 -£13,816,008 |
| 60% LAR - 40% CIR | 20% | -£2,659,780 -£5,686,026 | -£11,965,224 -£14,625,422 | | £11,512,337 £14,145,815 £16,807,758 | | £14,632,209 £17,473,730 £20,160,988 | -£19,074,386 -£21,764,227 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£24,515,284 -£27,289,504 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£30,086,676 -£32,908,594 |
| Residual Land values compared to benchn | nark land values | *£.2 1,195,269 | £20,337,723 | *£30,309,439 | £30,762,468 | ÷£31,245,040 | £34,140,473 | *E35,749,U47 |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £10.997.119 £8,078,217 | £604.617 -£1,960,703 | -£1.374.709 -£3,933,480 | -£1.562.749 -£4,120,900 | -£2.032.847 -£4,589,448 | | +£8,451.910 +£9,025,722 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £5,116,720 £2,130,505 | -E4,546,837 -E7,174,938 -E9,835,136 | | -E6,722,052 -E9,355,529 -E12,017,472 | -£7,198,318 -£9,828,509 -£12,498,505 | £10,041,924 £12,683,444 £15,370,702 | -£11,623,948 -£14,284,100 -£16,973,941 |
| 60% LAR: 40% CIR | 30% 35% | | | | | | | -£19,724,999 -£22,499,218 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | -£20.298.598 -£23,124,840 | | | -£25.298.391 -£28,116,308 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land values | | E23,197,436 | 120,179,103 | £20,972,163 | -220,404,704 | £29,500,160 | -£30,900,701 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure 60% LAR-: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £18,598,399 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, ClL, Building Regs 2022 & Staircases (3,811,51) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (58.87.692 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity £6,09,223 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (5,164,526) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Offset Payments & USAN 133,776 580,566 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodiled Carbon E1780367 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £13,740,788 £10,779,291 | £3,701,869 £1,115,734 | £1,729,091 -£869,773 | £1,541,671 -£1,059,480 | £1,073,123 -£1,533,747 | -£1,777,491 -£4,379,352 | -£3,363,151 -£5,961,376 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £7,793,077 £4.786.831 | -£1,512,367 -£4,172,565 | | | | | -£8,621,529 -£11.311.370 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £1,760,731 -£1,285,044 -£4,387,813 | -£0,668,102 -£9,610,490 -£12,406,280 | | | | | -£14,062,427 -£16,836,647 -£19,633,819 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£7.537.061 -£10,742,431 | -£15.235.338 -£18,084,866 | -£17.269.050 -£20,116,582 | £17.462.269 £20,309,611 | -£17.945.314 -£20,792,182 | -£20.843.586 -£23,687,616 | -£22,453,737 -£25,296,190 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | | | |
|--|--|--|--|---|--|---|--|--|--|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone B - | £1,150 psf | | | | |
| No Units | 200 | 1 | l | Sales value inflation | | Base | | | | |
| Site Area | 200 0.29 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 | | |
| Residual land values: | | | | | | | | | | |
| Tenure 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR 6% LAR 4% CR | % AH 5% 10% 10% 20% 20% 35% 36% 46% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 100-85/272 120-350/219 120-350/219 120-350/219 120-350/219 120-350/219 120-350/219 120-350/219 120-350/219 120-350/219 120-350/219 120-350/219 120-350/219 | Base Build Costs, Access Prt M4(2), Audicing Safety Levy & 5106, CII., Building Rega 2022 & Starcases \$133.63,75 \$13.63,83 \$13 | Base Build Costs, Access Prt M4(2), Stide, Cit., Build Regs 2022 & Stiarcases, Wchair Prt M4(3) & BREEAM Excellent \$18,000,000 \$18,000 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Safety S167, CIL, S167, C | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, C.IL, Building Safety Levy, S166, C.IL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$18,269,869, \$1,267,261, \$1,267,463 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, Cil., Building Safety Levy, \$166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$13,459,258 \$15,453,559 \$15,453 | Base Build Costs, Access Prt M4(2), Stose, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BIGGERIA STAIRCASES, With Prt M4(3), BIGGERIA STAIRCASES, With Prt M4(3), BIGGERIA STAIRCASES, With Prt M4(3), BIGGERIA STAIRCASES, With Prt M4(3), BIGGERIA STAIRCASES, BIGGERIA STAIRCAS | | |
| Residual Land values compared to benchr Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 |] | | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£18,763,091 -£21,526,187 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£24,337,207 -£27,171,308 -£30.060.761 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | -£32,986,116 -£35,981,052 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | -£38,998,941 -£42,039,574 -£45,102,743 | | |
| Resideal Land values commend to benchmark land values Medium Value Secondary Offices 67,186,000. | | | | | | | | | | |
| medium value secondary offices | | | | | | £57,186,000 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £13.343.864 £10,233,296 | £2.578.114 -£177,183 | £591.636 -£2,156,509 | £402.919 -£2,344,548 | | | -£4,472,259 -£7,202,234 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £3,951,573 £770,640 | -£5,750,582 -£8,568,324 | | | | | -£12,776,350 -£15,610,450 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£18,499,904 -£21,425,259 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£24,420,183 -£27,438,084 -£30,478,717 | | |
| Residual Land values compared to benchn | | -£18,974,558 | -£26,330,562 | -£28,362,279 | -£28,555,307 | -£29,037,880 | £31,933,312 | -£33,541,886 | | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £15.023.582 £11,892,760 | £4.613.103 £1,836,810 | £2.633.776 -£135,967 | £2.445.737 -£323,387 | £1.975.639 -£791,935 | -£844.953 -£3,603,225 | -£2,411,948 -£5,175,045 | | |
| 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £8,741,859 £5.560,926 £2,340,278 | -£960,297 -£3,778,038 -£6,626,238 | | | | | -£7,935,084 -£10,820,165 -£13,709,619 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | -£900,222 -£4,160,399 | -£9,520,943 -£12,449,584 | | | | | -£16,634,974 -£19,629,909 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£10,783,388 -£14,184,272 | -£18,470,031 -£21,540,277 | -£20,503,745 -£23,571,993 | -£20,696,984 -£23,765,022 | -£21,180,009 -£24,247,594 | -£24,078,281 -£27,143,027 | -£25,688,431 -£28,751,600 | | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 |] | | | |
| Tonuro | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £23,796,721 £20,686,153 £17,555,332 | £13,030,971 £10,275,674 £7,499,382 | £11,044,493 £8,296,348 £5,526,604 | £10,855,777 £8,108,309 £5,339,184 | £10,383,985 £7,638,210 £4,870,636 | £7,553,236 £4,817,619 £2,059,346 | £5,980,598 £3,250,623 £487,527 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £14,404,430 £11,223,497 | £4,702,275 £1,884,534 | £2,735,446 -£80,942 | £2,548,591 -£270,134 | £2,081,451 -£743,114 | -£742,601 -£3,580,993 | -£2,323,493 -£5,157,593 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £8.002.849 £4,762,349 £1,502,173 | -£963.667 -£3,858,371 -£6,787,012 | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£1,778,980 -£5,120,817 | | | | | | -£16,985,227 -£20,025,860 | | |
| 00% LAR : 40% CIR | 50% | 4.6,021,701 | £10,877,705 | ±17,809,422 | £18,102,450 | £18,585,023 | 4.Z1,480,455 | -L23,089,029 | | |

| Local Flatt Viability Testing | | | 1 | | | | 1 | |
|---|--------------------------|---|---|---|--|---|---|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units Site Area | 200 0.29 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | • | Base LAR : CIR | |] |
| Tenure SPN LAT. SPN CR SPN LAT. SPN CR | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1938 21 Levy 1938 24 L | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$11,516,555 \$15,10,117 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Psymmets 2034854446 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability \$14,72,56 \$11,72,256 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Enbodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | £14,174,815 £11,146,101 | £12,207,987 £9,184,631 £6,140,234 | £12,021,131 | £11 553 991 | £8,751,153 £5,727,831 £2,653,107 -£450.597 | F7 194 020 |
| | 30% | £20,510,331 £17,104,868 £13,649,967 | £8,096,935 £5.022.600 | | £8,998,282 £5,954,337 £2.851.965 | £8,532,411 £5,484,108 £2,381,138 -£754,346 | £2,653,107 -£450.597 | £4,151,231 £1,080,329 -£2,043,967 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £10,175,389 £6,681,313 £3,156,614 | £1,893,573 -£1,274,825 -£4,493,583 | -£86,364 -£3,280,524 -£6,527,297 | -£277,216 -£3,471,078 -£6,720,516 | -£754,346 -£3,947,467 -£7,203,561 | -£3,617,126 -£6,838,443 -£10,101,832 | -£5,212,029 -£8,450,634 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £3,156,614 -£428,501 | -£4,493,583 -£7,784,546 | -£6,527,297 -£9,816,261 | -£6,720,516 -£10,009,289 | -£7,203,561 -£10,491,862 | £10,101,832 £13,387,296 | -£11,711,984 -£14,995,869 |
| Residual Land values compared to benchm | nark land values | s | | | | | | |
| Higher Value Secondary Offices | | | | I | <u> </u> | £97,649,000 | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 8201390 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £2,698,903 -£643,838 | -£7,729,554 -£10,716,820 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 45% 50% | -£24,743,100 -£28.328.215 | -£32,393,297 -£35.684.260 | -£34,427,011 -£37.715.975 | -£34,620,230 -£37.909.004 | -£35,103,275 -£38.391.576 | -£38,001,547 -£41.287.010 | -£39,611,699 -£42,895,583 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land values | s | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £17,362,247 £14,259,760 £10,917,019 | £3,831,303 £844,038 | £1,851,977 | £1,663,937 | £1,193,839 | £1,515,636 -£1,626,752 -£4,505,008 | -£3,193,747 -£6,157,826 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £7,554,199 £4,171,473 | -£2,164,042 -£5,192,756 | -£4,130,871 -£7,154,226 | -£4,317,728 -€7,340,575 | | -£7,587,704 -£10,611,026 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £766,011 | -£8,241,922 -£11,316,257 | | -£10,384,520 -£13,486,892 | | | |
| | 35% 40% | | £14.445.284 | | £16.616.073 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | |
| Residual Land values compared to benchr | nark land values | | | | | | | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% | £22,372,532 £19.050.045 | £11,587,858 £8.621.589 | £9,601,380 £6.642,263 | £9,412,664 £6,454,223 | £8,940,873 £5.984.125 | £6,110,123 £3.163.534 | £4,537,485 £1.596.539 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £15,707,305 £12,344,484 | £5,034,323 £2,626,243 | £3,061,546 £859,415 | £3,4/4,126 £472,560 | £3,005,578 £5,420 | £194,288 -£2,797,419 | -£1,367,540 -£4,354,552 -£7,362,244 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £5,556,297 £2,101,396 | -£3,451,636 -£8,525,971 | | | | -£8,895,464 -£11,999,169 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £1,373,182 £4,867,258 | -£9,654,998 -£12,823,397 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£8,391,957 -£11,977,072 | -£16,042,154 -£19,333,117 | -£18,075,869 -£21,364,832 | -£18,269,087 -£21,557,861 | -£18,752,132 -£22,040,433 | £21,650,404 £24,935,867 | -£23,260,556 -£26,544,441 |
| Residual Land values compared to benchri Secondary Industrial/Storage/Distribution | nark land values | | | | | | 1 | |
| occondary mouse ran storage/Distribution | | | 1 | I | Γ | £20,601,000 | | |
| Tenure 60% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E2008 by | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E14002446 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability 11772089 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 113000060 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £21,369,876 £18,007,058 | £11,296,895 £8 288 815 | £9,324,117 £9,324,007 | £9,136,697 £6,135,131 | £8,668,149 £6,667,001 | £5,856,859 £2,865,153 | £4,295,031 £1,308,020 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 20% 26% | £16,007,056 £14,624,331 £11,218,868 | £5,260,101 £5,260,101 | £0,321,987 £3,298,631 £254,234 | £0,135,131 £3,112,282 £68 337 | £5,067,991 £2,646,411 | £2,665,153 -£158,169 -£3,232,893 | £1,308,020 -£1,734,769 -£4,805,871 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £7,763,967 £4,289,389 | -£863,400 -£3,992,427 | -£2,845,705 -£5,972,384 | -£3,034,035 -£6,163,216 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £795,313 -£2.729,386 | -£7,160,825 -£10,379,583 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£6,314,501 | -£13,670,546 | -£15,702,281 | £15,895,289 | -£18,377,862 | -£19,273,298 | -£20,881,869 |

| Local Plan Viability Testing | 2025 | | , | | | | | | |
|---|---|--|---|--|--|---|--|--|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone B - | £1,250 psf | | | |
| | | | | | | | | | |
| No Units Site Area | 200 0.29 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 | |
| Residual land values: | | | | Tenure | | LAR: CIR | | 1 | |
| Tenure 6% LAR 69% CR 6% LAR 69% CR 6% LAR 69% CR 6% LAR 69% CR 6% LAR 69% CR 6% LAR 69% CR 6% LAR 69% CR 6% LAR 69% CR 6% LAR 69% CR 6% LAR 69% CR 6% LAR 69% CR 6% LAR 69% CR 6% LAR 69% CR | % AH 5% 10% 10% 10% 20% 20% 40% 40% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Existing Safety Levy Existing Safety Levy Existing Safety Existing Base Build Costs, Access Prt M4(2), Building Safety Lovy & \$106, CIL, Building Regs 2022 & Starcases (27,369,172 (21,781,185,185) (21,781,185) (21,7 | Base Build Costs, Access Prt M4(2), Suilding Safety Lovy, S106, CIL, Build Regs 2022 & Staffcases, Wchair Prt M4(3) & BREEAM Excellent (25.352.252) (15.352.252) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 25 169,712 £15,607,722 £15,607,723 £15,607,723 £15,607,723 £15,607,723 £15,607,723 £15,607,723 £15,607,723 £15,607,723 £15,607,723 £15,607,723 £15,607,723 £15,607,723 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 24, 70, 1979 25, 15, 164, 162, 163, 164, 164, 164, 164, 164, 164, 164, 164 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16s. CIL, Building Safety Levy, S16s. CIL, Building Safety Levy, S16s. CIL, Building Safety Levy, S16s. CIL, Building Safety Levy, Building Safety | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Stide, CIL, Build Regs 2022 & Stiarcases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (20,365516) (20,365516) (21,378,44) (21,378,58) (21,378,58) (21,378,58) (21,378,58) (21,378,58) (21,378,58) (21,378,58) (21,378,58) (21,38,58) (21,38,58) (21,38,58) (21,38,58) (21,38,58) (21,38,58) (21,38,58) (21,38,58) (21,38,58) | |
| Residual Land values compared to benchn Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 |] | | |
| Tonuro | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £10,259,772 £6,725,366 £3,170,705 | -£590,640 -£3,739,787 -£6,919,306 | | | | | *£7,594,196 *£10,746,118 -£13,921,170 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | -£404,034 -£3,998,677 | | | | | | -£17,119,154 -£20,339,871 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | -£7,613,052 -£11.248.129 -£14,937,109 | £16,638,185 -£19,918,595 -£23,225,097 | | £18,780,783 -£22,056,609 -£25,391,720 | | | -£18,712,983 -£26,917,992 -£30,283,798 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£33,701,756 -£37,183,822 | |
| Residual Land values compared to benchmark land values | | | | | | | | | |
| Medium Value Secondary Offices | | | | | ı | £57,186,000 | <u>.</u> | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | £21.820.629 £18.286.223 | £10.970.017 67.821.070 | £9.013.394 £5.860.463 | £8.827.514 F5.672.424 | £8.362.813 £5.202.326 | £5.539.297 F2.381.734 | £3.966.659 £814.739 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £14,731,562 £11,156,823 £7,562,180 | £4,641,552 £1,422,498 | £2,668,773 -£544,329 | £2,481,354 -£731,186 | £2,012,805 -£1,198,328 | | -£2,360,313 -£5,558,297 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £3,947,805 £312,728 | | | | | | -£7,152,126 -£15,357,135 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | -£11.664.240 -£15,027,405 | | | | -£17.132.505 -£20,538,370 | -£18.722.939 -£22,140,899 | |
| | 45% 50% | -£14,586,890 | £21,916,242 | -£23,947,958 | £24,140,987 | -£24,623,559 | £27,518,992 | -£29,127,565 | |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | nark land value ity Space | s | | | | £40,420,000 |] | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £23.076.509 £19,521,848 | £12.611.356 £9,431,837 | £10.650.749 £7,459,059 | £10.462.710 £7,271,640 | £9.992.611 £6,803,091 | £7.172.020 £3,991,801 | £5.605.025 £2,429,973 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £15,947,109 £12.352.486 £8,738,091 | £0,212,784 £2,973,097 -£287,042 | £4,245,956 £1.011.627 -£2,243,743 | £4,059,100 £825.278 -£2,429,640 | £3,591,960 £359.407 -£2,894,382 | £769,122 -£2,435,823 -£5,688,567 | -£768,011 -£3,988,728 -£2,361,840 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £5,103,014 £1,414,034 | -£3,567,452 -£6,873,954 | | | | -£8,997,425 -£12,342,220 | -£10,566,849 -£13,932,653 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£6,022,241 -£9,796,604 | -£13,851,924 -£17,125,956 | -£15,655,075 -£19,157,673 | £15,845,389 -£19,350,701 | -£16,324,256 -£19,833,273 | £19,222,528 -£22,728,706 | -£20,832,679 -£24,337,280 | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | | | · | | £20,601,000 | 1 | _ | |
| | 9/ 111 | Base Build Costs and Access Prt M4(2) & Builds Services | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Building Safety Levy £32,273,486 £28,739,080 | 2022 & Staircases £21,422,874 £18,273,927 | BREEAM Excellent £19,466,252 £16,313,320 | Biodiversity £19,280,371 £16,125,281 | Payments £18,815,670 £15,655,183 | Sustainability £15,992,154 £12,834,591 | Embodied Carbon £14,419,516 £11,267,596 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £28,739,080 £25,184,419 £21,609,680 | £15,094,409 £11,875,355 | £10,513,320 £13,121,630 £9,906,528 | £10,125,261 £12,934,211 £9,721,672 | £10,655,183 £12,465,662 £9,254,532 | £9,654,372 £6,451,693 | £8,092,544 £4,894,560 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAP: 40% CIP | 20% 25% 30% | £18,015,037 £14,400,663 £10,765,585 | £8,635,668 £5,375,529 £2,095,110 | £6,674,198 £3,418,829 £142,606 | £6,487,849 £3,232,932 | £6,021,978 £2,768,189 | £3,226,749 -£23,996 -£3,324,854 | £1,673,843 £3,300,732 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £7,076,605 £3,368,128 | -£1,211,383 -£4,574,548 | £3,190,021 £6,560,236 | | | | -£8,270,082 -£11,688,042 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£359,670 -£4,134,033 | -£7.989.353 -£11,463,385 | -£9.992.504 -£13,495,101 | -£10,182,818 -£13,688,130 | -£10.661.684 -£14,170,702 | -£13,559,957 -£17,086,135 | -£15.170.108 -£18,674,708 | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|---|--|--|---|---|--|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone B - | £1,300 psf | | |
| No Units Site Area | 200 0.29 Ha | | • | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | 0.23114 | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 695 LAR 695 CB 695 LAR 695 CB 695 LAR 695 CB 695 LAR 695 CB 695 LAR 695 CB 695 LAR 695 CB 695 LAR 695 CB 695 LAR 695 CB 695 LAR 695 CB 695 LAR 695 CB 695 LAR 695 CB 695 LAR 695 CB 695 LAR 695 CB | % AH 5% 10% 10% 20% 40% 40% 40% 40% 50% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Ed. 259:130 (24.96/14) (24.96/14) (24.96/14) (24.96/14) (24.96/14) (24.96/14) (24.96/14) (24.96/14) (24.96/14) (25.96/14) (26. | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases C11,479,485 C13,45,484 C11,345,100 C14,45,000 C14,45, | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (2) 502561 (2) 341586 (2) 3576 (2) 341586 (2) 341586 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 516e, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 22 35,981 22 35,981 22 35,981 23 36,981 24 36,781 25 36,781 26 37,781 27 38,781 27 38,781 27 38,781 27 38,781 28 38,781 28 38,781 28 38,781 28 38,781 28 38,781 41,907,721 45,505,669 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments C28.872.280 (21.4176 (21 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability C10,054)724 C10,054,756 C15,054,737 C10,054,757 C10,054,7 | Base Bulld Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Bulld Regs 2022 & Staircasee, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 24,554975 Embodied Carbon 24,554975 Embodied Carbon 24,554975 Embodied Carbon 25,554975 Embodied Carbon 26,554975 |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Buccling Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £10,751,829 £6,985,250 | £222,293 -£3,155,865 | | | | | -£6,737,632 -£10,123,657 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £3,196,591 -£607,972 -£4,434,264 | | | | | | -£13,532,613 -£16,964,303 -£20,418,526 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | | -£23,923.021 -£27,466,922 -£31,080,901 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£20,014,970 -£23,976,313 | -£27,618,265 -£31,286,125 | -£29,617,121 -£33,301,655 | -£29,807,435 -£33,494,683 | -£30,283,221 -£33,977,255 | -£33,145,795 -£36,872,688 | -£34,755,945 -£38.481.263 |
| Residual Land values compared to benchr Medium Value Secondary Offices | mark land values | | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £26.053.273 £22,312,686 £18,546,107 | £15.140.628 £11,783,150 £8,404,992 | £13.184.004 £9,833,571 £6,461,863 | £12.998.124 £9,648,357 £6,277,260 | £12.533.423 £9,185,324 £5,810,319 | £9.745.217 £6,390,220 £2,999,028 | £8.186.118 £4,823,225 £1,437,200 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £14,759,448 £10,952,885 £7,126,593 | £5,006,333 £1,558,378 £1,912,734 | £3,042,211 -£403,092 -£3,869,434 | £2,855,355 -£589,440 -£4,055,331 | £2,388,215 -£1,055,312 -£4,620,074 | -£414,624 -£3,850,541 -£7,308,527 | -£1,971,756 -£5,403,446 -£8,857,669 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £3,280,745 -£589.035 | | | | | | -£12,362,164 -£15,906.065 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £8,454,113 -£12,415,458 | -£12,460,267 -£18,057,408 -£19,725,267 | -£18,058,284 -£21,740,797 | £14,023,535 -£18,246,578 -£21,933,826 | -£18,722,384 -£22,416,398 | £17,552,052 -£21,584,937 -£25,311,831 | -£18,520,644 -£23,195,088 -£26,920,406 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | mark land values | | | | | £40,420,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodled Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £30,843,558 £27,102,971 £23,336,392 | £19,930,913 £16,573,436 £13,195,278 | £17,974,289 £14.623.857 £11,252,148 | £17,788,410 £14,438,643 £11,067,546 | £17,323,709 £13,975.610 £10,600,605 | £14,535,502 £11.180.506 £7,789,314 | £12,976,403 £9.613.510 £6,227,486 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £19,549,734 £15,743,171 £11,916,878 | £9,796,618 £6.348.664 £2,877,552 | £7,832,496 £4,387,194 £920,852 | £7,845,840 £4,200,845 £734,955 | £7,178,500 £3.734,974 £270,212 | £4,375,662 £939,744 -£2,518,241 | £2,818,530 -£613.161 -£4,067,383 |
| 60% LAR : 40% CIR | 30% 35% 40% | £8,071,030 £4,201,250 £278,372 | -£613,831 -£4,125,304 -£7,870,002 | -£2,566,344 -£6,074,207 -£9,645,556 | -£2,751,844 -£6,259,533 -£9,833,247 | -£3,215,595 -£8,729,492 -£10,302,477 | -£6,002,454 -£9,549,247 -£13,141,798 | -£7,571,878 -£11,115,779 -£14,729,758 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £3,863,827 £7,825,170 | -£11,267,122 -£14,934,982 | -£13,265,978 -£16,950,512 | -£13,456,292 -£17,143,540 | -£13,932,078 -£17,626,113 | £16,794,652 £20,521,545 | -£18,404,803 -£22,130,120 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land values | s | | | | £20,601,000 |] | |
| Tonure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Leys 5106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £32,785,543 £28,998,964 | £22,236,007 £18,857,849 | £23,636,661 £20,286,428 £18,914,720 | £20,101,214 £16,730,117 | £19,638,181 £16,263,176 | £20,198,074 £16,843,077 £13,451,885 | £15,276,082 £11,890,057 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £25,212,305 £21,405,742 £17.579.450 | £15,459,190 £12,011,236 £8.540.123 | £13,495,068 £10,049,766 £6.583.423 | £13,308,212 £9,863,417 £6.397.526 | £12,841,072 £9,397,546 £5.932.783 | £10,038,233 £6,602,316 £3.144,330 | £8,481,101 £5,049,411 £1,595,189 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £13,733,602 £9,863,822 £5,940,944 | £5,048,740 £1,537,267 £2,007,430 | £3,096,227 -£411,635 £3,982,985 | £2,910,727 -£598,961 -£4,170,678 | £2,446,976 -£1,066,921 -£4,639,998 | -£339,883 -£3,886,676 -£7,479,224 | -£1,909,306 -£5,453,207 -£9,067,187 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £1.998.744 -£1,962,599 | -£5.804.551 -£9,272,410 | -£7.603.407 -£11,287,940 | -£7.793.721 -£11,480,989 | -£8.289.508 -£11,983,541 | -£11.132.080 -£14,858,974 | -£12.742.231 -£16,467,549 |
| | | | | | | | | |

| Local Plan Viability Te | sting 2025 | 5 | | | | | | |
|--|---|--|---|---|--|--|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone B - | £900 psf | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | 1 | |
| Residual land values: | | | | Tenure | | LAR : CIR | | |
| Tenure 65 LAR 265 C58 65 LAR | % AH 0% 5% 10% 20% 20% 33% 40% 45% benchmark lau | Base Build Costs and Access Prt M4(2) & Building Safety Levy (52.65/412 (58.27/27) (58.38/27/27) (58.38/27/27) (58.38/27/27) (58.38/27/27) (58.38/27/27/27/27/27/27/27/27/27/27/27/27/27/ | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Sreft Levy & \$106, CIL, Building Regs 2022 & State State (15,96,12) 41,704,241 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$2,797,237 £19,004 £19,004 £19,004 £19,004 £19,004 £19,004 £19,006 £1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wohair Prt M4(3), BREEAM Excellent & BIOINTERNAL STAIRCASS 513,321,151 4,315,301 4,3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 202.8 Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 15,225,544 15,445,755 15,245,754 15,245,755 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 106; OLL, Building Safety Levy, 106; OLL, Build Regs 2002 & Statircases, Workin Frt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 11,656,653 43,164,654 43,009,310 | Base Bulld Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S165, CIL, Bulld Rogs 2022 & Staircases ACCESS ACCES |
| rigiler value secondary Onices | | | I | | I | £97,649,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | +£282,714,878 +£287,569,787 +£292,509,370 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | -£297,508,228 -£302,640,061 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | -£307,857,133 -£313.196.880 -£318.592.271 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£324,042,736 -£329,547,703 |
| 80% LAR : 40% CIR Residual Land values compared to | 50% benchmark las | nd values | £316.254.000 | *E323.034:120 | 2.323.003.200 | *2.324.020.107 | -231.303.050 | ·£333.100.003 |
| Medium Value Secondary Offices | | | 1 | | ı | £57,186,000 | <u> </u> | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% | -£121.952.336 -£127,682,278 -£133.460.433 | £150.058.987 -£154,843,627 £159,705,509 | -£154.852.513 -£159,445,756 -£184.290.748 | £155.088.597 -£159,880,109 £164.728.288 | -£158.178.806 -£160,965,991 -£165.828.682 | £162.720.057 £167,528,152 £172,469.080 | -£166.383.753 -£171,238,662 -£176.178.245 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | | | | | | -£181,177,101 -£186,308,936 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | -£187,771,179 -£193,095,533 -£198,499,362 | -£191,526,008 -£196,865,755 -£202,261,146 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | | | | | | +£207,711,611 +£213,216,578 |
| Residual Land values compared to | benchmark las | -£182,398,944 nd values | £201,963,375 | -£206,723,000 | £207,172,161 | -£208,295,082 | -£215,032,473 | +£218,775,478 |
| Lower Value Secondary Offices / C | ommunity Spa | ce | 1 | | 1 | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4V, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% 25% 30% 35% | | £106.641.377 £111.503.259 £116.418.159 £121.471.808 £126.625.184 £137.181.873 | | | | £119 325 902 £124 268 810 £129,275,286 £134 370 612 £139,588,929 £144,893,283 £150,297,112 | -E123,036,412 -E127,975,995 -E132,974,851 -E138,106,686 -E143,323,758 -E146,663,505 -E154,058,896 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£121.285.939 -£127,674,378 -£134.196.694 | | | | | | -£159.509.361 -£165,014,328 -£170.573.338 |
| Residual Land values compared to Secondary Industrial/Storage/Distr | | nd values | 2.100,101,120 | 2,00,320,700 | 2.155,305,511 | 2100,352,012 | 2.100,830,223 | 2110,313,220 |
| Secondary industrial/Storage/Distr | | | I | | | £20,601,000 | | |
| Tenure 60% LAR: 40% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3) & BREBAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$22,346,277 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% 40% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAP : 40% CIP | 35% 40% 46% | | | | | | -£93,317,487 -£98,775,292 -£104,286,516 | -£97,079,271 -£102,529,736 -£108,034,703 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£77,217,069 | -£96,781,500 | -£101,541,125 | -£101,990,286 | -£103,113,187 | -£109,850,598 | -£113,593,603 |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | | |
|--|---|---|--|---|---|--|--|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone B | £950 psf | | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation | | Base | 1 | | |
| Residual land values: | 2.88 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | I |] | |
| Tenure 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR 60% LAR: 60% CIR | % AH 5% 10% 10% 25% 26% 33% 40% 45% 50% ark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy 57,555,91 541,246,516 57,441,616 57,147,605 57,147,605 57,147,605 57,147,605 57,147,605 57,147,605 57,147,605 57,147,605 57,147,605 57,148,605 57,14 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases 2024 & Staircases 2024 26 Staircases 2024 278 215.07155 215.0715 | Base Build Costs, Access Prt M4(2), Building Safety Leuid Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent 15,045,951 15,045,951 41,9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent & Biodiversity 254,265 254,005,127 45,60,505 45,605 45,60 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Stailcrases, Williams Safety Levy, British Safet | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, Cit., Building Safety Lovy, S106, Cit., Building Safety Safety Safety Safety Without Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Psymmits & Sustainability 1,171,126 2,249,501 4,001,171,126 4,001,171,171,171,171,171,171,171,171,171 | Base Build Costs, Access Prt M4(2), Building Safey Levil S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability, Sustainability, Sustainability, 41,143555 41,14355 41,143555 41,143555 41,143555 41,143555 41,143555 41,143555 41,143555 41,143555 41,143555 41,14355 4 | |
| rigiler value secondary Onices | 1 | | | | | £97,649,000 | <u> </u> | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | | | | | | | -£276,489,204 -£281,884,428 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | -£275,727,184 -£281,257,841 -£286,940,760 | | -£277,238,869 -£282,785,824 -£288,484,184 | | -£287,429,626 -£293,073,970 -£298,802,234 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | -£304.647.155 -£310,638,697 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | -E308,188,534 -E312,322,831 -F318,508,054 | | -£316,700,975 -£322,817,755 -£328,988,469 | |
| Residual Land vilues commend to benchmark land values 637,186,000 637,186,000 | | | | | | | | | |
| [| | | | | | 257,100,000 | • | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£154.835.334 -£160,158,079 -£165.553.303 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | | | | | | | £171,098,501 £176,742,845 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£188,316,030 -£194,307,572 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£200,369,850 -£206,486,630 -£212,657,344 | |
| Residual Land values compared to benchm | ark land value | 3 | | | | | 1 | | |
| Lower Value Secondary Offices / Communit | ty Space | | Ι | I | | £40,420,000 | | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | | | -£111.955.829 -£117,351,053 | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% 25% 30% | | | | | -£118.252.249 -£123,950,789 | -£124.855.456 -£130,565,376 | -£128.540.595 -£134,268.859 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£140,113,780 -£146,105,322 -£152,187,600 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£121,070,547 -£128,104,327 | -£141,449,092 -£147,642,990 | -£148,215,217 -£152,402,618 | -£146,664,999 -£152,851,776 | -£147,789,456 -£153,974,679 | -£154,536,193 -£180,712,088 | -£158,284,380 -£164,455,094 | |
| Residual Land values command to benchmark land values Secondary industrials/isorge/Distribution [20,691,000] [20,691,000] | | | | | | | | | |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (24,10,10) (11,10,2,244 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2034 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & BEIGHVersity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | -£80,371,428 -£85,916,626 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% 40% | | | | | | | -£71,560,970 -£77,289,234 -£83,134,155 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIP | 35% 40% 46% | | | | -£77,539,629 -£83,549,201 -£89,685,374 | | | -£89,125,697 -£95,187,975 -£101,304,765 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£71,124,702 | -£90,663,385 | -£95,422,991 | £65,885,374 -£95,872,151 | -£96,995,054 | -£103,732,463 | £107,475,469 | |

| Local Plan Viability Testing | 2025 | | 1 | | I | | 1 | | | |
|--|---|---|---|---|--|--|---|--|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone B - | E1,000 psf | | | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | | | |
| Residual land values: | | | | Tenure | | LAR : CIR | | I | | |
| Tenure 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR 67% LAR 695 CR | % AH 5% 5% 10% 20% 35% 35% 35% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Edit Safety Edit | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CII, Building Regs 2022 & Starcases \$27,086,169 \$12,769,169 \$13,774,27 \$13,774,27 \$13,774,27 \$13,000,000 \$13,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E32.51.759 E43.57.759 E43.57.759 E43.57.759 E43.57.769 E43.57.769 E43.57.769 E43.57.769 | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$11,044,000 \$ | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 214,562,322 \$15,523,356 \$15,525,541 \$15,525 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (2), 992, 991 (1), 191, 191, 191, 191, 191, 191, 191, 1 | | |
| | | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | £265,584,864 £271,500,363 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£277,509,092 -£283,615,234 -£289,883,248 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£296.230.136 -£302,724,707 -£309.359.214 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£279,092,572 -£286,623,198 | -£299,298,094 -£306.058.232 | -£304,018,644 -£310.817.857 | -£304,468,427 -£311,267,018 | -£305,592,883 -£312,389,919 | -£312,339,620 -£319,127,330 | -£316,087,808 -£322,870,335 | | |
| Residual Land values compared to benchm Medium Value Secondary Offices | Residual Land values command to benchmark land values Medium Values Sounders of the benchmark land values (52,186,000) (52,186,000) | | | | | | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Legs \$106, Clt. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | | | | | -£139,242,098 -£145,170,040 | | £149,253,739 £155,169,238 £161,177,967 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | £167,284,109 £173,552,123 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£182,761,447 -£170,292,073 | -£182,964,969 -£189,727,107 | -£187,687,519 -£194,486,732 | -£188,137,302 -£194,935,893 | -£189,281,758 -£198,058,794 | -£198,008,495 -£202,796,205 | -£199,758,683 -£206,539,210 | | |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | nark land value ity Space | s | | | | £40,420,000 |] | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | -£84.992.585 -£90,942,097 -£98.941.498 | | | | | -£101.051.489 -£106,966,988 -£112.975.717 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | | | -£107.501.694 -£113.850,774 | | | | -£119.081.859 -£125,349.873 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | -£128,031,271 -£134,483,496 -£141.071.395 | -£131,696,761 -£138,191,332 -£144.825.839 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£114,559,197 -£122,089,823 | -£134,762,719 -£141,524,857 | -£139,485,269 -£146,284,482 | -£139,935,052 -£146,733,643 | -£141,059,508 -£147,856,544 | -£147,806,245 -£154,593,955 | -£151,554,433 -£158,338,980 | | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2v), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £5,941,667 -£887,335 | -£22,159,707 -£28,012,980 | -£28,676,125 -£32,558,476 | £27,106,905 £32,987,546 | -£28,183,855 -£34,060,223 | -£34,645,553 -£40,496,278 | -£38,235,385 -£44,071,884 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | | | | | | +£49,987,363 +£55,998,092 +£62,102,234 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | -£52.128.296 -£58,338,514 -£64,691,279 | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£87,846,214 -£94,574,808 -£101,357,335 | | |
| | | | | | | | | | | |

| Local Plan Viability Testing | 2023 | | 1 | | | | 1 | |
|--|---|---|---|---|--|--|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone B - | £1,050 psf | | |
| No Units Site Area | 575 2.88 Ha | | • | Sales value inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | ' | Base LAR : CIR | |] |
| Tenure 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR 69% LAR: 49% CR | %AH 5% 10% 15% 20% 20% 30% 30% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E81 (24.90 E81 (26.115) E44 (26.00) E51 (26.115) E51 (26.00) E51 (26.00) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 54, 187, 188, 188, 188, 188, 188, 188, 188 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S165, GIL, Build Regs 2022 & Staircases, Wehair Prt M4(3) & BREAM Excellent 52,097,797 Exp. 97,797 Exp. 97,797 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 106, OIL, Building Safety Levy, 106, OIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), RREEMI Excellent & Biodiversity 58,98179 59,98179 51 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs S166, CIL, Build Regs S166, CIL, Build Regs Within Path Receiver, Biodiversity & Renowable Offset Payments \$5,964,505 \$2,944,505 \$1,944,505 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Statrcases, Wchair Prt M4(3), BREEAM Excellent Biodiversity, Renewable Offset Payments & Sustainability 259, 454, 676 25, 207, 588 E16, 45, 456 21, 304, 113, 41, 56, 180 417, 516, 465 44, 486, 777 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Rega 2022 & Staircases, Winhair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 25, 64, 629 21, 50, 50, 50, 50, 50, 50, 50, 50, 50, 50 |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% mark land value | £59,048 | £19,223,623 | *£23,958,848 | £24,408,008 | -£25,530,910 | £32,268,320 | -£36,011,325 |
| Higher Value Secondary Offices | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£254,771,386 -£261,231,616 -£267,745,935 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | -£274,357,034 -£281,054,300 -£287,932,548 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | | -£287,932,048 -£294,926,219 -£302,059,960 |
| 60% LAR: 40% CIR | 50% | -£272,720,020 -£280.681.827 | -£292,706,010 -£299.964.498 | -£297,375,070 -£304.699.723 | -£297,818,402 -£305.148.883 | -£298,926,733 -£308.271.785 | -£305,609,672 -£313.009,195 | -£319,357,860 -£316.752.200 |
| Residual Land values compared to benchr Medium Value Secondary Offices | mark land value | | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | -£132,034,650 -£138,440,261 -£144,900,491 |
| 60% LAR: 40% CIR | 20% | -£110,220,160 -£117,758,499 -£125,343,144 | -£135,471,562 -£142,085,821 -£148,751,387 | | | | | -£151,414,810 -£158,025,909 -£164,723,175 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 30% 35% 40% | | | -£159,988,706 -£166,849,341 | | -£161,485,504 -£168,365,576 | | -£171,601,423 -£178,595,094 -£185,728,835 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£156,388,895 -£164,350,702 | -£176,374,885 -£183,633,373 | -£181,043,945 -£188,368,598 | -£181,487,277 -£188,817,758 | -£182,595,608 -£189,940,660 | -£189,278,547 -£198,678,070 | -£193,026,735 -£200,421,075 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | mark land value ity Space | | | | | £40,420,000 |] | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 90% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | 457, 882,010 454, 263,342 456, 263,342 456, 263,910 457, 40,894 458, 786, 785 452, 263,440 4100,363,460 410, 166,445 4116,146,452 | 474,286,115 489,768,371 499,863,971 499,863,971 410,563,137 4110,263,433 4114,036,055 4121,045,166 4128,172,055 4135,431,123 | -77 78 143 -52 72 703 -591 760 499 -593 53 740 -591 760 53 740 -591 760 53 740 -591 760 760 -591 | 479 207 621 455 555 520 459 200 480 459 600 480 4510 460 255 45112 214, 113 45110 860 301 4518 124 594 4513 285 027 45140 615 500 | -B0.0 786 867 -B5.6 723 440 -B5.6 723 440 -B5.6 725 440 -B5.6 725 450 -B1.6 510 078 -B1.6 510 078 -B1.7 265 525 -B1.7 215 539 -B1.7 4 15 539 -B1.7 4 15 539 -B1.7 4 15 530 -B1.7 4 | #86 662 24 #83 55.5 812 #99 662 211 #106 241 088 #112 743.87 #118 75.65 #13 82 655 #14 176.29 #148 475.20 | -590 238 011 -596 288 241 -510 212 560 -510 212 560 -510 522 525 -510 520 525 -510 520 525 -510 520 525 -510 520 525 -510 520 525 -514 524 55 -514 524 55 -514 524 55 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | ranu value | - | | | | £20,601,000 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$17.27.25 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £9,097,615 £2,453,283 -£5,038,285 | £17,309,490 -£23,775,246 -£30,289,687 | | -£22,227,998 -£28,675,695 -£35,226,855 | | | £33,208,388 -£39,718,616 -£46,232,935 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£52,844,034 -£59,541,300 -£66,419,548 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% | | | | | | | -£73,413,219 -£80,548,960 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£59,168,827 | -£78,451,498 | -£83,186,723 | £83,635,883 | £84,758,785 | £91,496,195 | -£95,239,200 |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|--|---|---|---|--|--|--|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone B - | £1,100 psf | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base | | |
| Residual land values: | | | | Tenure | | Base LAR : CIR |] | |
| Tenure 6% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR 69% LAR 26% CR | % AH 5% 5% 10% 10% 20% 30% 30% 35% 50% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy EU 7790457 E0 359 282 E0 35 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CII, Building Regs 2022 & Starcases \$59,971,799 \$59,971,799 \$59,971,799 \$59,971,799 \$59,971,799 \$59,971,799 \$59,971,799 \$59,971,799 \$59,971,799 \$59,971,799 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E5,509,951 51,1452,244 25,009,157 51,248,501 51,248, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 554,683,725 554,683,726 554, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (51, 599,05) (51, 549,05) (51, 549,05) (51, 549,05) (51, 549,05) (51, 549,05) (51, 549,05) (51, 549,05) (51, 549,05) (51, 549,05) (51, 549,05) (51, 549,05) (51, 549,05) (51, 549,05) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E47,211,269 E48,202,677 E49,222,677 E49,272,657 E49,272,658 E49,272,659 E49,2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$4,1692,122 \$4,546,540 \$1,1692,122 \$4 |
| | | | | | | | | Bass Build Coats |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | -£248,162,737 -£255,297,585 -£262,515,498 | | -£258,070,716 -£285,207,719 -£272,410,525 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£279.732.155 -£287,221,315 -£284.861.214 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£286,359,364 -£274,873,339 | -£286,186,476 -£293.954.340 | -£290,820,204 -£298.638.777 | -£291,257,492 -£299.081.496 | -£292,350,712 -£300.188.294 | -£298,957,918 -£306.891.061 | -£302,652,353 -£310.634.067 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | • | | | | £57,186,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | -£111,787,895 -£118,816,992 -£125,894,774 | | | | | -£127,664,347 -£134,658,142 -£141,739,591 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | -£159,837,225 -£167,262,298 -£174,879,940 | -£163,401,030 -£170,890,190 -£178,530,089 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£150,028,239 -£158,542,214 | -£169,855,351 -£177,623,215 | -£174,489,079 -£182,307,652 | -£174,928,387 -£182,750,371 | -£176,019,587 -£183,857,169 | -£182,626,793 -£190,559,938 | -£186,321,228 -£194,302,942 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | nark land value ity Space | s | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$105, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Ley, S106, Cit, Build Reys, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | -£63.585.645 -£70,614,742 -£77,693.534 | | | | | -£79.462.097 -£86,453,892 -£93.537.341 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% 25% 30% 35% | | -£84.818.508 -£92,012,180 | | | | | -£100.674.344 -£107.877,150 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | | -£115,198,780 -£122,687,940 -£130,327,839 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£101,825,989 -£110,339,984 | -£121,653,101 -£129,420,985 | -£126,286,829 -£134,105,402 | -£128,724,117 -£134,548,121 | -£127,817,337 -£135,654,919 | -£134,424,543 -£142,357,688 | -£138,118,978 -£146,100,692 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | • | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £28,562,582 £20,636,158 £12,662,501 | £373,914 -£6,606,020 -£13,635,117 | +£4,138,282 +£11,100,347 +£18,112,949 | | | £12,016,849 -£18,947,650 -£25,931,374 | +£15,585,753 +£22,482,472 +£29,474,267 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £4,611,407 -£3,494,561 | £13,635,117 £20,712,899 £27,838,883 | | | | | -£26,474,267 -£36,557,716 -£43,694,719 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | | -£58,219,155 -£65,708,315 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£36,453,897 -£44,846,364 -£53,360,339 | -£57,079,619 -£64,673,476 -£72,441,340 | -£61,628,317 -£69,307.204 -£77,125,777 | -£62,080,682 -£69,744,492 -£77,568,496 | -£63,141,594 -£70,837,712 -£78,675,294 | -£69,698,065 -£77,444,918 -£85,378,061 | -£73,348,214 -£81,139,353 -£89,121,067 |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|---|--|--|---|---|--|--|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone B - | £1,150 psf | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base | 1 | _ |
| Residual land values: | | | | Tenure | | Base LAR : CIR | | 1 |
| Tenure 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR 69% LAR -69% CR | % AH 5% 10% 15% 20% 35% 35% 45% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (SE055/15) E2203/16 E2403/16 E4403/16 E4403/16 E4403/16 E4403/16 E4403/16 E4603/16 E4603/16 E4603/16 E4603/16 E4603/16 E4603/16 E4603/16 | Base Build Costs, Access Prt M4(2), S106, CIL, Building Regs 2022 & Starcases \$107.51.95 \$45.73.97 \$45.97.96 \$15.73.97 \$45.97.96 \$15.95 | Base Build Costs, Access Prt M4(2), Stide, Cit., Build Regs 2022 & Stiarcases, Wchair Prt M4(3) & BREEAM Excellent 563,16569 541,555,506 541,556,773 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (50,355,397 (50,355,397 (50,357) (50,357,397 (50,357,397 (50,357,397 (50,357,397 (50,357,397 (50,357 (50 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 65, 842, 539 64, 154, 677, 594 642, 154, 677, 594 642, 154, 677, 594 643, 154, 677, 594 643, 154, 677, 594 643, 154, 677, 594 643, 154, 677, 594 643, 154, 677, 594 643, 154, 677, 594 643, 154, 677, 594 643, 154, 154, 154, 154, 154, 154, 154, 154 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 556,477,88 554, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Sti06, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Bicdoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 55,428,939 10,529,541 11,539,541 |
| Residual Land values compared to benchr Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 |] | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | -£229,757,181 -£237,304,245 | -£233,292,002 -£240,826,058 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | -£244,903,714 -£252,562,299 -£260,331,413 | -£248,413,585 -£256,101,632 -£263,860,788 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | -£268.151.973 -£276,063,363 -£284.123,359 | -£271.672.435 -£279,619,192 -£287.748.995 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£260,081,921 -£269,089,552 | -£279,761,589 -£288.027.491 | -£284,320,570 -£292,654,900 | -£284,752,214 -£293.091.583 | -£285,831,325 -£294,183,293 | -£292,390,500 -£300.811.995 | -£296,034,568 -£304,515,932 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | • | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | -£105.931.914 -£113.426,056 -£120.973,120 | -£109.480.818 -£116,980,877 -£124,494,933 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% | | | | | | -£128,572,589 -£138,231,174 -£144,000,288 | -£132,082,460 -£139,770,507 -£147,529,663 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 30% 35% 40% | | | | | -£145,484,017 -£153,369,681 | -£151,820,848 -£159,732,238 | -£155,341,310 -£163,288,067 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£134,730,796 -£152,758,427 | -£163,430,464 -£171,696,366 | -£167,989,445 -£176,323,775 | -£160,268,731 -£168,421,089 -£176,760,458 | -£169,500,200 -£177,852,168 | -£161,792,234 -£178,059,375 -£184,480,870 | -£171,417,570 -£179,703,443 -£188,184,807 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | mark land value | | | | | £40,420,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircase | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs, \$2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | £65.223.808 -£72,770,870 -£80,370,339 | -£68.758.627 -£76,292,683 -£83,880,210 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% 25% 30% | | | | | | -£88.028.924 -£95,798.038 -£103,818.598 | -£91.568.257 -£99,327,413 -£107,139.060 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | -£111,529,988 -£119,589,984 | -£115,085,817 -£123,215.620 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -295,528,546 -£104,558,177 | -£110;228,214 -£123,494,116 | £118,787,195 -£128,121,525 | -£120,218,839 -£128,558,208 | £121;297,950 -£129,649,918 | £127,857,125 -£138,278,620 | -£131,501,193 -£139,982,557 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land value | | | | | £20,601,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £39,837,900 £31,347,710 | £11,553,218 £4,055,900 | £7,088,965 -£396,877 | £6,667,622 -£821,057 | £5,614,264 -£1,881,503 | -£750,039 -£8,244,181 | -£4,298,943 -£11,779,002 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £22,810,288 £14,226,095 £5,587,501 | £3,494,988 -£11,136,109 -£18,825,436 | | | | £10,791,245 £23,390,714 £31,049,299 | -£19,313,058 -£26,900,585 -£34,588,632 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | | | | | -£32,465,538 -£40,302,142 -£48,187,806 | £38.818.413 -£46,638,973 -£54,550,363 | -£42.347.788 -£50,159.435 -£58,106,192 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 40% 45% 50% | -£29,583,960 -£38,548,921 -£47,576,552 | -£50,191,882 -£58,248,589 -£66,514,491 | -£54,680,989 -£82,807,570 -£71,141,900 | -£55,106,856 -£63,239,214 -£71,578,583 | -£56,171,523 -£64,318,325 -£72,670,293 | -£62,610,359 -£70.877.500 -£79,298,995 | -£86,235,395 -£74,521,568 -£83,002,932 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--|---|--|---|---|---|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone B - | £1,200 psf | | |
| No Units Site Area | 575 2.88 Ha | | • | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | 1 | _ |
| Residual land values: | | | | Tenure | | LAR : CIR | | 1 |
| Tenure | % AH 5% 5% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | Base Build Costs and Access Prt M4(2) & Building Safety Levy ET 0341959 C92 185 500 E8 3037 969 C94 403 509 C94 509 C9 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & \$106, CIL, Building Regs 2022 & Starcases 61360-127, 655-79-706 657-259-681 641-65-706 677-263-681 671-263-681 671-263-681 671-263-681 671-263-681 | Base Build Costs, Access Prt M4(2), Suilding Safety Lovy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & BREEAM Excellent C7,427,99 513,45,56 513,25 513,2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 £77,006,545 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments C50,980,01 C50,733,718 C50,980,01 C50,733,718 C50,980,01 C50,733,718 C50,980,01 C50,733,718 C50,980,01 C50,733,718 C50,980,01 C50,733,718 C50,980,01 C50,733,718 C50,980,01 C50,733,718 C50,980,01 C50,733,718 C50,733,718 C50,733,718 C50,733,718 C50,733,718 C50,734,748,000 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cill, Building Safety Levy, S166, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 007690334 007690345 0076 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 00.811327 Embodied Carbon 00.8 |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | -£206,844,603 -£214,949,115 -£223,101,794 | -£211,291,178 -£219,379,369 -£227,535,014 | | | | -£222,588,532 -£230,685,929 -£238,836,798 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% | | | | | | | -£247,040,608 -£255,323,831 -£263,704,607 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | -£268,624,758 -£277,161,273 -£285,874,009 | -£272,137,342 -£280,710,162 -£289,515,034 |
| 60% LAR: 40% CIR Residual Land values compared to benchi Medium Value Secondary Offices | mark land value | -£263.346.387 | ±282.150.027 | -£286./28.U51 | +£287.164.734 | £288.256.444 £57,186,000 | ±294.806.697 | -£298,484.233 |
| | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | -£102,723,977 -£110,832,990 -£118,995,801 | -£106,257,407 -£114,354,804 -£122,505,671 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | -£127,210,501 -£135,476,576 -£143,853,021 | -£130,709,483 -£138,992,706 -£147,373,482 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | -£152.293.633 -£160,830,148 -£169,542,884 | -£155.806.217 -£164,379,037 -£173,183,909 |
| 60% LAR: 40% CIR Residual Land values compared to bench: Lower Value Secondary Offices / Commun | mark land value | -£147,015,262 s | +£165,818,902 | -£1/0,396,926 | -£170,833,609 | -£171,925,319 £40,420,000 | £178,475,572 | -£182,153,108 |
| Lower value Secondary Offices / Commun | iity Space | | | | | £40,420,000 | | |
| Tenure | % А Н | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | £64.521.727 £62.630,740 £70,793,551 | -£58.055.157 -£66.152.554 -£74,303.421 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | £79.008.251 -£87,274,326 -£95,650,771 | -£82.507.233 -£90,790,456 -£99,171.232 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | | | | | -£104,091,383 -£112.627.898 -£121,340,634 | -£107,603,967 -£116.176.787 -£124,981,659 |
| 60% LAR : 40% CIR Residual Land values compared to bench Secondary Industrial/Storage/Distribution | 50% mark land value | -£98,613,012 | -2:117,616,652 | -£122,194,676 | -£122,831,359 | £123,723,089 £20,601,000 | -£130,273,322 | -£133,950,858 |
| ,, | | | | | | £20,601,000 | <u>.</u> | Base Build Costs, |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (25.113218 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E828014 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E16/85312 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £10455.199 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 18595392 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £42,059,262 £32,958,075 £23,810,115 | £14,668,397 £6,563,885 £1,568,794 | £10,221,822 £2,133,631 £6,022,014 | £9,802,151 £1,715,504 £6,443,199 | £8,752,972 £670,186 £7,498,159 | £2,457,898 -£5,651,115 £13,813,928 | -£1,075,532 -£9,172,929 -£17,323,798 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £14,615,845 £5.375.724 £3.951,340 | -£9,811,987 -£18,112,378 -£26,480,014 | | | | £22,028,626 £230,294,701 £38,671,146 | -£25,527,608 -£33,810,831 -£42,191,607 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | £39,735,335 -£48,240,743 -£58,843,614 | | £47,111,758 £55,648,273 £84,381,000 | -£50,624,342 -£59,197,162 -£68,002,034 |
| 60% LAR : 40% CIR | 50% | -£41,833,387 | -£60,637,027 | -£65,215,051 | -£65,651,734 | -£66,743,444 | £73,293,897 | -£76,971,233 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|---|---|---|--|---|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone B - | £1,250 psf | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | |
| Residual land values: | | | | Tenure | | LAR : CIR | | 1 |
| Tenure 6% LAR. 48% CR 6% LAR. 46% CR 6% LAR. 46% CR 6% LAR. 46% CR 6% LAR. 46% CR 6% LAR. 46% CR 6% LAR. 46% CR 6% LAR. 46% CR 6% LAR. 46% CR 6% LAR. 46% CR | % AH 5% 15% 15% 25% 25% 35% 45% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E127.956.472 E127.956. | Base Build Costs, Access Prt M4(2), Building Safety Lovy & \$106, CII, Building Regs 2022 & Starcases \$13,123,112 \$17,545,703 \$17,546,703 \$ | Base Build Costs, Access Prt M4(2), Suilding Safety Lovy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (28,059,358) (21,14,545) (21,14,545) (22,179,197) (23,079,154) (24,179,154) (24,179,154) (25,179,154) (26,179,154) (26,179,154) (27,179,154) (27,179,154) (27,179,154) (27,179,154) (27,179,154) (27,179,154) (27,179,154) (27,179,154) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 68,227,965 67,327,97,97 67,327,97 67,327,97 67,327,97 67,327,97 67,327,97 67,327,97 67,327,97 67,327,97 67,327,97 67,327,97 67,327 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 67,184,256 67,184,256 67,184,256 67,184,256 67,184,256 67,184,256 67,184,256 67,184,256 67,184,256 67,184,256 67,184,477 67,184 67,184,472 67,184,472 67,184,472 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 00 954,062 01 954,062 01 954,063 01 9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon (27,952,886) (27 |
| Residual Land values compared to benchm Higher Value Secondary Offices | mark land values | • | | | | £97,649,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£247,490,934 -£257.621.439 | -£287,176,090 -£276.369.473 | -£271,628,481 -£280,870,459 | -£272,046,467 -£281,301,507 | -£273,098,433 -£282,379,125 | -£279,461,550 -£288.879.848 | -£283,039,068 -£292.518.878 |
| Residual Land values compared to benchr Medium Value Secondary Offices | mark land values | 8 | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | | | | | | | |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | mark land values | | | | | £40,420,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 24 Apr 517 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll. Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% 25% 30% 35% 40% 45% | | | | -636,564,978 -645,210,176 -653,905,012 -666,649,990 -671,497,031 -680,342,762 -698,342,762 -698,390,802 -617,7513,092 | | | -647-006.493 -656.012.424 -684.726.633 -673.493.784 -6107.020.768 -691.205.406 -6109.205.271 -6109.265.535 -6118.656.891 |
| 80% LAR: 40% CIR Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | 50% | -£93,088,064 | -£111,836,098 | -£116,337,084 | -£116,768,132 | -£117,845,750 | -£124,346,473 | £127,985,503 |
| Secondary Industrial/Storage/Distribution | | | I | I | I | £20,601,000 | l . | I |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (502-385.37) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Clt., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 254(3) 003 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15(5)25011 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £32,770,815 £43,105,861 £33,394,136 | £25,280,893 £16,617,828 £7,906,598 | £20,634,318 £12,187,576 £3,491,322 | £20,414,847 £11,769,449 £3,074,613 | £19,365,468 £10,724,131 £2,032,839 | £13,070,395 £4,452,223 -£4,237,137 | £9,573,132 £967,201 -£7,747,008 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £23,636,099 £13,832,212 £3,982,935 | -£852,324 -£9,662,270 -£18,573,247 | -£5,253,954 -£14,098,710 -£22,998,546 | -£5,669,371 -£14,517,406 -£23,416,184 | -£6,717,012 -£15,584,148 -£24,460,221 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | -£5,950,912 -£15,942,200 | -£27,530,990 -£36,535,021 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£26,977,854 -£36,108,439 | £54,856,473 | -£59,357,459 | £59,788,507 | -261,863,433 -£60,866,125 | £57,346,850 -£67,366,848 | -201.326.068 -£71,005,878 |

| Local Plan Viability Testing | 2025 | | | | | | | | |
|--|------------------------------|--|---|---|---|---|---|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone B - | £1,300 psf | | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | 1 | _ | |
| Residual land values: | | | | Tenure | | LAR : CIR | | I | |
| Tenure 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR | % AH 5% 10% 20% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Eti3271.07 E112.27.07 E112.28.03 E112.28.03 E112.28.03 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & S106, ClL., Building Regs 2022 & Staircases 2022 & Staircases 2024 (1/244 ESS 589 648 ESS 589 648 ESS 589 648 ESS 589 648 ESS 589 648 ESS 589 648 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stiarcases, Wchair Prt M4(3) & BREEAM Excellent 59 55587 Extra 124 585 Extra 14585 Extra 14585 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 2025 Et 2 515(2):27 515(2): | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 58, 555,555 Ph. 15, 556,555 Ph. Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 60255,131 6727,31671 645,556 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 170,24646 170,24646 170,24646 170,24646 181,244,251 181,244,251 181,244,251 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £91,884,228 £81,516,576 £71,103,534 £60,645,561 | £48.536.260 £39,020,311 £29,452.941 | £44.116.097 £34,604,850 £25,046.024 | £43.698.457 £34,188,145 £24,630,133 £14,954,843 | £42.654.360 £33,146,384 £23,590,405 | £36.389.776 £26,895,820 £17.284.235 | £32,909,450 £23,400,926 £13,778,508 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £39,493,859 £28,844,384 | £19,825,221 £10,079,899 | £15,374,829 £5,631,740 | £14,954,843 £5,207,171 | £13,904,877 £4,145,747 | £7,605,081 -£2,256,709 | £4,071,662 -£5,851,154 | |
| Residual Land values compared to benchm Higher Value Secondary Offices | mark land value | | | | | £97,649,000 | 1 | | |
| Higher Value Secondary Offices | | | I | I | I | £97,649,000 | <u>.</u> I | I | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | | | | | | | | |
| Residual Land values command to benchmark land values Medium Value School (1997) (1997 | | | | | | | | | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | -£65,001,106 -£74,154,731 -£83,358,483 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£103,376,859 -£112,682,587 -£122,085,497 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | -£120,293,653 -£129,804,900 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£114,312,026 -£124,915,891 -£135,565,366 | -£144,584,529 -£154,329,851 | -£149,034,921 -£158,778,010 | -£135,775,017 -£149,454,907 -£159,202,579 | -£150,504,873 -£160,264,003 | -£156,804,669 -£166,666,459 | -£160,338,088 -£170,260,904 | |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | mark land value ity Space | s | | | | £40,420,000 | 1 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 156.68.347 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S166, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £8.502.742 -£3,725,977 -£14,001,469 | -£21.088.236 -£30,307,852 -£39,577,635 | | | | -£33,296,733 -£42,473,459 -£51,702,032 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | -£60.981.945 -£70.374,111 -£79.817.724 | -£84.480.337 -£73,863,247 -£83,298,050 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£92,806,574 -£102,428,994 | |
| 60% LAR : 40% CIR | 50% | *£70,713,041 *£87,363,116 | -£106,127,601 | -£100,832,671 -£110,575,760 | -£101,252,657 -£111,000,329 | -£102,302,623 -£112,061,753 | -£108,602,419 -£118,464,209 | -£112,135,838 -£122,058,854 | |
| Residual Land values compared to benchri Secondary Industrial/Storage/Distribution | mark land value | • | | | | £20,601,000 |] | | |
| Tenure 6% LAR: 4% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy D343172 (2) 42-37 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 60, 109, 725 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 28327219 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability EXECUTE: | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £53,253,648 £42,978,156 | £28,671,773 £17,401,990 | £22,241,520 £12,986,713 | £21,823,392 £12,570,004 | £20,778,074 £11,528,231 | £14,506,166 £5,277,593 | £11,021,773 £1,805,016 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £32,656,353 £22,288,701 £11,875,659 | £8,084,515 -£1,280,179 -£10,691,615 | £3,682,885 -£5,669,480 -£15,111,778 | £3,267,468 -£6,083,728 -£15,529,418 | £2,228,926 -£7,119,347 -£16,573,515 | -£4,002,320 -£13,394,488 -£22,838,099 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £1,417,686 -£9,130,653 | -£20,207,564 -£29,774,934 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£19.734.016 -£30,383,491 | -£39,402.654 -£49,147,976 | -£43,853,046 -£53,596,135 | -£44,273,032 -£54,020,704 | -£45,322,998 -£55,082,128 | -£51,622,794 -£61,484,584 | -£65,079,029 | |

| Local Plan Viability Testing 2 | 025 | | | | | | | |
|---|----------------|--|---|---|---|--|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone C - | £1,050 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | i . | 1 |
| Residual land values: | | | | | | | | • |
| Tenure Pit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1422053 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Suiding Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 590,388 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 580,897 |
| Residual Land values compared to benchma | rk land values | | | | | | | |
| Higher Value Secondary Offices | | | | 1 | | £97,649,000 | | |
| Tenure 945 | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchma | rk land values | ************************************** | 20,000,010 | -20,400,101 | -20,400,217 | -20,401,004 | 20,430,300 | -10,000,000 |
| Residual Land values compared to benchma Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellens | Base Build Costs, Access Prt M4(2), Side, Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchma | 8% | -£1,151,327 | -£1,575,481 | -£1,579,296 | -£1,582,382 | +£1,610,669 | -£1,677,531 | -£1,682,673 |
| Lower Value Secondary Offices / Community | Space | | | | | £40,420,000 |] | |
| Tenure 7% | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchma Secondary Industrial/Storage/Distribution | rk land values | ×1.390,857 | 4.821,011 | 2.024,020 | *1821,912 | £856,199 £20,601,000 | 1.923,061 | +1928,203 |
| , | | | I | I | | 223,001,000 | · I | I |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £494,998 | £70,844 | £67,029 | £63,943 | £35,656 | -£31,206 | +£36,348 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|-------------------|--|---|---|---|---|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone C - | £1,150 psf | | |
| No Units | 4 | | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | |
| Tenure P/L | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,675,356 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases £1247,151 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1240,251 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | 3 | | | | £97,649,000 | 1 | |
| Tenure Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | 3 | -20,141,004 | -20,100,000 | -2.0,100,004 | -20,102,242 | -20,240,100 | -20,204,240 |
| Medium Value Secondary Offices ES7,186,000 | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench | mark land value | -£898,U14 | €1,326,219 | -£1,330,033 | ±1,333,119 | ±1,361,407 | -£1,428,268 | -£1,433,411 |
| Lower Value Secondary Offices / Commun | nity Space | | | | | £40,420,000 |] | |
| Tenure Pit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Blodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | | | | | | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments 5284 918 | Sustainability | Embodied Carbon |
| FIL | 8% | £748,311 | £320,106 | £316,292 | £313,206 | £284,918 | £218,057 | £212,914 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|-------------------|--|--|---|--|---|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone C - | £1,350 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | i . | 1 |
| Residual land values: | | | | | | | | |
| Tenure FIL | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £2,181,982 | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Building Regs 2022 & Staircases £1,745,676 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compand to benchmark land values | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| [PIL | 8% | £2,212,223 | -£2,648,529 | -£2,652,343 | -£2,655,429 | -£2,683,717 | £2,750,577 | -£2,755,721 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | 1 | |
| Tonuro Prit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm | nark land value | s | | | | | 1 | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure Pit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Eds 308 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | nark land value | s | | | | | | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | <u> </u> | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| - AL | 6% | £1,264,937 | £818,631 | £814,817 | £511,/31 | £/63,443 | £716,583 | £711,439 |

| Local Plan Viability Testing | 2025 | | _ | | | | _ | |
|--|-------------------|--|---|---|--|--|---|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone C - | £1,500 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | 1 |
| | | | | | | | | |
| Tenure PIL Residual Land values compared to benchin | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy ### \$2561.851 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £2.119.570 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £2,115,756 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | -£1,832,254 | -£2,274,635 | -£2,278,449 | -£2,281,535 | -£2,309,822 | -£2,376,684 | -£2,381,827 |
| Residual Land values compared to benchn Medium Value Secondary Offices | nark land value | s | | | | 057 400 000 | 1 | |
| medium value Secondary Offices | | | | | | £57,186,000 | 1 | |
| Tenure Tenure | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | | * | -2.430,000 | -2-107,014 | -2400,100 | -2400,001 | 1 -2000,040 | 4,000,002 |
| Lower Value Secondary Offices / Communi | ty Space | - | | | | £40,420,000 | | |
| Tenure Fit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (24305) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £26,858 | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (293,770 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (265,683 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levys 3106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Embodied Carbon |
| Residual Land values compared to benchn | nark land velve | £140,001 | 2300,070 | 1.250,000 | 1,293,170 | 1,200,403 | L150,021 | £155,476 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark länd välüe | • | | | | £20,601,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £1.634.906 | £1.192.525 | £1.188.711 | £1.185.625 | £1.157.338 | £1.090.476 | £1.085.333 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|-------------------------------|--|---|---|---|---|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone C - | £1,750 psf | | |
| No Units | | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | J |
| | | | | | | | | |
| Tenure PIL Residual Land values corpared to benchi | % AH 8% nark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy E3.185.234 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £2,735,512 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £2.640,676 | Base Build Costs, Access Prt M4(2), Building Safery Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | -£1,198,971 | -£1,651,478 | -£1,655,293 | -£1,658,379 | -£1,686,666 | -£1,753,527 | -£1,758,670 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | 1 | |
| Tenure Pric | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (84) 84 | Base Build Costs, Access Prt M4(2), Building Safety Lev & S106, Clt., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(0), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 107388 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | nark land value | s | | | | £40,420,000 | 1 | |
| Tenure | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1376334 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$195,928 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (588,639 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5821/78 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 5816,655 |
| Residual Land values compared to benchn | nark land value | \$ | EUEO,UE1 | LOZO,O.Z | 2010/020 | 200,000 | 2021,110 | 2010,000 |
| Secondary Industrial/Storage/Distribution | raina value | - | | | | £20,601,000 | | |
| Tenure Pit. | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| i iL | 8% | £2,268,189 | £1,815,682 | £1,811,867 | £1,808,781 | £1,780,494 | £1,713,633 | £1,708,490 |

| Local Plan Viability Testing | 2025 | | _ | | | | _ | |
|--|-------------------------------|--|--|--|--|--|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone C - | £1,900 psf | | |
| No Units | | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | 1 |
| residual land values. | | | | | | | | |
| Tenure PIC. Residual Land Values compared to benchr | % AH 8% nark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy 13,575,204 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £3,014,572 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | -£819,001 | -£1,277,585 | -£1,281,399 | -£1,284,484 | -£1,312,772 | -£1,379,633 | -£1,384,777 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | | |
| Tenure 75L | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| <u> </u> | 0.70 | £1,001,034 | 2043,200 | £555,430 | E030,301 | E000,003 | 2441,202 | £430,000 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | ty Space | • | | | | £40,420,000 | | |
| Tenure Fit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 15,756,304 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E1293.998 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1,200.821 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,262,553 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,195,672 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$1,190,528 |
| Residual Land values compared to benchr | nark land | £1,700,304 | E1,291,120 | £1,293,300 | £1,250,021 | £1,202,033 | £1,150,072 | £1,150,020 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 | | |
| Tenure 7%. | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Suldiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 110 | 076 | 1.2,040,109 | £2,189,575 | £2,185,761 | £2,182,070 | £2,104,388 | 1,2,007,027 | 1 12,002,383 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|-------------------|--|---|---|---|---|---|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone C - | £2,000 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tellare | | ji iL | | , |
| Tenure FIE | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3,828,517 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases (3.35,883) | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3) & BREEAM Excellent LSAGE | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchmark land values Higher Value Scondary Offices 257,449,000 | | | | | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Statrcases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | -£565,688 | -£1,028,322 | -£1,032,136 | -£1,035,222 | -£1,063,509 | -£1,130,371 | -£1,135,514 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | 5 | | | | £57,186,000 | 1 | |
| Tenure Pit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1255.147 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Ers8.099 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 578-513 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 5757,328 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5690,044 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 5655,321 |
| Residual Land values compared to benchn | nark land value | s | | | | | 1 | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure PIL | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2509817 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1,540,683 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1,511,796 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,444,594 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$14,35791 |
| Residual Land values compared to benchn | ark land value | 5 | £1,040,963 | £1,043,105 | £1,040,003 | | | £1,405,751 |
| Secondary Industrial/Storage/Distribution | +4100 | - | | | | £20,601,000 | | |
| Tenure Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Suiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 1 IL | 8% | E2,901,472 | £2,438,838 | £2,435,024 | £2,431,938 | £2,403,651 | E2,336,789 | £2,331,646 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|-------------------|--|--|--|---|---|---|--|
| Resi 1 - 4 Houses | | | | Value Area | Zone C - RP Per | iphery £2,250 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tentale | | ji iL | | 1 |
| Tenure PIC. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3.481,800 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases (3.989,039 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, OLI, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Excession Safe Safe Safe Safe Safe Safe Safe Safe | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | • | | | | £97,649,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 8% | £67,595 | -£405,166 | -£408,980 | -£412,065 | -£440,353 | -£507,214 | -£512,358 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | 5 | | | | £57,186,000 | 1 | |
| Tenure PIL | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1,88,43) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £145,699 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £411,555 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1,408,770 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1,380,422 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Pyments & Sustainability £1313,621 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 51308477 |
| Residual Land values compared to benchm | nark land value | s | | | | | 1 | |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| Tenure Pil. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2442900 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 12,149,325 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 22,163,240 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22,134,552 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$2208,991 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 12202347 |
| Residual Land values compared to benchm | nark land value | \$ | 12,110,100 | 22,100,020 | 22,100,270 | 12,104,002 | 22,000,001 | 22,002,041 |
| Secondary Industrial/Storage/Distribution | +4100 | - | | | | £20,601,000 | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S108, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2v), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 1 IL | 8% | £3,534,755 | £3,061,994 | £3,058,180 | £3,055,095 | £3,026,807 | E2,969,946 | £2,954,802 |

| Local Plan Viability Testing | 2025 | | _ | | | | _ | |
|--|-------------------------------|--|--|--|--|---|--|---|
| Resi 1 - 4 Houses | | | | Value Area | Zone C - RP Per | iphery £2,450 psf | | |
| No Units | 4 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.045 Ha | | | Build cost inflation Tenure | | Base PIL | L | 1 |
| Residual land values: | | | | reliale | | FIL | | 1 |
| Tenure PIL Residual Land values compared to benche | % AH 8% nark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy (4 998 428 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CII., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenuro | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| B-14-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1- | | E014,221 | 1 153,335 | 1 205,040 | 200,400 | E30,172 | *20,005 | *E13,032 |
| Residual Land values compared to benchn Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | | |
| Tenure Pit. | % AH 8% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 22395:56 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 51910380 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1907.295 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1,879007 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5,1812,146 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 51597,003 |
| Residual Land values compared to benchn | ark land value | s | | | | | | |
| Lower Value Secondary Offices / Communi | у орасе | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, |
| | | l | Access Prt M4(2), | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Biodoversity, Renewable |
| | | Base Build Costs and Access Prt M4(2) & | Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 8% | £3,149,526 | £2,668,664 | £2,664,850 | £2,661,765 | £2,633,477 | £2,566,616 | £2,561,473 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 | 1 | |
| | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, |
| | | Base Build Costs and Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | BREEAM Excellent, Biodiversity & Renewable Offset | BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH £ psm | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| | | 24,041,301 | £3,000,019 | 23,000,700 | 10,000,020 | 10,020,002 | £3,400,471 | 13,403,320 |

| Local Plan Viability Testing 2 | 025 | | | | | | | | |
|--|------------------|---|---|---|--|---|--|---|--|
| Resi 2 - 6 Flats | | | | Value Area | Zone C - | £1,050 psf | | | |
| No Units | 6 | 1 | • | Sales value inflation | | Base | 1 | | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 | |
| Residual land values: | | | | | | | | • | |
| Tenure Pit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1045725. | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases E48247 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5440,682 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity & Renewable Offset Payments 5429,055 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 520,737 | |
| Residual Land values compared to benchmark land values 678 Assessed 1 And values Compared to Section 1 And Values 678 Assessed 1 And Values Compared to Section 1 And Values 678 Assessed 1 And Values Compared to Section 1 And Values 678 Assessed 1 And Values Compared to Section 1 And Values 678 Assessed 1 And Values Compared to Section 1 And Values 678 Assessed 1 And Values Compared to Section 1 And Values 678 Assessed 1 And Values Compared to Section 1 And Values 678 Assessed 1 And Values Compared to Section 1 And Values 678 Assessed 1 And Values Compared to Section 1 And Values 678 Assessed 1 And Values Compared to Section 1 And Values 678 Assessed 1 And Values Compared to Section 1 And Values 678 Assessed 1 And Values Compared to Section 1 And Values 678 Assessed 1 And Values 1 And Values 678 Assessed 1 And Values 1 And Values 678 Assessed 1 And Values 1 And Values 678 Assessed 1 And Values 1 And Values 678 Assessed 1 And Values 1 And | | | | | | | | | |
| righer Value Secondary Offices Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustanability & Embodied Carbon | |
| Residual I and values compared to benchma | | | | | | | | | |
| Residual Land values compared to benchma Medium Value Secondary Offices | i k iuliu vulues | | | | | £57,186,000 | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & SUB, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| Residual Land values compared to benchma | 10% | £603,872 | £1,201,349 | -£1,204,292 | £1,208,934 | +£1,220,541 | £1,290,174 | £1,328,859 | |
| Lower Value Secondary Offices / Community | Space | | | | | £40,420,000 |] | | |
| Tenure Fitt | %AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| Residual Land values compared to benchma | • | £120,237 | | 4,20,008 | -2125,300 | -2.700,900 | -2.000,039 | 2040,224 | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| PIL | 10% | £451,465 | -£146,013 | -£148,956 | -£153,598 | -£165,204 | -£234,837 | £273,522 | |

| 200ai i ian Tiabinty Tooting | | | | | | | | |
|---|------------------------------|--|--|--|---|---|---|---|
| Resi 2 - 6 Flats | | | | Value Area | Zone C - | £1,150 psf | | |
| No Units | | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base | | |
| Residual land values: | | | | Tenure | | PIL | | 1 |
| | | | | | | Base Build Costs, | Base Build Costs, | Base Build Costs, Access Prt M4(2), |
| Tenure ਦਾਵ | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1315012 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases C713229 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchi Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| FIL | 10% | £1,501,786 | -£2,103,569 | -£2,106,512 | £2,111,155 | £2,122,760 | -£2,192,393 | -£2,231,079 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | s | | | | £57,186,000 |] | |
| Tenure ************************************ | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | nark land value ity Space | s | | | | £40,420,000 |] | |
| Tenure Frt. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$48051 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | \$ | -L-TUL, 1 UL | 1.405,070 | -2400,010 | £20,601,000 |] | 1 2300,40 |
| Tenure Pit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | | | | | £111,384 | | | |

| Loodin lan viability rooting | | | | | | | | |
|--|-----------------|--|---|---|--|---|---|---|
| Rosi 2 - 6 Flats | | | | Value Area | Zone C - i | £1,350 psf | | |
| No Units | | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base | | |
| Residual land values: | | | | Tenure | | PIL | | 1 |
| | | ı | ı | ı | | | ı | 1 |
| Tenure Pit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1.683.699 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 | 1 | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | -£963,209 | -£1,573,604 | -£1,576,547 | -£1,581,190 | -£1,592,796 | -£1,662,429 | -£1,701,115 |
| Residual Land values compared to benchr Medium Value Secondary Offices | mark land value | s | | | | £57.186.000 | 1 | |
| medium value Secondary Onices | | | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr | 10% | £203,993 | ∗£408,402 | -£409,345 | -£413,988 | £425,594 | £495,227 | £533,913 |
| Lower Value Secondary Offices / Commun | ity Space | 5 | | | | £40,420,000 |] | |
| Tenure Frit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S108, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr | nark land velve | 1.007,027 | 111,232 | 1.74,209 | 1.09,040 | 1.08,041 | -£11,092 | 1,50,270 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | nark rand válué | • | | | | £20,601,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £1,259,329 | £648.934 | £645.991 | £641.348 | £629.743 | £560.110 | £521.424 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--------------------|--|--|--|--|--|--|---|
| Resi 2 - 6 Flats | | | | Value Area | Zone C - | £1,500 psf | | |
| No Units | 6 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tentale | | 112 | | , |
| Tenure FIC | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 52 287 521 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases £1,640,667 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | -£559,277 | -£1,176,131 | £1,179,075 | -£1,183,717 | -£1,195,322 | -£1,264,956 | -£1,303,641 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | 10% | £607,925 | -£8,929 | -£11,8/3 | -£16,515 | -£28,120 | -£97,/54 | £136,439 |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure FIL | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2015) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (547,120 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Exp. 1921, 1921 |
| Residual Land values compared to benchn | | \$ 21,001,000 | 24/4,700 | E4/1,/02 | £407,120 | £400,014 | 1 2300,000 | 1.541,155 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | <u> </u> | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £1,663,261 | £1,046,408 | £1,043,464 | £1,038,822 | £1,027,216 | £957,582 | £918,897 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--------------------|--|--|---|---|--|--|---|
| Resi 2 - 6 Flats | | | | Value Area | Zone C - | £1,750 psf | | |
| No Units | 6 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tenure | | 112 | | 1 |
| Tenure FIC | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2,530,741 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases £2.303.122 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £2300.179 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BRESAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £113,943 | -£513,676 | -£516,619 | -£521,262 | -£532,867 | -£602,500 | -£641,186 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | | 21,201,140 | 2000,020 | 2000,000 | 2010,010 | 2004,000 | 2004,102 | 2020,010 |
| Lower Value Secondary Offices / Communi | ty Space | • | | | | £40,420,000 | | |
| Tenure Pil. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1129.579 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1117.970 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Sustainability | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Pft M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Embodied Carbon |
| Residual Land values compared to benchn | | £1,/04,/80 | £1,137,101 | £1,134,218 | £1,129,0/0 | £1,117,970 | £1,046,330 | £1,009,000 |
| Secondary Industrial/Storage/Distribution | rand value | - | | | | £20,601,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £2,336,482 | £1,708,863 | £1,705,920 | £1,701,277 | £1,689,672 | £1,620,038 | £1,581,352 |

| Local Plan Viability Testing | 2025 | | _ | | | | _ | |
|--|--------------------------------|--|---|--|---|--|--|--|
| Resi 2 - 6 Flats | | | | Value Area | Zone C - | £1,900 psf | | |
| No Units | | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | J |
| residual land values. | | | | | | | | |
| Tenure PIL Residual Land values compared to benchin | % AH 10% nark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy £334.674 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £2897.853 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M42, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M43), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bloidiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £517,876 | -£116,202 | -£119,145 | -£123,788 | -£135,393 | -£205,027 | -£243,713 |
| Residual Land values compared to benchn Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchn | | £1,060,076 | £1,051,000 | £1,040,007 | £1,043,414 | £1,031,000 | 1502,175 | 1 1023,400 |
| Lower Value Secondary Offices / Communi | ity Space | s | | | | £40,420,000 | | |
| Tenure Fit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 12,188,712 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, Cil., Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1531.891 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1,527,048 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1,515443 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1445810 | Base Build Costs, Access Prt M4(2), Building Safety Levgs, S106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 51407,124 |
| Parishal Landucture compared to be a to | nork land web | 12,100,112 | £1,004,004 | £1,031,031 | £1,027,040 | £1,010,445 | £1,440,010 | 21,407,124 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | s I | ı | I | | £20,601,000 | | I |
| Tenure FIL | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| I IL | 10% | £2,740,414 | £2,106,336 | £2,103,393 | £2,098,750 | £2,087,145 | £2,017,512 | £1,978,826 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--------------------|--|---|--|--|--|---|--|
| Resi 2 - 6 Flats | | | | Value Area | Zone C - | £2,000 psf | | |
| No Units | 6 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | • |
| Tenure FIC | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3,603,962 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases £2.965.578 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S108, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 10% | £787,164 | £148,780 | £145,837 | £141,195 | £129,589 | E59,955 | E21,2/0 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | 5 | | | | £57,186,000 | | |
| Tenure Fil. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1945-296 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases \$1315.581 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1,313,588 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1,308,397 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,298,791 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,227,157 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$1,188,472 |
| Residual Land values compared to benchm | nark land value | s | | | | | | |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| Tenure Pit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (24,38,000 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$1,799,673 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 51,792.031 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,700.429 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,710,752 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$1872.107 |
| Residual Land values compared to benchm | | \$ | 21,100,010 | 21,130,070 | Lipologi | 21,700,720 | • | 21,012,101 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 10% | £3,009,702 | 1 £2,3/1,318 | £2,300,370 | 1,2,303,733 | 1,2,302,126 | 1 12,202,493 | 1.2,243,009 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--------------------|--|---|--|--|---|---|--|
| Resi 2 - 6 Flats | | | | Value Area | Zone C - RP Per | iphery £2,250 psf | | |
| No Units | 6 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tentale | | ji iL | | , |
| Tenure FIL | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 54.277,162 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S108, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| FIL | 10% | £1,460,384 | £811,236 | £808,292 | £803,650 | £792,044 | £722,410 | £683,725 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | 1 | |
| Tenure Fil. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2527586 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1575-454 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1970.852 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,989,246 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,889,812 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$1,859,327 |
| Residual Land values compared to benchm | nark land value | s | | | | | | |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | <u> </u> | |
| Tenure PIL | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3,1)1,221 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1249,978 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 22.45.489 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 22373421 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2234,562 |
| Residual Land values compared to benchm | | £3,111,221 | £2,402,072 | 12,400,120 | £2,404,460 | | | EZ,334,00Z |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S108, Cil., Building Regs 2022 & Statircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Suiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 10% | £3,682,923 | £3,033,774 | £3,030,830 | £3,026,188 | £3,014,583 | £2,944,949 | £2,906,264 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|-----------------|---|---|---|---|--|--|--|
| Resi 2 - 6 Flats | | | | Value Area | Zone C - RP Per | iphery £2,450 psf | | |
| No Units | 6 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tentale | | ji ic | | , |
| Tenure PIL | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (4.815,759 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases £4.157.998 | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 | 1 | |
| Tonure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 10% | £1,998,901 | £1,341,200 | £1,338,25/ | £1,333,014 | £1,322,009 | £1,252,376 | £1,213,090 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | | |
| Tenure Tenure | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 3, 186, 195 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Excellent & Excellent & | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 24/9211 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Usutalnability Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £2,980892 |
| Residual Land values compared to benchr | mark land value | s | | | 20,000,000 | | | 1 |
| Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | |
| Tenure Fit. | % AH 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3497) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2598,991 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent BOIdiversity 2294.451 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2237,245 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 52503 222 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Expenses |
| Residual Land values compared to benchr | | \$ | LLJUULJUUT | 22,000,004 | 22,004,401 | LEIOTEIOTO | | 12,004,020 |
| Secondary Industrial/Storage/Distribution | 2100 | | | | | £20,601,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Lev | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | - Pont | 14,221,499 | £3,003,739 | £3,000,790 | £3,000,103 | £3,044,04/ | 1 23,474,914 | 1,3,430,220 |

| Local Plan Viability Testing 2 | 020 | | | | | | | |
|--|--------------------|---|---|---|--|---|--|---|
| Resi 3 - 9 Flats | | | | Value Area | Zone C - | £1,050 psf | | |
| No Units | 9 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | • |
| Tenure Pil. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$15,1987 | Base Build Costs, Access Prt M4(2), Building Safety Levy & Sul6, CIL, Building Regs 2022 & Staircases 501485 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity £450,085 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Psyments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchma Higher Value Secondary Offices | rk land values | | | | | | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual I and values compared to benchma | | -E-92 1,030 | 42,1,839,700 | 1 1,844,170 | 42.1,53.1,140 | 121,500,048 | EZ,072,898 | 122,131,020 |
| Residual Land values compared to benchma Medium Value Secondary Offices | | | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & SUB, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchma | 14% | £90,237 | -£928,185 | £932,601 | -£939,565 | £958,973 | £1,061,423 | €1,119,451 |
| Lower Value Secondary Offices / Community | Space | | | | | £40,420,000 |] | |
| Tenure PPL | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Ley, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchma | | \$50,80c± | *E009,U35 | 2.013,451 | -2.020,415 | -2.037,823 | *2042,273 | -£700,301 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | <u> </u> | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustalnability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |

Resi 3 - 9 Flats Zone C - £1.150 psf No Units Site Area 9 0.025 Ha Residual land values Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs Raso Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £870,150 \$106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewal Offset Payments & Sustainability £765,700 Building Safety Levy, S106, CIL, Build Regs Wchair Prt M4(3), BREEAM Excellent Base Build Costs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy % AH £97,649,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs Raso Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Building Safety Levy, S106, CIL, Build Regs 2022 & Staircas 2022 & Staircas Wchair Prt M4(3), BREEAM Excellent ZUZZ & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewak Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiverses Offset Payments, Sustainability & Embodied Carbon Tenure Residual Land values compared to £57,186,000 Base Build Costs, Access Prt M4(2), Base Build Costs Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Belgituersity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent dodoversity, Renewa Offset Payments, Sustainability & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs Biodiversity & Renewable Offset Base Build Costs and Access Prt M4(2) & Tenure %AH **Building Safety Levy** 2022 & Staircases BREEAM Excellent Biodiversity Payments Sustainability Embodied Carbon Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space £40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Indopersity Repowerby Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs. Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy Residual Land values compared to bench Secondary Industrial/Storage/Distribution £20,601,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Sustainability Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Reg Base Build Costs and Access Prt M4(2) &

BREEAM Exceller

Biodiversity

Payments

Sustainability

Embodied Carbon

Tenure

%AH

Building Safety Levy

2022 & Staircas

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|--------------------|--|--|--|---|---|--|--|
| Resi 3 - 9 Flats | | | | Value Area | Zone C - | £1,350 psf | | |
| No Units | 9 | 1 | - | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | • |
| Tenure PIL | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2731884 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S165, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embedded Carbon |
| Residual Land values compared to benchm | nark land value | rs . | | | | | | |
| Higher Value Secondary Offices Tenure FIL. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm | nark land value | s | | | | | | |
| Medium Value Secondary Offices | | | | | | £57,186,000 |] | |
| Tonuro | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm | | £1,302,034 | £204,230 | 1209,010 | E202,000 | £230,440 | £130,990 | 172,500 |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 |] | |
| Tenure Fil. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2) 72:154 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Sustainability | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Exp. 1921.18 |
| Residual Land values compared to benchm | | £1,r21,104 | 2003,380 | 1018,908 | 1 2,005 | 1 2004,090 | £500,140 | £492,118 |
| Secondary Industrial/Storage/Distribution | value | - | | | | £20,601,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Citl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2v), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £2,216,659 | £1,178,861 | £1,174,443 | £1,167,480 | £1,150,071 | £1,045,621 | £987,593 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|--------------------|--|--|---|---|---|--|---|
| Resi 3 - 9 Flats | | | | Value Area | Zone C - | £1,500 psf | | |
| No Units | | 1 | | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | 1 |
| residual land values. | | | | | | | | |
| Tenure Fit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 53.337,692 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | s | | | | 507 640 000 | 1 | |
| nigner value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure YIL | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levys, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Books and the Control of the Control | | 1090,307 | *E101;100 | 12,100,040 | -2.102,010 | -2.179,910 | 12.204,000 | - E042,001 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | 1 | |
| Tenure Pri. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1907332 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 155,029 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5849055 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 5331557 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5727.368 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embolied Carbon |
| Residual Land values compared to benchr | nark land value | s | | | | | • | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure Pit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 23 27 564 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$128.219 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Embodied Carbon |
| Residual Land values compared to benchr | and land web. | L2,021,002 | £1,275,050 | £1,270,175 | £1,200,210 | £1,230,007 | £ 1,140,300 | £1,000,320 |
| Residual Land values compared to benchri Secondary Industrial/Storage/Distribution | nark land value | 5 | | | | £20,601,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Access Prt Lyoy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Ly \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| I IL | 14% | £2,822,557 | £1,775,070 | £1,770,654 | £1,763,690 | £1,746,282 | £1,641,831 | £1,583,803 |

| Local Flair Viability Testing | 2020 | | | | | | | |
|--|------------------------------|--|---|---|--|---|---|--|
| Rosi 3 - 9 Flats | | | | Value Area | Zone C - i | £1,750 psf | | |
| No Units | | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 9 0.025 Ha | | | Build cost inflation Tenure | | Base | | |
| Residual land values: | | | | Tenure | | PIL | | l . |
| | | | | | | Base Build Costs, | Base Build Costs, | Base Build Costs, Access Prt M4(2), |
| Tenure F⊓L | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £4,347,413 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £3,283,779 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit. Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchr Higher Value Secondary Offices | nark land value | s . | | | | £97,649,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellens | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 14% | £1,906,188 | £842,554 | £838,136 | £831,173 | E813,764 | E709,314 | £651,286 |
| Residual Land values compared to benchr Medium Value Secondary Offices | nark land value | s | | | | £57.186.000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Cltl, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL PIL | 14% | £2,917,763 | £1,854,129 | £1,849,711 | £1,842,748 | £1,825,339 | £1,720,889 | £1,662,861 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | nark land value ity Space | s | ı | 1 | | £40,420,000 | | |
| Tenure Fit. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 23,336,913 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 2227379 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 12208,861 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 12201,889 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability 22140059 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 52,082,011 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | | s | , | | | £20,601,000 | 1 | , |
| , maasinarotorageroistribution | | ı | | | | 120,601,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £3,832,388 | £2,768,754 | £2,764,336 | £2,757,373 | £2,739,964 | £2,635,514 | £2,577,486 |

| | | | _ | | | | | |
|--|-----------------|--|--|--|--|--|---|--|
| Resi 3 - 9 Flats | | | | Value Area | Zone C - | £1,900 psf | | |
| No Units | | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | |
| Residual land values: | | | | Tenure | | PIL | | l |
| | | | | 1 | | | | |
| Tenure FIL Resideal Land values compared to bench | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 54,983,311 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent 13,875,572 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Higher Value Secondary Offices | nark ranu value | • | | | | £97,649,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodilversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £2,512,086 | £1,438,764 | £1,434,347 | £1,427,383 | £1,409,975 | £1,305,524 | £1,247,496 |
| Residual Land values compared to benchn | nark land value | s | | | | | 1 | |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Statircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| The state of the s | | £3,523,001 | £2,450,339 | £2,445,922 | 1.2,438,908 | £2,421,500 | £2,317,099 | £2,209,071 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | |
| Tenure Fit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3,94281 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 2022 & Staircase | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BBEEAM Excellent £2,895,072 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 22,88,109 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22,49,700 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 12,795,429 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 25/8221 |
| Residual Land values compared to benchn | | 20,042,011 | 22,000,400 | LE,000,01E | 12,000,100 | 12,040,100 | 22,100,240 | LEJOTOJEET |
| Secondary Industrial/Storage/Distribution | men idilu value | • | | | | £20,601,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £4,438,286 | £3,364,964 | £3,360,547 | £3,353,583 | £3,336,175 | £3,231,724 | £3,173,696 |

| Resi 3 - 9 Flats | | | 1 | | | | | |
|---|---|--|--|--|--|--|---|--|
| | | | | Value Area | Zone C - | £2,000 psf | | |
| No Units | 9 | | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | | | | | |
| Tenure PiL | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 55,397,243 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 64.273.045 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biddiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Residual Land values compared to benchman Higher Value Secondary Offices | ark land values | i | | | | £97,649,000 | 1 | |
| Tenure FIL | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircasee | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | | | | | | | 21,702,000 | 21,044,570 |
| Pacidual I and values compared to hanchma | ark land value | | | | | | | |
| Residual Land values compared to benchman Medium Value Secondary Offices | ark land values | : | | | | £57,186,000 | | |
| Residual Land values compared to benchma Medium Value Secondary Offices | ark land values | Base Build Costs and Access Prt M4(2) & Building Safety Lovy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | E57,166,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Psymmets | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Medium Value Secondary Offices Tenure Fil. | % AH 14% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Medium Value Secondary Offices | % AH 14% ark land values | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16s, Cil., Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 52715,573 | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Medium Value Secondary Offices Tenure Fil. Residual Land Value sompared to benchma | % AH 14% ark land values | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S16s, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16s, Cil., Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 52715,573 | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure Fil. Residual Land values compared to benchms Lover Value Secondary Offices / Community Tenure Fil. Tenure Fil. Residual Land values compared to benchms Lover Value Secondary Offices / Community | % AH 14% ark land value: % Space % AH 14% | Access Prt M4(2) & Building Safety Lovy (3 927.693) Base Build Costs and Access Prt M4(2) & Building Safety Lovy (3.34,545) | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Rega 2022 & Starcases \$2.547,812 Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Rega 2022 & Starcases | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E2.443305 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & SREEAM Excellent | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity D128 622 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Sefety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), Biodiversity & Renewable Offset Payments C48/02/02 E48/22/2 Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), Biodiversity, Renewable Offset Payments & Sustainability L2714.973 Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Building Safety Lovy, S106, CIL, Building Safety Lovy, S106, CIL, Building Safety Lovy, S106, CIL, Building Safety Lovy, Building Safety Lovy, Building Safety Lovy, Building Safety Lovy, Bream Excellent, Biodiversity, Renewable Offset Payments & Sustainability C3.133,723 | Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (2006.45) Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety, S166, CIL, Building Safety, S166, CIL, Building Safety, S166, CIL, Building Safety, S166, CIL, Building Safety, S166, CIL, Building Safety, S166, CIL, Building Safety, S166, CIL, S166, |
| Tenure Fil. Residual Land values compared to benchms Lover Value Secondary Offices / Community Tenure Fil. Residual Land values compared to benchms Lover Value Secondary Offices / Community Tenure Fil. Residual Land values compared to benchms Secondary industrial Storage/Distribution | % AH 14%. % Space | Access Prt M4(2) & Building Safety Levy (\$427,693 Base Build Costs and Access Prt M4(2) & Building Safety Levy (\$43,847,85) Base Build Costs and Access Prt M4(2) & Access Prt M4(2) & Access Prt M4(2) & Access Prt M4(2) & Access Prt M4(2) & Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases 2022 & Staircases 402, Safety Safety 2024, Safety Safety 305, CIL, Building Regs 2022 & Staircases 4022 & Staircases 4026, CIL, Building Regs 2024 & Staircases 4026, CIL, Building Safety Levy & 5265, CIL, Building Safety Levy & 5265, CIL, Building Safety Levy & 5106, CIL, Building Safety Levy & 5106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staff Received From Staff Received Fr | Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs Cott. Building Safety Levy, S166, CIL, Build Regs Biodiversity C7.836.432 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity C1.255.992 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, C | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2.819.023 E40.420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2.22.8 Staircases, Wchair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & BREEAM Excellent, BREEAM Excellent, BREEAM Excellent, BREEAM Excellent, BREEAM Excel | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Kenewable Offset Payments & Sustainability 52,715.973 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 13,153.723 | Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (2269,545) Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Sustainability & Embodied Carbon (1997), S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety, Levy, S166, CIL, Building Safety, Levy, S166, CIL, Building Safety, Levy, S166, CIL, Building Safety, Levy, S166, CIL, Building Safety, Levy, S166, CIL, Building Safety, Levy, S166, CIL, Building Safety, Levy, S166, CIL, Building Safety, S166, CIL, Building Safety, Levy, S166, CIL, Building Safety, S166, CIL, Building Safety, S166, CIL, S1 |
| Tenure Fil. Residual Land values compared to benchms Lover Value Secondary Offices / Community Tenure Fil. Tenure Fil. Residual Land values compared to benchms Lover Value Secondary Offices / Community | % AH 14% ark land value: % Space % AH 14% | Access Prt M4(2) & Building Safety Levy (3 927.693) Base Build Costs and Access Prt M4(2) & Building Safety Levy (4 3 46.743) | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Rega 2022 & Staircases C2.847.812 Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Rega 2022 & Staircases C3.246.092 Base Build Costs, Access Prt M4(2), Building Safety Levy & Suid-Regarder | Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (7.841395) Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (1.242545) Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Le | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 12.856.432 Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1.225.502 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S1022 & Staltrasses, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments F2.815023 E40.420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staltrasses, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 52.28.173 E20.61,000 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 318/22 & Statistics Substance Substance Substance Whalir Prt M4(3), BREEAM Excellent, Bodiversity, Renewable Grist Psyments & Sustainability 12,715,273 Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Statiscases, Whair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Psyments & Sustainability 13,133,723 | Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (72.095.345) Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (53.075.956) |

| Local Fiant Viability Testing | 2020 | | | | | | | |
|--|-----------------------------|--|--|--|---|---|--|---|
| Resi 3 - 9 Flats | | | | Value Area | Zone C - RP Per | iphery £2,250 psf | | |
| No Units | 9 | 1 | • | Sales value inflation | | Base | 1 | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Residual land values: | | | | Tellule | | FIL | | 1 |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| PIL | 14% | £6,367,074 | £5,271,145 | £5,266,728 | £5,259,765 | £5,242,356 | £5,137,906 | £5,079,878 |
| Residual Land values compared to benchin Higher Value Secondary Offices | nark land value | \$ | | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 14% | £3,925,649 | £2,829,920 | £2,625,503 | £.2,818,04U | £2,801,131 | £2,090,081 | £2,038,003 |
| Residual Land values compared to benchn Medium Value Secondary Offices | nark land value | • | I | I | I | £57,186,000 | | I |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | £4,937,424 | £3,841,495 | £3,837,078 | £3,830,115 | £3,812,706 | £3,708,256 | £3,650,228 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | nark land value ty Space | š | | | | £40,420,000 | 1 | |
| Tenure Pit. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (5,339.574 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 154,249,259 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 54,231,856 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15,099,378 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | | \$ | | | | £20,601,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| PIL | 14% | E5,852,049 | E4,756,120 | E4,751,703 | £4,744,740 | E4,727,331 | £4,622,881 | E4,564,853 |

| Local Plan Viability Testing | 2025 | | _ | | | | | | | | |
|---|--|---|---|--|---|--|---|--|--|--|--|
| Resi 3 - 9 Flats | | | | Value Area | Zone C - RP Per | iphery £2,450 psf | | | | | |
| No Units | 9 | 1 | • | Sales value inflation | | Base | 1 | | | | |
| Site Area | 0.025 Ha | | | Build cost inflation Tenure | | Base PIL | | 1 | | | |
| Residual land values: | | | | Tentale | | j. 16. | | 1 | | | |
| Tenure PK. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £7,174,559 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 6,006,002 | Base Build Costs, Access Prt M4(2), Building Safety Ley 5106, Ctl. Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | | |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 | 1 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, Cll., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon | | | |
| | FIL 16% \$4,733,714 \$23,624,667 \$23,620,450 \$23,613,467 \$23,596,078 \$23,491,528 \$23,491,528 \$23,491,528 | | | | | | | | | | |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | | | | | |
| Tenure Fit. | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3,74529) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 8432055 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity 14,025,052 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$4,607,653 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5450,3209 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2445178 | | | |
| Residual Land values compared to benchr | nark land value | s | | | | | | | | | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | <u> </u> | | | | |
| Tenure Frt. | % AH 14% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (5,1) 64-59 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, Cil., Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$25,531.75 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 55,04,272 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 55,09,803 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 14,922.353 | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15464325 | | | |
| Residual Land values compared to benchr | | \$ | LO,OUO,OUL | 20,001,110 | 20,044,212 | 10,020,000 | | 27,007,020 | | | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | | |
| PIL | £ psm | £6,659,914 | £5,551,067 | £5,546,650 | £5,539,687 | £5,522,278 | £5,417,828 | £5,359,800 | | | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|---|---|---|---|---|---|--|--|--|
| Resi 4- 10 Flats | | | | Value Area | Zone C - | £1,050 psf | | |
| No Units Site Area | 10 0.02 Ha |] | • | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | 1 | 3 |
| Residual land values: | | | | Tenure | | LAR: CIR | | 1 |
| Tonure 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR 695 LAR 495 CIR | % AH 0% 5% 10% 10% 16% 18% 40% 45% 50% Sommark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1.85/32/ (1.85/32/ (1.95/34/ (1.95 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CLI, Building Regs 2022 & Staticases 2022 & Staticases 2023 & Staticases 2024 & Staticases 2023 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases 2024 & Staticases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent 682,799 C748,504 C684,499 C748,504 C748, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodevert M4(3), \$1573,588 \$1573,588 \$158,587 \$173,381 \$459,117 \$459 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (852.98) (877.948) (877.488) (877.488) (877.488) (877.489.009 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1027,136 103 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offser Payments, Sustainability & Embodied Carbon 277,578 Embod |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | -£271,157 -£419,033 | | | | | -£1,064,797 -£1,182,541 | -£1,134,286 -£1,251,789 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% 20% | -£597,677 -£717.489 | £1,147,002 £1,167,009 £1,263,149 | -£1,147,983 -£1,171,937 -£1,268,066 | £1,180,277 £1,180,215 £1,276,326 | -£1,770,983 -£1,200,911 -£1,296,973 | -£1,301,253 -£1,325,084 -£1,420,862 | -£1,394,069 -£1,489,689 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 25% 30% 35% | -£888,054 -£1,019,498 -£1,171,810 | | | -£1,397,280 -£1,519,072 -£1,641,753 | | -£1,541,420 -£1,662,898 -£1,785,768 | -£1,610,068 -£1,731,386 -£1,859,494 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£1,324,987 -£1,479,019 | | | | | -£1,918,758 -£2,052,712 | -£1,992,355 -£2,126,202 |
| Residual Land values compared to benchr Medium Value Secondary Offices | | | , 35,035,135 | 33,023,032 | , | £57,186,000 | | |
| medium value Secondary Offices | 1 | | I | | 1 | £57,186,000 | 1 | I |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% | £611,498 £464,534 | -£52,484 -£169,876 | -£57,487 -£174,841 | -£65,838 -£183,179 | -£86,763 -£204,025 | -£212,316 -£329,106 | -£282,068 -£398,595 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% | £316,008 £167,877 £138,014 | -£288,175 -£407,371 -£431,318 | £293,122 £412,303 £436,246 | -£301,431 -£420,586 -£444,524 | -£.322,200 -£.441,294 -£.465,220 | -£446,650 -£565,543 -£589,393 | -£516,090 -£634,569 -£658,378 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £18.202 -£132,363 -£283.805 | -£527.458 -£648,427 -£770.268 | | | | -£885.171 -£805,729 -£927.207 | -£753.998 -£874,377 -£995.695 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | -£436,120 -£589,296 | | | | | -£1,050,077 -£1,183,067 | -£1,123,803 -£1,256,664 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£/43,328 -£898,205 | -£1,148,619 -£1,283,724 | -£1,153,872 -£1,288,971 | -£1,162,692 -£1,297,780 | -£1,184,738 -£1,319,802 | -£1,317,021 -£1,451,929 | -£1,390,511 -£1,525,334 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | | | | | | £40,420,000 | | |
| Tonuro | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £916.321 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £43,730 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 523,999 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £18,073 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey, Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollont, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £769.370 £621,494 £472,714 | £134,960 £16,662 -£102,535 | £129.996 £11,715 -£107,486 | £3,406 -£115,750 | £100.811 -£17,369 -£136,458 | -£24.269 -£142,014 -£260,706 | -£95.758 -£211,262 -£329,732 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 16% 20% 25% | £442,850 £323,038 £172,474 | -£126,482 -£222,622 -£343,590 | £131,410 -£227,539 -£348,495 | -£139,688 -£235,798 -£356,732 | £160,383 -£256,446 -£377.327 | -£284,556 -£380,334 -£500,892 | £353,542 -£449,162 -£589,540 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £21,031 £131,283 | -£465,432 -£588,140 | | | | -£622,370 -£745,241 | -£690,859 -£818,987 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£438,491 -£593,388 | -£843,783 -£978,888 | £849,036 £984,135 | -£857,855 -£992,943 | -£879,902 -£1,014,965 | -£1,012,185 -£1,147,092 | -£1,085,675 -£1,220,498 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land values | | | | | £20,601,000 |] | |
| Tonure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excelled | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% 16% | £1,270,078 £1,129,715 £981,839 | £495.306 £377,007 | £490.341 £372,060 | £482.003 £363,751 | £461.156 £342,976 | £336.076 £218,331 | £363,114 £266.587 £149,084 |
| 60% LAR : 40% CIR | 15% 16% 20% | £833,059 £803,195 £683,383 | £257,810 £233,864 £137,724 | £252,879 £228,936 £132,807 | £244,596 £220,658 £124,547 | £223,888 £199,962 £103,899 | £99,639 £75,789 -£19,989 | £30,613 £6,804 -£88,816 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £532,819 £381,376 | £16,755 -£105,087 | £11,851 -£109,980 | £3,613 -£118,200 | -£16,982 -£138,746 -£26+20-F | -£140,547 -£262,025 | -£209,195 -£330,513 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | £229,002 £75,885 -£78,146 | -£227,795 -£351,358 -£483,438 | | | | -£517,885 -£651,839 | -£591,482 -£725,330 |
| 60% LAR : 40% CIR | 50% | €233,023 | -£618,542 | £623,790 | -£632,598 | -£654,620 | -£786,747 | £860,152 |

| Local Plan Viability Testing | 2025 | | 1 | | I | | 1 | |
|--|---------------------------------|---|---|--|---|--|--|--|
| Resi 4- 10 Flats | | | | Value Area | Zone C - | £1,150 psf | | |
| No Units Site Area | 10 0.02 Ha | | • | Sales value inflation | | Base | | |
| Residual land values: | 0.02 Ha | l | | Build cost inflation Tenure | 1 | Base LAR : CIR | I |] |
| Tenure 69% LAR: 49% CIR 69% LAR: 49% CIR 69% LAR: 49% CIR 69% LAR: 49% CIR 69% LAR: 49% CIR 69% LAR: 49% CIR 69% LAR: 49% CIR 69% LAR: 49% CIR 69% LAR: 49% CIR | % AH 5% 10% 15% 16% 26% 45% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2.17(0.05) 5.17(| Base Build Costs, Access Prt M4(2), Building Safety Levil 5706, Cil., Building Regs 2022 & Statrcases C146,859, C146 | Base Build Costs, Access Prt M4(2), Building Safety Le, 1916, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5,144997 1,100,254 6,10 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Stiraceses, Wchair Prt M4(2), Extra Safety Safety C1495-56, | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), Biodiversity & Renewable Offset Payments 1,136,203 2,115,01 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (1240-00) (190-30) | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (\$11,93,148) (\$13,141) (\$10,141) (|
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | 5 | | | | £97,649,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Suldiding Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR - 40% CIR | 5% 10% 15% 16% | £155,215 -£15,101 | | | | | | £714,731 £854,316 £994,868 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 16% 20% 25% | -£220,674 -£358,439 | -£796,034 -£908,839 | -£800,962 -£914,756 | -£809,240 -£923,016 | -£829,936 -£943,664 | -£954,109 -£1.067.552 | -£1,023,094 -£1,136,379 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | -£531,443 -£705,327 -£880,082 | | | | | | -£1,278,839 -£1,422,240 -£1,586,572 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£1.055.700 -£1,232,171 -£1,409,489 | | | | | | -£1.711.827 -£1.864,196 -£2,022,837 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | | | | | £57,186,000 | 1 | |
| | 1 | | | | | | | Base Build Costs, |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £1,060,310 £890,906 | £389,153 £249,680 | £384,170 £244,715 | £375,800 £236,376 | £354,874 £215,529 | £229,321 £90,449 | £159,569 £20,960 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 16% | £549,369 £515,017 | -£31,980 -£60,343 | -£36,911 -£65,271 | -£45,195 -£73,549 | -£85,902 -£94,245 | -£190,151 -£218,418 | £259,177 £287,403 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £377.252 £204,248 £30,363 | | | | | | -£:400.688 -£:543,148 -£:686,549 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | -£144,391 -£320,009 | | -£610,796 -£756,434 | | | | -£830,881 -£976,136 |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% | -£673,798 | -£1,045,584 | -£1,050,785 | -£1,059,593 | -£1,081,614 | -£1,213,742 | -£1,287,148 |
| Lower Value Secondary Offices / Commun | | | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Diodoversity, Renewable Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £1,195,743 £1,025,427 | £554,516 £414,135 | £549,551 £409,188 | £541.212 £400.878 | £520.366 £380,104 | £395.285 £255,458 | £325.796 £186,212 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 16% 16% 20% 25% | £854,205 £819,853 £682,089 | £272,857 £244,493 £130,688 | £267,925 £239,565 £125,771 | £259,642 £231,287 £117.511 | £238,934 £210,592 £96.864 | £114,685 £86,418 -£27,025 | £45,659 £17,433 -£95.851 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £509,084 £335,200 £160,446 | | | | | -£169,665 -£313,225 -£457,696 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£15,172 -£191,644 -£368,962 | | | | | | -£671,300 -£823,669 -£982,340 |
| Residual Land values compared to bench | mark land value: | 3 | 2,70,725 | 12.140,040 | 12.04,101 | 21.0,110 | | 2502,310 |
| Secondary Industrial/Storage/Distribution | 1 1 | | | | | £20,601,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$1725.92 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Clt., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 16% | £1,385,772 £1,214,551 | £914.861 £774,481 £633,202 | £909.897 £769,534 £628,271 | £901.558 £761,224 £619,987 | £880.711 £740,450 £599,279 | £755.631 £615,804 £475,031 | £686.141 £546,557 £406,005 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 16% 20% 25% | £1,180,199 £1.042,434 £869,430 | £604,839 £491,033 £347,983 | £599,911 £486.116 £343.078 | £591,633 £477.857 £334.841 | £570,937 £457,209 £314,246 | £446,764 £333,321 £190,681 | £377,779 £264,494 £122,034 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £895,545 £520,791 | £204,059 £59.270 | £199,165 £54,385 | £190,947 £46.184 | £170,400 £25.679 | £47,121 -£97,350 | -£21,368 -£165,700 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £345,173 £168,702 -£8,616 | -£232,870 -£380,383 | -£91,252 -£237,740 -£385,603 | -£99,439 -£245,915 -£394,411 | -£119,909 -£286,355 -£416,432 | -£242,724 -£389,833 -£548,561 | £310,954 -£463,324 -£621,965 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | 1 | | I | | 1 | |
|--|---|---|--|---|--|--|--|--|
| Resi 4- 10 Flats | | | | Value Area | Zone C - | £1,350 psf | | |
| No Units Site Area | 10 0.02 Ha | | • | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 60% LAR 46% CR 60% LAR 46% C | % AH 5% 10% 10% 15% 15% 20% 35% 40% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy C 2697 683 C 2595 683 C 2585 693 C 2585 C 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases C312, 173 C172, 549 C172, 549 C172, 549 C173, | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & RREAM Excellent C.397/180 C.397/180 C.1753/181 C.1753/181 C.1753/182 C.1753/182 C.1753/182 C.1800/97 C.1180/97 C.180/97 C.1180/97 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, S160, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2,277,384 1,124,365 1,124,365 1,134,365 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Kneowable Offset Payments & Sustainability C1102, 340 C1103, 341 C1103, 341 C1103, 347 C1103, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon C1092/588 Embodied Carbon Embodied Carbon Embodied Carbon Embodied Carbon Embodied Carbon Embodied Carbon Embodied Carbon Embodied Carbon Embodied Carbon E |
| rigilei Value Secondary Offices | 1 | | I | | I | £97,649,000 | <u> </u> | I |
| Tenure | %ан | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £1,007,961 £792,764 | £353,099 £168,555 | £348,134 £163,608 | £339,796 £155,298 | £318,949 £134,524 | £193,869 £9,878 | £124,380 -£59,370 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 16% 20% | £576,662 £533,333 £359.663 | -£16,888 -£54,083 -£203,220 | -£21,819 -£59,012 -£208.137 | -£30,102 -£67,290 -£216,397 | -£87,986 -£237,045 | -£17/5,059 -£212,159 -£360,933 | £244,085 £281,144 £429,760 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £141,777 -£76,988 -£296,624 | -£390,435 -£578,523 -£767,474 | | | | | -£616,384 -£803,948 -£992,444 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£1.181.863 -£1,372,195 -£1.563.432 |
| Residual Land values compared to benchm Medium Value Secondary Offices | | *£500,070 | E1,335,441 | 151,044,300 | E1,332,471 | £57,186,000 | -21,450,380 | -E1,003,432 |
| medium value Secondary Offices | | | I | | | £57,186,000 | <u>.</u> | I |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £1,957,937 £1,743,852 | £1,272,427 £1,088,789 | £1,267,444 £1,083,825 | £1,259,074 £1,075,487 | £1,238,148 £1,054,640 | £1,112,595 £929,560 | £1,042,843 £860,071 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 16% | £1,528,455 £1,312,353 £1,269,024 | £904,246 £718,803 £681,608 | £899,299 £713,872 £676,679 | £890,989 £705,589 £668,401 | £870,215 £684,881 £647,705 | £745,569 £560,632 £523,532 | £676,321 £491,606 £454,547 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £1.095.354 £877,468 | £532.471 £345,256 | £527.554 £340,352 | £519.294 £332,114 | £498.646 £311,520 | £374.758 £187,954 | £305.931 £119,307 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £658,703 £439,067 £218,568 | £157,168 -£31,784 -£221,593 | £152,276 -£36,668 -£226,470 | £144,056 -£44,869 -£234,657 | £123,510 -£65,374 -£255,128 | £231 -£188,404 -£377,941 | -£08,257 -£256,753 -£446,172 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£2,785 -£224,984 | -£412,252 -£803,750 | -£417,122 -£608,614 | -£425,297 -£616,780 | -£445,737 -£637,197 | -£588,373 -£759,689 | -£636,504 -£827,741 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | nark land value: ity Space | • | | | | £40,420,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Suiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £2,202,773 £2,048,488 £1,833,291 | £1,377,204 £1,393,626 £1,209,082 | £1,372,280 £1,388,661 £1,204,135 | £1,380,323 £1,195,825 | £1,342,980 £1,359,476 £1,175,051 | £1,417,431 £1,234,396 £1,050,405 | £1,347,679 £1.164.907 £981,158 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 16% | £1,617,189 £1,573,860 £1.400.190 | £1,023,640 £986,444 £837.307 | £1,018,708 £981,515 £832.390 | £1,010,425 £973,237 £824.130 | £989,717 £952,541 £803.483 | £865,468 £828,368 £679.594 | £796,442 £759,383 £610.768 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £1.400.190 £1,182,304 £963,539 £743.903 | £650,092 £462,005 £273,053 | £645,188 £457,112 £268,168 | £636,950 £448,893 £259,967 | £616,356 £428,346 £239,462 | £492,791 £305,068 £116,433 | £610.768 £424,143 £236,579 £48.083 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £523,404 £302,051 | £83,243 -£107,415 | £78,367 -£112,285 | £70,180 -£120,480 | £49,710 -£140,900 | -£73,105 -£263,536 | -£141,336 -£331,668 |
| Residual Land values compared to benchn | | £18,852 | -2298,913 | *2303,778 | FEG-11/844 | -E-0-3/2,300 | -2434,853 | -2.022,900 |
| Secondary Industrial/Storage/Distribution | | | <u> </u> | | | £20,601,000 | | I |
| Tenure 69% LAR: 49% GR 69% LAR: 49% GR 69% LAR: 49% GR | % AH 0% 5% 10% 15% 16% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £ 623.19 £ 428.33 £ 19.557 £ 19.557 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases 1,153,261 1,159,523 1,159,523 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$1,198225 \$1,198225 \$1,198225 \$1,198244 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety, \$2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1,984,255 \$1,740,999 \$1,556,171 | Base Build Costs, Access Prt M4(2), Stopper Stopper St | Base Build Costs, Access Ptt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Ptt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (1777/76 (1440,751) | Base Build Costs, Access PT M42), Building Safety Levy, \$106, CIL, Build Regs 2022 & Statircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (1708,024 (1502,022 (1541,003) |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £1,760,536 £1,542,649 | £1,197,653 £1,010,438 | £1,192,736 £1,005,533 | £1,333,882 £1.184,476 £997,296 | £1.163.828 £976,702 | £1.039.940 £853,136 | £1,119,728 £971,113 £784,489 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £1,323,885 £1.104.249 £883,750 | £822,350 £633.398 £443,589 | £817,458 £628,514 £438,712 | £809,238 £620,312 £430,525 | £788,692 £599,808 £410,055 | £865,413 £476,778 £287,241 | £596,925 £408.429 £219,010 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £662,396 £440,197 | £252,930 £61,432 | £248,060 £56,567 | £239,885 £48,401 | £219,445 £27,985 | £96,809 -£94,507 | £28,678 -£162,559 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|--|--|---|---|--|---|--|--|--|
| Resi 4-10 Flats | | | | Value Area | Zone C - | £1,500 psf | | |
| No Units Site Area | 10 0.02 Ha | | - | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | _ |
| Residual land values: | | | | Tenure | | LAR : CIR | | 1 |
| Tenure 60% LAR - 60% CPR 60% L | % AH 5% 10% 10% 12% 12% 25% 35% 40% 35% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy L427040 C 217409 C 2174 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases C194,050 C254,050 C | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & SREEAM Excellent C1895455 C18954 C189545 C189545 C189545 C18954 C189 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, Cil., Building Safety Levy, S16e, Cil., Building Safety Levy, S16e, Cil., Building Safety Levy, S16e, Cil., Building Safety Levy, S16e, Cil., Building Safety Cil., S16e, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (2480,348) (259,179 (2480,348) (259,179 (2480,1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability C2814,766 C | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (27,85,644 C312,777 C304,458 C312,777 C304,578 C312,777 C304,578 C312,777 C304,578 C312,777 C304,578 C312,777 |
| | | | | | | | | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 16% | £1,647,520 £1,398,661 | £982,431 £764,764 | £977,467 £759,817 | £969,129 £751,508 | £948,282 £730,733 | £823,202 £606,088 | £753,712 £536,841 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 16% 20% 25% | £1,098,838 £898,239 | £502,379 £326.744 | £497,451 £321.827 | £489,173 £313.567 | £468,477 £292.920 | £344,304 £169.031 | £275,319 £100.205 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £846,892 £394,267 £140,969 | £108,407 -£114,803 -£336,879 | £101,503 -£119,697 -£341,763 | £93,265 -£127,915 -£349,964 | £/2,6/1 -£148,462 -£370,469 | -£50,895 -£271,741 -£493,499 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | -£564.687 -£788.461 -£1.013.078 | -£572.875 -£798,638 -£1.021.244 | -£593.344 -£817,076 -£1.041.659 | -£716.159 -£939,714 -£1.164.152 | |
| Residual Land values compared to benchm Medium Value Secondary Offices | mark land value | | | | | £57,186,000 | 1 | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2v), Suldiding Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levys S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £2,631,158 £2,383,211 £2,134,352 | £1,934,883 £1,718,122 £1,500,455 | £1,929,900 £1,713,158 £1,495,508 | £1,921,529 £1,704,820 £1,487,199 | £1,900,604 £1,683,973 £1,466,424 | £1,775,051 £1,558,892 £1,341,779 | £1,705,299 £1,489,403 £1,272,531 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 16% | £1,884,589 £1,834,529 £1,633,930 | £1,281,890 £1,238,070 £1,082,435 | £1,276,959 £1,233,142 £1,057,518 | £1,268,675 £1,224,864 £1,049,258 | £1,247,967 £1,204,168 | £1,123,720 £1,079,995 | £1,054,693 £1,011,009 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £1,382,383 £1,382,958 | £842,098 £620,888 | £837,194 £815,994 | £828,956 £607,776 | £808,362 £587,229 | £684,796 £463,950 £242,192 | £616,149 £395,461 £173,843 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £876,659 £622,500 £367,485 | £398,812 £175,880 -£47,901 | £393,928 £171,004 -£52,771 | £385,727 £162,816 -£60,947 | £305,222 £142,347 -£81,385 | £242,192 £19,532 -£204,023 | £173,843 -£48,698 -£272,154 |
| Residual Land values compared to benchr | mark land value | £111,625 | -£272,522 | -£277,387 | -£285,553 | -£305,968 | -£428,461 | -£496,513 |
| Lower Value Secondary Offices / Communi | ity Space | | 1 | | 1 | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £2.688.048 £2,439,189 | £2.022.959 £1.805,291 | £2.017.994 £1,800,344 | £2.009.656 £1,792,035 | £1,988,809 £1,771,260 | £1.863.729 £1.866,616 | £1.794.240 £1,577,368 |
| 80% LAR: 40% CIR 60% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 15% 16% 20% 25% | £2,189,425 £2,139,366 £1.938.767 | £1,586,726 £1,542,906 £1.367.271 | £1,581,795 £1,537,978 £1.362.354 £1,142,030 | £1,573,512 £1,529,700 £1,354,095 £1,133,792 | £1,552,804 £1,509,004 £1,333,447 £1,113,198 | £1,428,556 £1,384,831 £1,209,559 | £1,359,529 £1,315,846 £1.140.732 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £1,687,220 £1,434,794 £1,181,496 | £1,146,934 £925,724 £703,649 | £1,142,030 £920,831 £698.764 | £1,133,792 £912,612 £690.563 | £1,113,198 £892,066 £670.058 | £989,632 £768,786 £547.029 | £920,985 £700,298 £478,679 |
| 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £927,336 £672,322 £416,462 | £480,716 £256,936 £32,314 | £475,840 £252,066 £27,449 | £487,652 £243,890 £19,283 | £447,183 £223,451 | £324,369 £100,814 | £256,138 £32,682 |
| Residual Land values compared to benchn | | S 2410,402 | 202,014 | 221,440 | 2.15,205 | -2.1,102. | 1 | 2.131,077 |
| Secondary Industrial/Storage/Distribution | | | I | | I | £20,601,000 | | |
| Tenure 6% LAR: 6% CR 6% LAR: 6% CR 6% LAR: 6% CR | % AH 0% 5% 10% 15% 16% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy 1.288.39 1.248.39 1.248.91 1.248.91 1.248.91 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 22, 500,094 2, 165,537 2, 185,537 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stafrcases, Wchair Prt M4(3) & BREEAM Excellent (2,595,592) (2,105,690) (2,105,690) (3,105,690) (4,105,690) (4,105,690) (5,105,690) (5,105,690) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 2,596,711 2,270,001 21,192,387 51,890,645 | Base Build Costs, Access Prt M4(2), Building Safort Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (2,565,785, 12,111,009, 12,111,009, 13,148,346 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £2.440.233 £2.24.074 £5.06.66 | Base Build Costs, Access Pri M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(2), Bicdoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (2370,481 (215,4555) (1,592,713) |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £2,489,711 £2,299,112 £2,047,565 | £1,503,252 £1.727.617 £1,507,280 | £1,046,324 £1,722,700 £1,502,375 | £1,890,045 £1.714.440 £1,494,138 | £1,869,350 £1.693.792 £1,473,544 | £1,745,177 £1,569,904 £1,349,978 | £1,676,191 £1,501,078 £1,281,331 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £1,795,139 £1.541.841 £1.287.682 | £1,286,070 £1.063.994 £841,061 | £1,281,176 £1.059.110 £836.186 | £1,272,958 £1,050,908 £827,997 | £1,252,411 £1,030,403 £807,529 | £1,129,131 £907.374 £684.714 | £1,060,643 £839,025 £616,483 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £1,032,667 £776,807 | £617,281 £392,660 | £612,411 £387,795 | £604,235 £379,629 | £583,796 £359,214 | £461,159 £236,720 | £393,028 £168,668 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|--------------------------|---|---|---|---|---|--|--|
| Resi 4- 10 Flats | | | | Value Area | Zone C - | £1,750 psf | | |
| No Units | 10 | | 1 | Sales value inflation | | Base |] | |
| Site Area Residual land values: | 0.02 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| | | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases £4,078,721 | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £4,488,889 £4,183,929 | £3,806,756 £3,533,884 | £3,801,791 £3,528,937 | £4,065,367 £3,793,452 £3,520,627 | £4,044,442 £3,772,605 £3,499,853 | £3,918,889 £3,647,526 £3,375,208 | £3,849,137 £3,578,037 £3,305,961 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 16% 20% | £3,878,064 £3,816,783 £3,571,303 | £3,260,115 £3,205,253 £2,985,454 | £3,255,183 £3,200,325 £2,980,537 | £3,246,900 £3,192,047 £2,972,279 | £3,226,192 £3,171,351 £2,951,630 | £3,101,944 £3,047,178 £2,827,742 | £3,032,917 £2,978,193 £2,758,915 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £3.263.654 £2.955.126 | £2.709.913 £2,433,498 | £2.705.008 £2,428,605 | £2.696.771 £2.420.385 | £2.676.176 £2,399,839 | £2.552.611 £2,276,560 | £2,483,964 £2,206,072 £1,931,248 £1,653,502 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £2,645,727 £2,335,466 | £2,156,217 £1,878,081 | £2,151,334 £1,873,204 | £2,143,132 £1,865,017 | £2,122,627 £1,844,548 | £1,721,733 | £1,931,248 £1,653,502 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,024,350 £1,712,388 | £1,599,096 £1,319,270 | £1,594,226 £1,314,405 | £1,586,050 £1,306,239 | £1,565,611 £1,285,824 | £1,442,974 £1,163,330 | £1,374,843 £1,095,278 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 |] | |
| | | | | | | | | Base Build Costs, |
| | | Base Build Costs and | Base Build Costs, Access Prt M4(2), Building Safety Levy & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLI, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, |
| Tenure | % AH | Access Prt M4(2) & Building Safety Levy | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & Biodiversity | Renewable Offset Payments | Offset Payments & Sustainability | Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR | 0% 5% | £3,017,501 £2,713,452 | £2,303,284 £2,031,319 | £2,298,301 £2,026,355 | £2,289,931 £2,018,016 | £2,269,005 £1,997,169 | £2,143,452 £1,872,090 | £2,073,700 £1,802,601 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 16% | £2,408,493 £2,102,627 £2,041,347 | £1,758,448 £1,484,678 £1,429,817 | £1,753,501 £1,479,746 £1,424,889 | £1,745,191 £1,471,464 £1,416,610 | £1,724,417 £1,450,756 £1,395,915 | £1,599,771 £1,326,507 £1,271,742 | £1,530,524 £1,257,480 £1,202,756 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £2,041,347 £1.795.867 £1.488.218 | £1,429,817 £1.210.018 £934,477 | £1,424,889 £1.205.101 £929.572 | £1,416,610 £1.196.842 £921.334 | £1,395,915 £1.176.194 £900.740 | £1,271,742 £1.052.305 £777.175 | £1,202,786 £983.479 £708.528 |
| 60% LAR : 40% CIR | 30% | £1,179,690 £870,291 | £658,062 £380,781 | £653,168 £375,898 | £644,949 £367,695 | £624,402 £347,190 | £501,124 £224,162 | £432,635 £155,812 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £580.029 £248,914 £63.048 | £102.645 -£176,341 -£456.167 | £97.768 -£181,211 -£461.031 | £89.581 -£189,386 -£469.197 | £69.111 -£209,826 -£489.613 | -£53.703 -£332,462 -£612,106 | -£121.934 -£400,593 -£680.158 |
| Residual Land values compared to benchi Medium Value Secondary Offices | | 5 | | | | £57,186,000 | 1 | |
| medium value Secondary Offices | 1 | | I | | I | £57,186,000 | <u> </u> | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levi \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £3,753,192 £3,449.143 | £3,038,975 £2,767,010 | £3,033,992 £2,762,046 | £3,025,621 £2,753,707 | £3,004,696 £2,732,860 | £2,879,143 £2.607.781 | £2,809,391 £2,538,292 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 16% | £3,144,184 £2,838,318 | £2,494,139 £2,220,369 | £2,489,192 £2,215,437 | £2,480,882 £2,207,155 | £2,460,108 £2,186,447 | £2,335,462 £2,062,198 | £2,266,215 £1,993,171 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 16% 20% 25% | £2,777,037 £2.531.558 £2.233.909 | £2,165,508 £1.945.709 £1.670.167 | £2,160,580 £1.940.792 £1.885.283 | £2,152,301 £1.932.533 £1.857,025 | £2,131,606 £1.911.885 £1.636.430 | £2,007,433 £1.787,996 £1.512,868 | £1,938,447 £1.719.170 £1,444,218 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £1,915,381 £1,605,982 | £1,393,753 £1,116,472 | £1,003,203 £1,388,859 £1,111,589 | £1,037,025 £1,380,640 £1,103,386 | £1,030,430 £1,360,093 £1,082,881 | £1,312,606 £1,236,815 £959,853 | £1,168,326 £891,502 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £1,295,720 £984,605 | £838,336 £559,350 | £833,459 £554,480 | £825,272 £546,305 | £804,802 £525,865 | £681,987 £403,229 | £613,757 £335,098 |
| Residual Land values compared to bench | | 5 | 2270,024 | 2214,000 | 1200,455 | 2240,070 | 2120,000 | 200,000 |
| Lower Value Secondary Offices / Commun | ity Space | | 1 | | ı | £40,420,000 | | ı |
| Tonure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy cost of Section 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £3.753.980 £3,449,020 £3.143.155 | £3.071.847 £2,798,975 £2,525,206 | £3.066.882 £2,794,028 £2,520.274 | £3.058.543 £2,785,718 £2,511.991 | £3.037.696 £2,764,944 £2,491,283 | £2.912.617 £2,640,298 £2.367.035 | £2,843,128 £2,571,052 £2,298,007 |
| 60% LAR: 40% CIR | 16% 20% 25% | £3,143,155 £3,081,874 £2.836.394 | £2,525,200 £2,470,344 £2,250.545 | £2,520,274 £2,465,416 £2,245,628 | £2,511,991 £2,457,138 £2,237,370 | £2,491,203 £2,436,442 £2.216.721 £1,941,267 | £2,367,035 £2,312,269 £2.092.833 £1,817,702 | £2,243,007 £2,243,284 £2.024.008 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £2,528,745 £2,220,217 £1,910,818 | £1,975,004 £1,698,589 £1,421,308 | £1,970,099 £1,693,696 £1,416,425 | £1,961,862 £1,685,476 £1,408,223 | £1,941,267 £1,664,930 £1,367,718 | £1,817,702 £1,541,651 £1,264,680 | £1,749,055 £1,473,163 £1,198,330 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £1,600,557 £1,289,441 | £1,421,308 £1,143,172 £864,187 | £1,138,295 £859,317 | £1,406,223 £1,130,108 £851,141 | £1,367,716 £1,109,639 £830,702 | £986,824 £708,065 | £1,196,339 £918,593 £639,934 |
| Residual Land values compared to bench | mark land value: | £977,479 | £584,360 | £579,496 | £571,330 | £550,915 | £428,421 | £360,369 |
| Secondary Industrial/Storage/Distribution | | | T | r | ı | £20,601,000 | | ı |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% | £4,418,374 £4,114,325 £3,800,385 | £3,704,157 £3,432,192 £3,150,221 | £3,699,174 £3,427,228 | £3,690,803 £3,418,889 £3,146,064 | £3,669,878 £3,398,042 £3,125,200 | £3,544,325 £3,272,962 | £3,474,573 £3,203,473 £3,934,307 |
| 60% LAR : 40% CIR | 5% 10% 15% 16% | £3,809,365 £3,503,500 £3,442,219 | £3,159,321 £2,885,551 £2,830,689 | £3,154,374 £2,880,619 £2,825,761 | £3,146,064 £2,872,336 £2,817,483 | £3,125,290 £2,851,629 £2,796,788 | £3,000,644 £2,727,380 £2,672,615 | £2,931,397 £2,658,353 £2,603,629 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £3.196.740 £2,889,090 | £2,610.891 £2,335,349 | £2,605,974 £2,330,445 | £2,597,715 £2,322,207 | £2,577,086 £2,301,612 | £2,453,178 £2,178,047 | £2.384.351 £2,109,400 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £2,380,563 £2,271,164 £1,960,902 | £2,058,935 £1.781.654 £1,503,518 | £1,776,770 £1,498,641 | £2,045,622 £1.768.568 £1,490,454 | £2,025,275 £1,748,063 £1,469,984 | £1,901,998 £1,625,035 £1,347,169 | £1,633,508 £1,556,684 £1,278,939 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £1,649,787 £1,337,825 | £1,224,532 £944,706 | £1,219,662 £939,841 | £1,211,487 £931,675 | £1,191,047 £911,260 | £1,068,411 £788,767 | £1,000,279 £720,715 |
| | | | | | | | | |

| Table | Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--|--|---|---|---|---|--|---|--|
| Table Part | Resi 4- 10 Flats | | | | Value Area | Zone C - | £1,900 psf | | |
| Description | No Units Site Area | 10 0.02 Ha | | • | Sales value inflation | | | 1 | |
| Base Build Costs and Service | | 0.02110 | | | Tenure | | LAR : CIR | | 1 |
| Base Build Costs, Access P1 46(7), 2016. Ex Build Policy 147, 2016. Cit. Build Play 147, 2016. Cit. Bu | 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR | 5% 10% 15% 16% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy \$3,466,156 \$3,466,156 \$3,466,156 \$4,766,256 \$4,766,256 \$4,176,256 \$4,176,256 \$4,176,256 \$4,176,257 \$4,256,361 \$4,256,361 \$4,256,361 \$4,256,361 \$4,256,361 \$4,256,361 \$4,256,361 | Access Prt M4(2), Building Safety Levy & S106, Clt., Building Regs 2022 & Staircases E4.436,099 E4.436,099 E4.300,095 E3.823,202 E3.841,191 E3.851,191 E3.861,191 E2.868,814 E2.275,554 | Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £4.431,124 £1.55,148 £3.818,270 £1.50,160 £2.201,850 £2.201,850 £2.201,850 | Access Pr. M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$4,727,852 \$4,116,838 \$1,809,897 \$2,448,459 \$2,103,613 \$2,849,105 | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BreEAM Excellent, Biodiversity & Renewable Offset Payments E44, 1989 41, 19 | Access Prt M4(2), Building Safety Levy, \$166, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BreEAM Excellent, Biodiversity, Renewable Offset Psyments & Sustainability (1,597,148) | Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Base Build Costs, Access P1 46(7), 2016. Ex Build Policy 147, 2016. Cit. Build Play 147, 2016. Cit. Bu | | | | | | | | | Danie Brillet Constr |
| 100 | Tenure | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column C | 60% LAR : 40% CIR | 0% 5% | £3,690,721 £3,353,012 | £2,965,739 £2,660,652 | £2,960,757 £2,655,688 | £2,952,387 £2,647,350 | £2,931,460 £2,626,503 | £2,805,908 £2,501,422 | £2,736,156 £2,431,933 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £3,014,391 £2,674,865 £2,606,852 | £2,354,658 £2,047,765 £1,986,280 | £2,349,711 £2,042,834 £1,981,352 | £2,341,401 £2,034,551 £1,973,073 | £2,320,627 £2,013,843 £1,952,378 | £2,195,981 £1,889,594 £1,828,204 | £2,120,734 £1,820,568 £1,769,219 |
| Base Build Costs, | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £2.334.443 £1,993,133 | £1,739,982 £1,431,318 | £1,735,065 £1,426,414 | £1.726.807 £1,418,176 | £1.706.158 £1,397,581 | £1.582.270 £1,274,017 | £1.513.443 £1,205,368 |
| March Marc | 60% LAR - 40% CIR | 35% 40% | £1,650,945 £1,307,885 £963,962 | £1,121,780 £811,378 £500,117 | £1,116,887 £806,494 £495,242 | £1,108,668 £798,291 £487,054 | £1,088,122 £777,786 £466,585 | £964,842 £654,758 £343,770 | £896,354 £586,408 £275,539 |
| Base Build Costs, Access PT M4(2), Building Safety Levy, 195, 196, CL, Building Safety Levy, 195, 19 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £619,185 £273,562 | £188,009 -£124,939 | £183,140 -£129,804 | £174,984 -£137,970 | £154,524 -£158,385 | £31,888 -£280,878 | -£36,243 -£348,930 |
| Base Build Costs, Access PT M4(2), Building Safety Levy, 195, 196, CL, Building Safety Levy, 195, 19 | Residual Land values compared to bench Medium Value Secondary Offices | mark land value | s | | | | £57,186,000 | 1 | |
| Column | Tenure | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Company Comp | 60% LAR : 40% CIR | 0% 5% | £4,426,412 £4,088,703 | £3,701,430 £3,396,343 | £3,696,448 £3,391,379 | £3,688,078 £3,383,040 | £3,667,151 £3,362,194 | £3,541,599 £3,237,113 | £3,471,847 £3,167,624 |
| Company Comp | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 16% | £3,750,082 £3,410,556 £3,342,543 | £3,090,349 £2,783,456 £2,721,970 | £3,085,402 £2,778,525 £2,717,043 | £3,077,092 £2,770,241 £2,708,764 | £3,056,318 £2,749,534 £2,688,069 | £2,931,672 £2,625,285 £2,663,895 | £2,862,425 £2,556,259 £2,494,910 |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £3.070.134 £2,728,824 | £2.475.673 £2,167,009 | £2.470.756 £2,162,105 | £2.462.497 £2,153,867 | £2,441,849 £2,133,272 | £2,317,961 £2,009,707 | £2.249.134 £1,941,059 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs S106, Cit, Build Regs S106, Cit, Build Regs S106, Cit, Building Safety Levy, S106, | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £2,386,636 £2,043,576 | £1,857,471 £1,547,069 | £1,852,578 £1,542,184 | £1,844,359 £1,533,982 | £1,823,813 £1,513,477 | £1,700,533 £1,390,449 | £1,632,045 £1,322,099 |
| Resident of value concerned to benchmark four values Residence | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,059,053 £1,354,876 £1,009,253 | £923,700 £610,752 | £918,831 £605,887 | £910,655 £597,721 | £890,215 £577,306 | £7,079,461 £767,579 £454,812 | £699,448 £386,760 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Stores Prt M4(2), Building | Residual Land values compared to benchi | | s | | | | C40 420 000 | 1 | |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, Stopper M4(2), Building Sa | Lower Value Secondary Offices / Commun | ity Space | | 1 | | ı | £40,420,000 | | 1 |
| 69%LAR.49%CR | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CLI, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 69%LAR.49%CR | 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £4,393,539 £4,054,918 | £3.701.179 £3,395,185 £3.089.202 | £3.696.215 £3,390,238 | £3.687.877 £3,381,928 | £3.667.030 £3,361,155 £3.054.270 | £3,236,509 | £3,167,261 £2,861,005 |
| Control Cont | 60% LAR: 40% CIR | 16% | | | £3,021,879 £2,775.593 | £3,013,601 £2,767.334 | | | £2,799,747 £2,553.970 |
| Control Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAP: 40% CIP | 25% 30% 35% | £3,033,661 £2,691,472 £2,348,412 | £2,471,846 £2,162,308 £1,851,905 | £2,466,941 £2,157,414 £1,847,021 | £2,458,704 £2,149,196 £1,838,818 | £2,438,109 £2,128,649 £1,818,314 | £2,314,544 £2,005,369 £1,695,285 | £2,245,896 £1,936,881 £1,626,936 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, St06, CIL, Build Regs 2022, & Staircases, Whale Prt M4(3), Building Safety Levy, St06, CIL, Build Regs 2022, & Staircases, Whale Prt M4(3), Building Safety Levy, St06, CIL, Build Regs 2022, & Staircases, Whale Prt M4(3), Building Safety Levy, St06, CIL, Build Regs 2022, & Staircases, Whale Prt M4(3), Building Safety Levy, St06, CIL, Build Regs 2022, & Staircases, Whale Prt M4(3), Building Safety Levy, St06, CIL, Build Regs 2022, & Staircases, Whale Prt M4(3), BEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability, & Embodied Caron (Staircase), Building Safety Levy, St06, CIL, Build Regs 2022, & Staircases, Whale Prt M4(3), BEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability, & Embodied Caron (Staircase), Building Safety, Levy, St06, CIL, Build Regs 2022, & Staircases, Whale Prt M4(3), BEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability, & Embodied Caron (Staircase), Building Safety, Levy, St06, CIL, Build Regs 2022, & Staircases, Whale Prt M4(3), & BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability, & Embodied Caron (Staircase), Building Safety, Levy, St06, CIL, Build Regs 2022, & Staircases, Whale Prt M4(3), & BREEAM Excellent, Biodiversity, & Breeawable Offset Payments & Sustainability, & Embodied Caron (Staircase), Building Safety, Levy, St06, CIL, Build Regs 2022, & Staircases, Whale Prt M4(3), & BREEAM Excellent, Biodiversity, & Breeawable Offset Payments & Sustainability, & Embodied Caron (Staircase), Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St06, CIL, Building Safety, Levy, St0 | | 40% 45% | £2,004,489 £1,659,712 | £1,540,645 £1,228,537 | £1,535,769 £1,223,668 | £1,527,582 £1,215,491 | £1,507,112 £1,195,052 | £1,384,297 £1,072,415 | £1,316,087 £1,004,284 |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BEEAM Excellent, Biodiversity & S106, CIL, Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & S106, CIL, Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & S106, CIL, Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & S106, CIL, Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & S106, CIL, Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Control of S10, CIL, S10, CIL, S10, S10, CIL, S10, S10, CIL, S10, S10, CIL, S10, S10, CIL, S10, S10, CIL, S10, S10, CIL, S10, S10, CIL, S10, S10, CIL, S10, S10, CIL, S10, S10, CIL, S10, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, CIL, S10, | | | £1,314,089 | £915,588 | £910,723 | £902,557 | £882,142 | £759,649 | £691,597 |
| Base Build Costs, Access Prt M4(2), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), BEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability, Renewable Offset Payments & Sustainability, Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), BEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability, Sustainability, Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), BEEAM Excellent, Biodiversity, Senewable Offset Payments & Sustainability, Sustainability, Safety Lowy, S166, CIL, Build Regs 2022 & Staircases, Whalir Prt M4(3), BEEAM Excellent, Biodiversity, Senewable Offset Payments & Sustainability, | Secondary Industrial/Storage/Distribution | milu vaiue | | | | | £20,601,000 | | |
| 60% LAR - 40% CR 5% LATS 885 £ 100 1.55 £ 1,008.500 £ 1,008.22 £ 1,007.278 £ 1,002.205 £ 3,82.206 £ 1,007.278 £ 1, | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 00 N, LAR, 49% CR 27% 13.96 14.00 15.00 12 | 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £4,753.885 £4,415,264 | £4.061.525 £3,755,531 | £4,056,560 £3,750,584 | £4,033,209 £4,048,222 £3,742,274 | £4.027.376 £3,721,500 | £3,902,295 £3,596,854 | £3.832.806 £3,527,606 |
| 0% LAR. 4% CR 25% \$1.39.000 \$1.29.200 \$1.29.200 \$1.29.30 | 60% LAR : 40% CIR | | £4,075,738 £4,007,724 | £3,448,638 £3,387,152 | £3,443,707 £3,382,224 | £3,435,423 | £3,414,715 £3,353,251 | | £3,221,441 £3,160,092 |
| 00% AAR 40% CR 35% 12 787-787 12 212 251 12 227-386 12 199-104 12 786-50 12 205-511 11 12 207-201 100% AAR 40% CR | 60% LAR: 40% CIR | 20% 25% 30% | £3,735,316 £3,394,006 £3,051,818 | £3.140.855 £2,832,191 £2,522.653 | £3.135.938 £2,827,287 £2,517.759 | £3.127.679 £2,819,049 £2,509.541 | £3.107.031 £2,798,454 £2,488.995 | £2,983.142 £2,674,889 £2,365.715 | £2,914,316 £2,606,241 £2,297,226 |
| 071-1071-477-487 | 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £2.708.757 £2,364.835 | £2.212.251 £1,900,990 | £2.207.366 £1,896,114 | £2.199.164 £1,887,927 | £2.178.659 £1,867,458 | £2.055.631 £1,744,643 | £1.987.281 £1,676,412 |
| | 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £2,020,057 £1,674,435 | £1,588,882 £1,275,933 | £1,584,013 £1,271,069 | £1,575,837 £1,262,903 | £1,555,397 £1,242,488 | £1,432,761 £1,119,994 | £1,364,630 £1,051,942 |

| Sile Aces Pt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, Staticases | Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--|--|--|--|--|---|--|--|--|
| March Marc | Resi 4-10 Flats | | | | Value Area | Zone C - | £2,000 psf | | |
| Description | No Units Site Area | 10 0.02 Ha | | - | Sales value inflation | | Base Base | | |
| Base Bald Code, Base Bald Code, Base Bald Code, Bald, | | 0.02110 | | | Tenure | | PIL | | 1 |
| Base Build Costs, Access PM MC/19. Fireman PM MC/1 | 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR | 5% 10% 15% 16% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy \$5914,977 \$5,914,977 \$5,914,977 \$5,914,977 \$6,81,179 \$4,799,292 \$4,408,931 \$4,105,179 \$2,740,550 \$3,375,550 \$3,375,550 \$2,274,055 \$2,274,055 \$2,274,055 \$2,274,055 | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 54,855,644 44,527,567 64,195,591 51,868,728 53,537,982 53,206,302 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent 5.177.858 5.890.679 54.552.650 54.103.663 53.311 53.3078 53.311 53.3078 53.3168 53.3168 53.3168 53.3168 | Access Pr. M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £5,199,460 £4,514,311 £4,119,489 £1,855,552 £1,504,400 £1,504,500 | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Psyments (4,405,50) (4,405 | Access Prt M4(2), Building Safety Levy, \$166, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BreEAM Excellent, Biodiversity, Renewable Offset Psyments & Sustainability (43,96,99) (| Access Prt M4(2). Building Safety Levy, \$166, CIL, Build Regs 2022 & Stallarcases, Wchair Prt M4(3). BREEAM Excellent, Biodoversity, Renewable Offset Paymenta, Sustainability & Embodied Carrio 1000 |
| Base Build Costs, Access PM MC/19. Fireman PM MC/1 | | | | | | | | | |
| Style Styl | Tenure | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column C | 60% LAR : 40% CIR | 5% | £4,139,535 £3,779,386 £3,418,323 | £3,407,377 £3,080,208 £2,752,131 | £3,402,393 £3,075,243 £2,747,184 | £3,394,023 £3,066,904 £2,738,875 | £3,373,098 £3,046,057 £2,718,100 | £3,247,544 £2,920,977 £2,503,455 | £3,177,793 £2,851,488 £2,524,207 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 16% | £3,416,323 £3,056,357 £2,983,856 | £2,702,131 £2,423,157 £2,357,255 | £2,747,104 £2,418,226 £2,352,327 | £2,736,675 £2,409,942 £2,344,048 | £2,389,234 £2,323,353 | £2,083,400 £2,264,986 £2,199,180 | £2,195,980 £2,130,194 |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £2.693.494 £2,329,743 | £2.093.292 £1,762,546 | £2.088.375 £1,757,642 | £2.080.116 £1,749,404 | £2.059.468 £1,728,809 | £1,935,579 £1,605,244 | £1.866.753 £1,536,597 |
| ## 1014 ## 1015 ## 101 | 60% LAR - 40% CIR | 35% 40% | £1,905,114 £1,599,613 £1,233,250 | £1,430,926 £1,098,442 £765,100 | £1,426,032 £1,093,557 £760,224 | £1,417,814 £1,085,356 £752,036 | £1,397,267 £1,064,851 £731,567 | £1,273,989 £941,821 £608,752 | £1,205,500 £873,472 £540,522 |
| Base Build Costs, Access PT M4Q1, Base Build Costs, Access PT M4Q2, Base Build Costs, Access PT M4Q2, Building Safety Levy, 1993 (C. C. Build Regs May 1994 (C. Build Regs May | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £866,033 £497,969 | £430,910 £95,879 | £426,040 £91,015 | £417,865 £82,849 | £397,425 £62,434 | £274,789 -£60,060 | £206,658 -£128,112 |
| Base Build Costs, Access PT M4Q1, Base Build Costs, Access PT M4Q2, Base Build Costs, Access PT M4Q2, Building Safety Levy, 1993 (C. C. Build Regs May 1994 (C. Build Regs May | Residual Land values compared to bench Medium Value Secondary Offices | mark land value | s | | | | £57,186,000 | 1 | |
| Column | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Company Comp | 60% LAR : 40% CIR | 0% 5% | £4,875,226 £4,515,077 | £4,143,068 £3,815,899 | £4,138,084 £3,810,934 | £4,129,714 £3,802,595 | £4,108,789 £3,781,748 | £3,983,235 £3,656,668 | £3,913,484 £3,587,179 |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 16% | £4,154,014 £3,792,048 £3,719.547 | £3,487,822 £3,158,848 £3.092,945 | £3,482,875 £3,153,917 £3.088.017 | £3,474,566 £3,145,633 £3,079,739 | £3,453,791 £3,124,925 £3,059,044 | £3,329,146 £3,000,677 £2,934,871 | £3,259,898 £2,931,650 £2,865,885 |
| Col. No. 10. | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £3,429,185 £3,065,434 | £2.828.983 £2,498,237 | £2.824.066 £2,493,332 | £2.815.807 £2,485,095 | £2.795.158 £2,464,500 | £2.671.270 £2,340,935 | £2.602.444 £2,272,288 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, What Prt M4(3), BREAM Excellent, Blodwersity & February (Cost Proposed) (| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £2,700,804 £2,335,304 £1,968,941 | £2,166,617 £1,834,133 | £2,161,723 £1,829,248 £1,495,915 | £2,153,505 £1,821,047 | £2,132,958 £1,800,542 £1,467,258 | £2,009,680 £1,677,512 | £1,941,191 £1,609,163 £1,276,213 |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, Store Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Lovy, Store Prt M4(3), Building Safety Lovy, | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,601,723 £1,233,660 | £1,560,791 £1,166,601 £831,570 | £1,450,510 £1,161,731 £826,706 | £1,467,727 £1,153,556 £818,540 | £1,467,256 £1,133,116 £798,125 | £1,010,480 £675,631 | £942,348 £607,579 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, S106, CIL, Bui | | | s | | | | \$40,420,000 | 1 | |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Building Safety Lovy, S166, | Lower Value Secondary Offices / Commun | ity Space | | | | | | | |
| 69%LAR.49%CR | Tonure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CLI, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 69%LAR.49%CR | 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £4.819.913 £4,458,850 | £4.120.735 £3,792,658 £3,462.694 | £4.115.770 £3,787,711 | £4.107.431 £3,779,402 £3,450,460 | £4.086.585 £3,758,627 £3,420,764 | £3,961,504 £3,633,982 | £3.892.015 £3,564,734 £3,220,497 |
| CRASSING Costs and Access PT M4(2), Base Build Costs, Access PT M4(2), Building Safety Levy, Storough Costs and Access PT M4(2), Building Safety Levy, Storough Costs and Access PT M4(2), Building Safety Levy, Storough Costs and Access PT M4(2), Building Safety Levy, Storough Costs, | 60% LAR: 40% CIR | 16% | | | £3.128.902 | £3,384,576 £3,120,643 | £3,363,880 £3.099.995 | | £3,170,722 £2.907.280 |
| CRASSING Costs and Access PT M4(2), Base Build Costs, Access PT M4(2), Building Safety Levy, Storough Costs and Access PT M4(2), Building Safety Levy, Storough Costs and Access PT M4(2), Building Safety Levy, Storough Costs and Access PT M4(2), Building Safety Levy, Storough Costs, | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £3,370,270 £3,005,641 £2,640,144 | £2,803,073 £2,471,453 £2,138,000 | £2,798,169 £2,466,560 | £2,789,931 £2,458,341 £2,125,822 | £2,769,336 £2,437,795 £2,105,379 | £2,645,771 £2,314,516 | £2,577,124 £2,246,028 |
| Received in find without commented to benchmark tand values | | 40% 45% | £2,273,777 £1,906,560 | £1,805,627 £1,471,437 | £1,800,751 £1,466,567 | £1,792,563 £1,458,392 | £1,772,095 £1,437,952 | £1,649,279 £1,315,316 | £1,581,049 £1,247,185 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs S106, Ci | | | £1,538,496 | £1,136,407 | £1,131,542 | £1,123,376 | £1,102,961 | £980,468 | £912,416 |
| Base Build Costs, Access Prt M4(2), Building Safety Lowy, S166, CIL, Build Regs Build Costs, Access Prt M4(2), Building Safety Lowy, S166, CIL, Build Regs Building Safety Lowy, S166, CIL, Build Regs Building Safety Lowy, S166, CIL, Build Regs S164, S202 & Staircases, Wchair Prt M4(3), Building Safety Lowy, S166, CIL, Build Regs S164, S202 & Staircases, Wchair Prt M4(3), BEEAM Excellent, Biodiversity & Biod | | | - | | | | £20,601,000 | | |
| 60% LAR - 40% CR 5% 55 55 15 105 288 £4 481 080 £4 475 116 £4 497 777 £4 446 530 £4 321 850 £4 222 361 60% LAR - 40% CR 67 67 10% £4 18 19 12 £4 18 19 18 £4 18 18 £4 18 18 £4 18 18 £4 18 18 £4 18 18 £4 18 18 £4 18 18 £4 18 18 £4 18 18 £4 18 18 £4 18 18 £4 18 18 £4 18 | | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £4,803,268 | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 00 N, LAF, 4% CR 25% (2.78) 1.0 44.02 (2.19) 1.0 4.00 (2.19) 1 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £5.180.258 £4,819,196 | £4.481.080 £4,153,003 | £4.476.116 £4,148,056 | £4,467,777 £4,139,747 | £4.446.930 £4,118,972 | £4,321,850 £3,994,328 | £4.252.361 £3,925,080 |
| 0% LAC. 4% CR 25% \$1.309.00 \$1.309.00 \$1.309.00 \$2.269.00 \$2.209.0 | 60% LAR : 40% CIR | | £4,457,229 £4,384,729 | £3,824,030 £3,758,127 | | £3.810.815 | £3,790,107 £3,724,226 | | £3,596,832 £3,531,067 |
| 00% LAF 45% CR 35% E1000 488 E2499 314 E2494490 E2480 E2 450 E2 50 | 60% LAR: 40% CIR | 20% 25% 30% | £4.094.367 £3,730,616 £3,365.986 | £3,494,165 £3,163,419 £2,831,799 | £2,826,905 | £3,480,989 £3,150,277 £2,818.687 | £3,460,340 £3,129,682 £2,798,140 | £2,674,861 | £3.267.625 £2,937,470 £2,606.373 |
| OTH LATE: STILL LET 50% 12,000,000 13,007,000 13,007,000 11,007,00 | 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £3.000.486 £2,634,123 | £2,499,314 £2,165,973 | £2,494,430 £2,161,097 | £2,486,229 £2,152,909 | £2,465,724 £2,132,440 | | £2.274.345 £1,941,395 |
| | 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £2,266,905 £1,898,841 | £1,831,783 £1,496,752 | £1,826,913 £1,491,888 | £1,818,738 £1,483,722 | £1,798,298 £1,463,306 | £1,675,662 £1,340,813 | £1,607,530 £1,272,761 |

| Local Plan Viability Testing | 1 2025 | | 1 | | | | 1 | |
|--|---|---|---|---|--|---|--|---|
| Resi 4- 10 Flats | | | | Value Area | Zone C - RP Per | iphery £2,250 psf | | |
| No Units Site Area | 10 0.02 Ha | | | Sales value inflation | | Base Base | 1 | |
| Residual land values: | 0.02110 | | | Build cost inflation Tenure | | Base PIL | | 1 |
| Tenure 0% LAR: 49% CR 60% LAR | % AH 5% 10% 15% 18% 20% 35% 40% 40% 45% 50% | Base Build Costs and Accass Prt M4(2) & Building Safety Levy (7.037.06 (5.637.06) (5.637.06) (5.637.06) (5.637.06) (6.701.89) (6.701 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Sreft Levy & \$106, CLI, Building Regs 2022 & Start Cost (5,542,551) (5,542, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022, & Staltrases, Wchair Prt M4(3) & BREEAM Excellent (5,818,524 (5,818,524) (5,818,52 | Base Bulid Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs \$210, 22, 8 Staircases, Wchair Prt M4(3), BREEAM Excellent & Boddwersity (5,873,522 (5,873,522 (5,873,522) (5,873,522 (5,873,522) | Base Build Costs, Access Prt M4(2), Building Safety Levy, 516, Ct. Shuid Regs, Ct. Shuid Regs, Wchair Prt M4(2), BREAM Excellent, Biodiversity & Renewable Offset Paymonts 18,252,27 15,493,24 15,49 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, C1 & Building Safety Levy, S166, C1 & Building Safety Levy, S166, C1 & Building Safety Levy, S166, C1 & Building Safety Levy, Building Safety Levy, Building Safety Levy, S166, S26, S36, S36, S36, S36, S36, S36, S36, S3 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S166, Cil., Build Regs AVAZ S Staircasses, AVAZ S Staircasses, AVAZ S Staircasses, AVAZ S Staircasses, AVAZ S Staircasses, AVAZ S Staircasses, AVAZ S Staircasses, AVAZ S STAIRCASSES, AVAZ S STAIRCASSES, AVAZ S STAIRCASSES, AVAZ S STAIRCASSES, AVAZ S STAIRCASSES, AVAZ S S S S S S S S S S S S S S S S S S S |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £4,845,318 £4,428,154 | £4,511,470 £4,129,095 £3,745,814 | £4,506,486 £4,124,130 £3,740,867 | £4,498,116 £4,115,792 £3,732,557 | £4,477,191 £4,094,946 £3,711,784 | £4,351,637 £3,969,865 £3,587,138 | £4,281,885 £3,900,376 £3,517,891 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 16% 20% | £4,010,085 £3,926,364 £3,591,122 | £3,361,635 £3,284,692 £2,976,566 | £3,356,704 £3,279,764 £2,971,649 | £3,348,420 £3,271,486 £2,963,390 | £3,327,712 £3,250,791 £2,942,741 | £3,203,485 £3,126,617 £2,818,853 | £3,134,438 £3,057,632 £2,750,027 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 25% 30% 35% | £3,171,269 £2,750,538 | £2,590,616 £2,203,791 | £2,585,711 £2,198,897 | £2,577,473 £2,190,679 | £2,556,878 £2,770,133 | £2,433,314 £2,046,853 | £2,364,666 £1,978,365 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £2,328,935 £1.906.470 £1,483,151 | £1,816,101 £1.427.555 £1,038,161 | £1,811,218 £1.422.679 £1,033,291 | £1,803,015 £1.414.491 £1,025,116 | £1,762,511 £1.394.023 £1,004,676 | £1,009,482 £1.271.208 £882,040 | £1,591,133 £1.202.977 £813,908 |
| 60% LAR: 40% CIR Residual Land values compared to bench Medium Value Secondary Offices | 50% | £1,058,986 | £647,926 | £643,061 | £634,895 | £614,479 | £491,987 | £423,935 |
| Medium Value Secondary Offices | | | 1 | ı | 1 | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £5,997,259 £5,581,009 | £5,247,160 £4,864,786 | £5,242,177 £4,859,821 | £5,233,807 £4,851,483 | £5,212,881 £4,830,636 | £5,087,328 £4,705,556 | £5,017,576 £4,636,067 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 16% | £5,163,845 £4,745,776 £4,662,055 | £4,481,505 £4,097,326 £4,020,383 | £4,476,558 £4,092,395 £4,015,455 | £4,468,248 £4,084,111 £4,007,177 | £4,447,474 £4,063,403 £3,986,482 | £4,322,829 £3,939,156 £3,862,307 | £4,253,582 £3,870,129 £3,793,323 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £4.326.812 £3,906,960 | £3.712.257 £3,326,306 £2,939,482 | £3.707.340 £3,321,402 £3,034.588 | £3.699.081 £3,313,164 £3,928.370 | £3.678.432 £3,292,569 £2.905.823 | £3.554.544 £3,169,004 £2,782.544 | £3.485.717 £3,100,356 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £3,064,626 £2,642,161 | £2,551,792 £2,163,246 | £2,546,909 £2,158,370 | £2,538,706 £2,150,182 | £2,518,201 £2,129,714 | £2,395,173 £2,006,899 | £2,714,056 £2,326,824 £1,938,668 |
| 60% LAR : 40% CIR | 40% 45% 50% | £2,218,842 £1,794,677 | £1,773,852 £1,383,617 | £1,768,982 £1,378,752 | £1,760,806 £1,370,586 | £1,740,367 £1,350,170 | £1,617,731 £1,227,677 | £1,549,599 £1,159,626 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land values nity Space | • | | | | £40,420,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5108, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £5,885,845 £5,468,681 | £5,551,997 £5,169,622 £4,786,342 | £5,547,013 £5.164.658 £4,781,395 | £5,538,643 £5,156,320 £4,773,085 | £5,517,718 £5,135,473 £4,752,311 | £5,392,164 £5.010.392 £4,627,665 | £5,322,412 £4,940,903 £4,558,418 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 16% | £5,050,612 £4,966,891 £4,631,649 | £4,402,162 £4,325,220 £4,017,093 | £4,397,231 £4,320,292 £4.012.176 | £4,388,948 £4,312,013 £4,003,917 | £4,368,240 £4,291,318 £3,983,269 | £4,243,992 £4,167,144 £3,859,380 | £4,174,965 £4,098,159 £3,790,554 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 25% 30% 35% | £4.631.649 £4.211,797 £3,791,065 | £3,631,143 £3,244,318 | £3,626,238 £3,239,425 | £3,618,001 £3,231,206 | £3,597,406 £3,210,660 | £3,859,380 £3,473,841 £3,087,380 | £3,405,193 £3,018,893 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | £3,369,462 £2,946,998 £2,523,678 | £2,696,629 £2,468,083 £2,078,688 | £2,651,745 £2,463,207 £2,073,818 | £2,843,543 £2,455,019 £2,065,643 | £2,823,038 £2,434,550 £2,045,203 | £2,700,009 £2,311,735 £1,922,567 | £2,631,660 £2,243,504 £1,854,436 |
| Residual Land values compared to bench | mark land values | £2,099,514 | £1,688,453 | £1,683,588 | £1,675,422 | £1,655,006 | £1,532,514 | £1,464,462 |
| Secondary Industrial/Storage/Distribution | · | | ı | I | I | £20,601,000 | | ı |
| Tenure 6% LAR. 4% GR 9% LAR. 4% GR | % AH 0% 5% 10% 15% 16% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E6 246 191 55.50.007 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Stalricases 15,509,569 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 55.525.003 55.141,740 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 15,898,899 25,516,665 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 15.495.818 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchale Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5.5.370.738 5.5.86.010 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$2582.757 \$5.301.249 \$4.918.764 |
| 60% LAR : 40% CIR | 15% 16% | £5,410,958 £5,327,237 £4,901,904 | £4,762,508 £4,685,565 £4,377,439 | £4,757,577 £4,680,637 £4,372,522 | £4,749,293 £4,672,359 £4,364,263 | £4,728,585 £4,651,663 £4,343,814 | £4,604,338 £4,527,489 £4,219,726 | £4,535,311 £4,458,505 £4,150,800 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £4,991,994 £4,572,142 £4,151,411 | £4.377,439 £3,991,488 £3,604,664 | £4.372.522 £3,986,584 £3,599,770 | £4.364.263 £3,978,346 £3,591,552 | £4.343.614 £3,957,751 £3,571,005 | £4.219.726 £3,834,186 £3,447,726 | £4.150.899 £3,765,538 £3,379,238 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £3,729,808 £3,307,343 £2,884,024 | £3,216,974 £2,828,428 £2,439,034 | £3,212,091 £2,823,552 £2,434,164 | £3.203.888 £2,815,364 £2,425.988 | £3.183.383 £2,794,895 £2,405.549 | £3.060.355 £2,672,081 £2,282.912 | £2,992,005 £2,603,850 £2,214,781 |
| 60% LAR: 40% CIR | 50% | | | | | | 1 04 000 000 | |

| Local Plan Viability Testing | 2025 | | 1 | | I | | 1 | |
|--|--|--|--|---|---|--|--|--|
| Resi 4-10 Flats | | | | Value Area | Zone C - RP Per | iphery £2,450 psf | | |
| No Units Site Area | 10 0.02 Ha |] | • | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.02 Ha | | | Build cost inflation Tenure | | Base PIL | |] |
| Tenure 69% LAR 49% CR 60% LAR 49% CR 60% LAR 49% C | % AH 5% 5% 10% 16% 15% 25% 35% 40% 35% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (7.594.62) | Base Build Costs, Access Prt M4(2), Building Safety Lovy & \$106, CIL, Building Regs 2022 & Starcases (7,170,165) (8,316,164) (1,516,164) (| Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (5,165,166) (| Base Build Costs, Access Prt M4(2), Building Safety Levy, 516e, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (7,165,50) (1,55, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), Brezem Excellent, Biodiversity & Renewable Offset Payments C115591 60.32.167 61.553.532 63.784.177 64.553.560 63.255.67 64.784.703 63.255.67 64.785.785 64.785 | Base Bulid Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Kneowable Offset Payments & Sustainability (7,910,347 (6,57,724) (6,57, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Stailcrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | | | | | | | 1 | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £5,698,063 £5,236,019 | £4,968,206 £4,540,761 | £4,963,241 £4,535,814 | £4,954,902 £4,527,504 | £4,934,055 £4,506,731 | £4,808,975 £4,382,085 | £4,739,486 £4,312,837 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 16% 20% | £4,773,068 £4,680,370 £4,309,223 | £4,112,418 £4,026,642 £3,683,185 | £4,107,487 £4,021,714 £3,678,268 | £4,099,203 £4,013,436 £3,670,009 | £4,078,496 £3,992,741 £3,649,361 | £3,954,247 £3,868,567 £3,525,472 | £3,885,221 £3,799,582 £3,456,646 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 25% 30% 35% | £3,844,489 £3,378,877 | £3,253,071 £2,822,083 | £3,248,166 £2,817,190 | £3,239,928 £2,808,970 | £3,219,335 £2,788,424 | £3,095,769 £2,665,145 | £3,027,122 £2,596,657 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £2,912,393 £2,445,047 £1,976,846 | £2,390,230 £1.957.520 | £2,385,346 £1.952.644 £1.519.092 | £2,377,144 £1.944.457 | £2,356,639 £1,923,987 £1,490,476 | £2,233,609 £1.801.172 £1.367.840 | £2,165,260 £1.732.942 £1.200.700 |
| 60% LAR : 40% CIR | 50% | £1,507,800 | £1,089,563 | £1,084,699 | £1,076,532 | £1,056,117 | £933,623 | £865,571 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £6,894,886 £6,433,754 | £6,130,434 £5,703,897 | £6,125,451 £5,698,932 | £6,117,081 £5,690,593 | £6,096,155 £5,669,746 | £5,970,602 £5,544,666 | £5,900,851 £5,475,177 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 16% | £5,571,709 £5,508,759 £5,416,061 | £5,276,452 £4,848,109 £4,762,333 | £5,271,505 £4,843,178 £4,757,405 | £5,263,195 £4,834,894 £4,749,127 | £5,242,421 £4,814,186 £4,728,431 | £5,117,776 £4,689,938 £4,604,258 | £5,048,528 £4,620,912 £4,535,273 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £5.044.914 £4,580,180 | £4.418.876 £3,988,762 | £4.413.959 £3,983,857 | £4.405.700 £3,975,619 | £4.385.052 £3,955,026 | £4.261.163 £3,831,460 | £4.192.337 £3,762,813 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £4,114,567 £3,648,084 £3,180,738 | £3,557,774 £3,125,921 £2,603,211 | £3,552,881 £3,121,037 £2,688,335 | £3,544,661 £3,112,835 £2,680,148 | £3,524,115 £3,092,330 £2,650,678 | £3,400,836 £2,969,300 £2,536,863 | £3,332,348 £2,900,951 £2,468,632 |
| 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £2,712,537 £2,243,491 | £2,259,652 £1,825,254 | £2,254,783 £1,820,390 | £2,246,607 £1,812,222 | £2,226,167 £1,791,807 | £2,103,531 £1,669,314 | £2,035,400 £1,601,262 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | mark land value | s | | | | £40,420,000 | 1 | |
| Tonure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £6.738.591 £6.276,546 | £6.008.733 £5,581,289 | £6,003,769 £5,576,342 | £5,995,429 £5,568,032 | £5.974.583 £5,547,258 | £5.849.502 £5,422,612 | £5.780.013 £5,353,364 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 16% | £5,813,596 £5,720,898 £5,349,750 | £5,152,945 £5,067,170 £4,723,712 | £5,148,014 £5,062,242 £4.718.795 | £5,139,731 £5,053,963 £4,710,536 | £5,119,023 £5,033,268 £4.689.888 | £4,994,774 £4,909,095 £4,565,999 | £4,925,748 £4,840,109 £4.497,173 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £4,885,016 £4,419,404 | £4,293,598 £3,862,611 | £4,288,693 £3,857,717 | £4.710.536 £4,280,456 £3,849,498 | £4,259,862 £3,828,951 | £4.565.999 £4.136,296 £3.705,672 | £4,067,649 £3,637,184 |
| 60% LAR : 40% CIR | 40% | £3,952,921 £3,485,574 £3,017,373 | £3,430,757 £2,998,047 £2,564,488 | £3,425,873 £2,993,171 £2,559,619 | £3,417,671 £2,984,984 £2,551,443 | £3,397,166 £2,964,514 £2,531,004 | £3,274,137 £2,841,700 £2,408,367 | £3,205,787 £2,773,469 £2,340,238 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR Residual Land values compared to benchr | 45% 50% | £2,548,327 | £2,130,091 | £2,125,226 | £2,117,059 | £2,096,644 | £1,974,150 | £1,906,098 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR | % AH 0% 5% 10% 15% 16% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 17 (50.80) (50.80) (50.80) (50.80) (50.80) (50.80) (50.80) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases 0.000 5.591,541 5.513,541 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent EAM 54, 14 55, 596, 697 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 516e, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1,598,377 \$1,598,377 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 15, 200, 844 15, 372, 357 15, 355, 357 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payantial Control Contr |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 16% 20% 25% | £6,081,243 £5.710.096 £5.245.382 | £5,427,515 £5.084.058 | £5,422,587 £5.079.141 | £5,414,309 £5.070.882 £4,640.801 | £5,393,613 £5.050.233 £4,620.207 | £5,269,440 £4.926.345 £4,496,641 | £5,200,455 £4,857,518 £4,427,994 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £5,245,362 £4,779,749 £4.313.266 | £4,053,943 £4,222,956 £3,791,102 | £4,049,039 £4,218,062 £3.786,219 | £4,040,801 £4,209,843 £3.778.016 | £4,620,207 £4,189,296 £3.757.512 | £4,496,641 £4,066,018 £3.634.482 | £3,997,529 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £3,845,920 £3,377,718 | £3,358,392 £2,924,834 | £3,353,516 £2,919,965 | £3,345,329 £2,911,789 | £3,324,860 £2,891,349 | £3,202,045 £2,768,713 | £3.566.133 £3,133,814 £2,700,581 |
| 60% LAR : 40% CIR | 1 50% | 12,908,673 | £2,490,438 | £2,465,5/1 | 1.2,477,404 | 1.2,456,989 | 1.2,334,496 | 1.2,266,444 |

| Local Plan Viability Testing | 2025 | | , | | | | | | |
|--|---|---|---|--|--|--|--|--|--|
| Resi 5- 13 Flats | | | | Value Area | Zone C - | £1,050 psf | | | |
| No Units | 13 | | ı | Sales value inflation | | Base |] | | |
| Site Area Residual land values: | 0.03 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] | |
| Tenure 600, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. 605, LAR, 449, G.R. | % AH 0% 6% 6% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | Base Build Costs and Access Prt M4(2) & Building Safety Levy (1,881) 15, 15, 15, 15, 15, 15, 15, 15, 15, 15, | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases \$20,275,34 \$20,275,0 \$20 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1812/216 181 | Base Build Costs, Access Prt M4(2), Suilding Safety Lovy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1505,552 1505,55 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments (1925,750 (1976,745 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renowable Offset Payments & Sustainability 1003,300 1003,300 1004,300 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Building Safety Safety Safety Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Sustainability & Embodied Carbon Sustainability & Su | |
| | | | | | | | | Base Build Costs. | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Bullic Costs, Access Prt M4(2), Building Safely Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£2,031,932 -£2,181,251 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 22% | *£1,231,318 •£1,425,027 •£1,502,855 | £2,017,289 £2,170,190 £2,231,692 | -£2,023,702 -£2,176,583 -£2,238,079 | £2,035,188 -£2,188,036 -£2,249,520 | -£2,063,903 -£2,216,668 -£2,278,121 | -£2,236,194 -£2,388,459 -£2,449,727 | -£2,331,911 -£2,483,900 -£2,545,228 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | | | | | | | -£2.644.519 -£2.811.288 -£2.979.451 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£3,148,993 -£3,319,901 | |
| Residual Land values compared to benchmark land values | | | | | | | | | |
| Medium Value Secondary Offices | 1 | | ı | I | <u> </u> | £57,186,000 | <u>.</u> | ı | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £394,347 £204,400 £13.187 | -£514,002 -£663,165 -£813,586 | | | | -£735,206 -£883,536 -£1,033,190 | -E831,928 -E979,894 -E1,129,213 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 22% | -£179,280 -£372,989 -£450,817 | -£985,251 -£1,118,152 -£1,179,654 | -£971,684 -£1,124,545 -£1,186,041 | -£983,150 -£1,135,998 -£1,197,482 | -£1,011,865 -£1,164,630 -£1,226,083 | -£1,184,156 -£1,336,421 -£1,397,689 | -£1,279,873 -£1,431,862 -£1,493,190 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% | | £1,272,274 £1,427,607 | -£1,278,651 -£1,433,970 | -£1,290,074 -£1,445,367 | -£1,318,631 -£1,473,857 | -£1,490.031 -£1,656,810 | -£1,592,481 -£1,759,250 | |
| 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£1,927,413 -£2,096,955 -£2,267,863 | |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% | -£1,566,064 | -£2,105,546 | -£2,112,368 | -£2,124,583 | -£2,155,119 | -£2,338,336 | -£2,440,124 | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £630,263 £640,316 £449.103 | -£78,086 -£227,249 -£377.670 | | | | | -£396,012 -£543,978 -£693.297 | |
| 60% LAR : 40% CIR | 15% 20% 22% | £256,636 £62,927 -£14,901 | -£529,335 -£682,236 -£743,738 | £535,748 -£688,629 -£750,125 | -£547,234 -£700,082 -£761,566 | -£575,949 -£728,714 -£790,167 | -£748,240 -£900,505 -£961,773 | -£843,957 -£995,946 -£1,057,274 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | -£836.358 -£991,691 | | -£854.158 -£1,009,451 | | | -£1,158,565 -£1,323,334 -£1,491,407 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | -£1,325,584 -£1,496,979 | | £1,179,076 £1,344,669 £1,516,037 | -£1,265,245 -£1,375,286 -£1,546,609 | -£1,558,984 -£1,730,040 | -£1,661,039 -£1,831,947 | |
| 60% LAR : 40% CIR Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | 50% | -£1,130,148 | £1,669,630 | £1,676,452 | ±1,688,667 | -£1,719,203 | £1,902,420 | 12,004,208 | |
| Secondary Industrial/Storage/Distribution | | | ı | <u> </u> | Γ | £20,601,000 | <u>.</u> I | ı | |
| Tonure 600 LAR 405 GR 605 LAR 405 GR 605 LAR 405 GR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1 134852 5094 597 777,590 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, ClL, Building Regs 2022 & Staircases 437, 208 5137, 624 5130, 611 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1437,720 1131,192 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5495,121 5419,669 513,860 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 550,194 600,862 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 278,004 67,005 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 119222 417800 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £578,221 £500,393 | -£166,942 -£228,444 | -£173,335 -£234,831 | -£184,788 -£246,272 | -£213,420 -£274,873 | -£385,211 -£446,479 | -£480,652 -£541,980 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £187,123 -£10,244 | -£476,397 -£640,164 | | | | | £841,271 -£808,040 -£976,203 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | -£817.128 -£988,515 -£1.161.158 | | | -£1.043,690 -£1,214,748 -£1.387,128 | -£1,145,745 -£1,316,653 -£1,488,914 | |
| | | | | | | | | | |

| Local Plan Viability Testing | 1 2020 | | 1 | | | | | |
|---|---|--|---|---|---|---|--|---|
| Resi 5-13 Flats | | | | Value Area | Zone C - | £1,150 psf | | |
| No Units Site Area | 13 0.03 Ha | | | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | • | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR 695-LAR 695-CR | % AH 55 55 10% 10% 15% 35% 35% 40% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2,464,640) (2,265,641) (1,180,459) (1,180,459) (1,180,459) (1,180,459) (1,180,459) (1,180,459) (1,180,459) (1,180,459) (1,180,459) (1,180,459) (1,180,459) (1,180,459) | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases (1.546,962) | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (1.546.482) 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.182 1.1003.183 1.1003.183 1.1003.183 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (1.59.876 (1.59.876) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (1,499,599 | Base Bulid Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity, Renewable Offset Payments & Sustainability (132, 79) (132, 79) (132, 79) (133, 79) (133, 79) (134, 79) (1 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (1293)88 (1293)89 (1394)89 |
| [| | | I | 1 | | 257,045,000 | <u>.</u> | I |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safely Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levys, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levgs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | -£293,353 -£513,740 | -£1,169,782 -£1,348,909 -£1,529,281 | -£1,176,237 -£1,355,341 | | | | -£1,486,510 -£1,664,536 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 22% | -£958,261 -£1,047,759 | -£1,710,887 -£1,783,873 | -£1,737,281 -£1,790,259 | -£1,728,733 -£1,801,699 | -£1,757,385 -£1,830,300 | -£1,929,157 -£2,001,908 | -£2,024,597 -£2,097,244 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | -£1.182.373 -£1,407,705 -£1,634,244 | | | | | | -£2.206.609 -£2,389,924 -£2,576,915 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | -£1,861,979 -£2,090,899 | | | | | | -£2,777,421 -£2,979,293 |
| Residual Land values compared to bench | mark land value | £2,320,551 | 1 -12,047,541 | E2,034,703 | £2,000,576 | -12,057,514 | -23,000,731 | *23,102,015 |
| Medium Value Secondary Offices | _ | | 1 | ı | ı | £57,186,000 | <u>.</u> I | ı |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £977,804 £758,685 | £60,126 -£117,744 | £53,646 -£124,199 | £42,040 -£135,762 | £13,023 -£164,669 | -£181,077 -£338,114 | -£257,800 -£434,472 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 22% | £336,286 £316,660 £93,777 | -£250.871 -£477,243 -£658,849 | | | | | £012.455 £791,864 £972,559 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 25% 30% | £4,279 -£130.335 -£355.667 | -£731,835 -£841.678 -£1.025,717 | -£738,221 -£848.055 -£1.032.080 | -£749,661 -£859,478 -£1,043,476 | -£778,262 -£888.035 -£1.071.967 | -£949,870 -£1.059,379 -£1.242,915 | -£1,045,206 -£1,154,571 -£1,337,886 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | | | | | | -£1,524,877 -£1,725,383 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£1,038,861 -£1,268,953 | -£1,592,287 -£1,795,903 | -£1,599,117 -£1,802,725 | -£1,611,346 -£1,814,940 | -£1,641,918 -£1,845,476 | -£1,825,350 -£2,028,693 | -£1,927,255 -£2,130,481 |
| Residual Land values compared to bench Lower Value Secondary Offices / Communi | nmark land value: nity Space | \$ | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy (14)379 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £78:15 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £1,194,601 £974,214 £752,576 | £318,172 £139.045 £41.327 | £311,717 £132,613 £47,738 | £300,154 £121,091 £59,224 | £271,247 £92.283 | £97,802 -£80,559 -£260,231 | £1,444 -£176,582 -£355,948 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £529,693 £440,195 | -£222,933 -£295,919 | -£229,327 -£302,305 | -£240,779 -£313,745 | -£289,411 -£342,346 | -£441,203 -£513,954 | -£536,643 -£609,290 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £305.581 £80,249 -£146,290 | £405.762 -£589,801 -£775,041 | | | -E402.119 -E636,051 -E821,198 | | £778.855 -£901,970 -£1,088,981 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£374.025 -£602.945 -£833.037 | -£961.468 -£1,156,371 -£1,359.987 | -£967.807 -£1,163,201 -£1,366.809 | | | | -£1,289,467 -£1,491,339 -£1,694,565 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | 3 | | | | | 1 | |
| oecondary industrial/Storage/Distribution | | | ı | I | ı | £20,601,000 | : | ı |
| Tenure 60% LAR: 40% GR | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1,52,516 £1,52,586 | Base Build Costs, Access Prt M4(2), Building Safety Levy, & S106, Cil., Building Regs 2022 & Staircases £1011.338 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1,004,859 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5993 229 5815-448 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability £790.133 6513066 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 22% | £1,489,508 £1,267,870 £1,044,987 | £654.339 £473,967 £292,361 | £647,907 £467,556 £285,967 | £636.385 £456,070 £274,515 | £607.577 £427,354 £245,883 | £434.735 £255,063 £74,091 | £338.712 £159,346 -£21,349 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 22% 25% | £1,044,987 £955,489 £820,875 | £292,361 £219,375 £109,532 | £285,967 £212,989 £103,155 | £274,515 £201,549 £91,732 | £245,863 £172,948 £63,775 | £1,340 £1,340 -£108,169 | -£93,996 -£203,361 |
| 60% LAR : 40% CIR | 30% 35% 40% | £595,543 £369,004 £141.269 | -£74,507 -£259,747 -£448.174 | -£80,870 -£266,096 -£452.513 | | | | -£386,676 -£573,667 -£774.173 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£87,651 -£317,743 | -£841,077 -£844,693 | -£647,907 -£851,515 | -£860,136 -£863,730 | -£690,708 -£894,266 | -£874,140 -£1,077,483 | -£976,045 -£1,179,271 |
| | | · | · | | · | | · | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|--|--|---|--|---|--|--|--|--|
| Resi 5-13 Flats | | | | Value Area | Zone C - | £1,350 psf | | |
| No Units | 13 0.03 Ha | | • | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.03 Ha | l | | Build cost inflation Tenure | | Base LAR : CIR | ı |] |
| Tonure 69% LAR 49% CR 60% CR 60% CR | % AH 5% 10% 10% 22% 22% 30% 30% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (1985) (1986) (1987) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (1986) (198 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Regs 2022 & Statrcases (2223 58) (2223 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety, \$106, CIL, Buildin | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), BREEAM Excellent & Biodiversity C227, 137 C225, 441 C1, 147, 145 C1, 147, 147 C1, 147, 147 C1, 147, 147 C1, 147, 147 C1, 147, 147 C1, 147, 147 C1, 147, 147 C1, 147, 147 C1, 147, 147 C1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), SREEAM Excellent, Biodiversity & Renewable Offset Payments C24,176,544 C1,176,544 C1,176,544 C1,176,544 C1,176,544 C1,176,544 C1,176,544 C1,176,544 C1,176,545 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Building Safety Levy, S106, Cil., Building Safety Building Safety Levy, S106, Cil., Buildingss Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (247474) (2403,793 (2403,794 (2403,794 (2403,795 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (1,907,769) (1,907,769) (1,107,769) (1, |
| Higher Value Secondary Offices | THE R TOTAL VOICE. | • | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £815,216 £536,485 | -£78,938 -£315,478 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% | £250,500 -£24,729 -£137,565 | -£003,263 -£792,282 -£888,233 | -£798,675 -£894,619 | -£810,129 -£906,059 | -£838,761 -£934,661 | -£1,010,552 -£1,106,268 | -£1,105,992 -£1,201,605 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | +£307.186 +£590,863 | | | | | | -£1,345,416 -£1,586,144 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | -£875,749 -£1,161,830 -£1,449,095 | | | | | | -£1,828,163 -£2,071,461 -£2,316,026 |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% | -£1,737,533 | -£2,251,664 | -£2,257,990 | -£2,269,314 | -£2,297,623 | -£2,467,480 | -£2,563,233 |
| Medium Value Secondary Offices | THE R TOTAL VEIGE | | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR | 0% 5% | £2,144,720 £1,867,254 | £1,208,382 £973,100 | £1,201,903 £966,645 | £1,190,296 £955,081 | £1,161,279 £926,174 | £987,178 £752,729 | £890,457 £656,372 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £1,588,523 £1,308,538 £1,027,309 | £736,560 £498,775 £259,756 | £730.127 £492,363 £253.363 | £718.605 £480,877 £241.909 | £689.798 £452,162 £213.277 | £516.957 £279,871 £41.486 | £420,933 £184,153 -£53,954 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 22% 25% | £914,473 £744.852 | £163,805 £19.515 | £157,419 £13.137 | £145,979 £1.714 | £117,377 -£26.843 | -£54,230 -£198.187 | -£149,567 -£293.378 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £461,175 £176,289 | -£221,938 -£464,589 -£708,430 | | | | | -£534,108 -£776,125 -£1,019,423 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | • | | | | £40,420,000 | 7 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 25.905.9 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E1507.195 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & United Statical | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Offset Payments, Sustainability & Embodied Carbon £1326374 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £2,303,170 £2.024,439 | £1,409,016 £1,172,476 | £1,402,561 £1,166,043 | £1,390,997 £1,154,521 | £1,362,090 £1,125,714 | £1,188,645 £952.873 | £1,092,288 £856.849 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% | £1,744,454 £1,463,225 £1,350,389 | £934,691 £695,672 £899,721 | £928,279 £689,279 £593,335 | £916,793 £677,825 £581,895 | £888,078 £649,193 £553,293 | £715,787 £477,402 £381,686 | £620,069 £381,962 £286,349 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £1.180.768 £897.091 | £455.431 £213,978 | £449.053 £207,616 | £437.630 £196,219 | £409.073 £167,728 | £237.729 -£3,220 | £142.538 -£98,190 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £812,205 £326,124 £38,859 | -£28,678 -£272,514 -£517,530 | | -£46,397 -£290,207 -£535,198 | | | |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% | -£249,579 | -£763,710 | -£770,036 | -£781,360 | £809,869 | £979,528 | -£1,075,279 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | nad K rand Value | | | | | £20,601,000 | | |
| Tenure 6% LAR: 4% GR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 13,095,930 22,818,644 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases (2,19,55) (1,94,41) | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent 22,153,113 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £2,141,509 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (211249) \$1,87,384 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Sustainability £1,538,359 £1,739,359 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 22% | £2.539.733 £2,259,748 | £1.687.770 £1,449,985 | £1.681.337 £1,443,573 £1,204.572 | £1.669.815 £1,432,087 | £1.641.008 £1,403,372 £1.164.487 | £1.468.167 £1,231,081 £992.608 | £1.372.143 £1,135,363 |
| 60% LAR: 40% CIR | 20% 22% 25% | £1,978,519 £1,865,683 £1,696,062 | £1,210,966 £1,115,015 £970,725 | £1,204,573 £1,108,629 £964,347 | £1,193,119 £1,097,189 £952,924 | £1,164,487 £1,068,587 £924,367 | £992,696 £896,980 £753,023 | £897,256 £801,643 £657.832 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £1,412,385 £1,127,499 | £729,272 £486,621 | £722,910 £480,270 | £711,513 £468,897 | £924,367 £683,022 £440,463 | £512,074 £269,862 | £417,104 £175,085 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £841.418 £554,153 | £242.780 -£2,236 | £236.441 -£8,567 | £225.087 -£19,904 | £196.703 -£48,247 | £26,400 -£218,302 | -£68.213 -£312,778 |
| 60% LAR: 40% CIR | 50% | £205,/15 | -1.248,416 | -2254,742 | -1265,086 | 1234,375 | -2464,232 | -2009,985 |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|--|------------------------------|---|---|---|--|--|--|---|
| Resi 5- 13 Flats | | | | Value Area | Zone C - | £1,500 psf | | |
| No Units Site Area | 13 0.03 Ha | | - | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR 6% LAR 6% CR | % AH 5% 10% 15% 20% 22% 22% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 14, 1505,742 14, 1605,002 12, 12, 12, 12, 12, 12, 12, 12, 12, 12, | Base Build Costs, Access Prt M4(2), Building Safety Levil S106, CIL, Building Regs 2022 8 Staircases C2 854, 10 C2 198, 499 C4 17, 595 C4 17, 595 C5 198, 249 C7 198, 244 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent C 3495(5) C 1495(3) C 1495(3) C 1495(3) C 1495(3) C 1495(3) C 1495(3) C 1495(3) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1,280,514 1,280,5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Starcases, Wchair Prt M4(3), Biodiversity & Renewable Offset Payments 13,59,507 2,59,708 2,59,708 2,59,708 2,275,943 2,275,943 2,275,948 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 202.8 Staircases, W2-hir Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1,335,207 1,107,989 1,108,450 1, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1 228455 1 248458 1 248458 1 248458 1 248458 1 248458 |
| 80% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £2,580,641 £2,231,996 £1,902,156 £1,571,131 | £1.867.733 £1,582,022 £1,295,122 | £2,145,868 £1,861,370 £1,575,871 £1,288,782 £1,000,714 | £1.849.973 £1,564,298 £1,277,428 | £1,821,482 £1,535,864 £1,249,044 | £1,850,535 £1,365,263 £1,078,741 £790,979 | £1.555.565 £1,270,486 £984,128 £696,503 |
| 60% LAR: 40% CIR | 50% | £1,238,934 | £1,295,122 £1,007,047 £717,808 | £1,000,714 £711,480 | £989,378 £700,157 | £961,035 £671,847 | £790,979 £501,990 | £696,503 £407,625 |
| Residual Land values compared to benchr Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy safety | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Accoss Prt M4(2), Suldiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$1500 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £1,646,643 £1,324,152 £1,000,408 | £739,194 £459,595 £178,750 | £732,740 £453,163 £172,338 | £721,176 £441,640 £180,852 | £692,268 £412,832 £132,137 | £518,824 £239,991 | £422,466 £143,968 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 22% | £875,421 £545,081 | -£103,329 -£216,502 | -£109,722 -£222,889 | -£121,175 -£234,330 | -£149,807 -£262,931 | -£321,598 -£434,537 | -£417,038 -£529,874 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £349.204 £21,767 -£306,878 | -£380,030 -£871,141 -£958,852 | | | | | -£0983,309 -£1,268,388 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£030,718 -£967,743 -£1,299,940 | -£1,243,752 -£1,531,827 -£1,821,068 | £1,250,092 -£1,538,160 -£1,827,394 | -£1,201,446 -£1,549,496 -£1,838,717 | -£1,269,830 -£1,577,839 -£1,867,027 | -£1,460,133 -£1,747,895 -£2,036,884 | -£1,554,746 -£1,842,371 -£2,131,249 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £3,019,907 £2,698,681 £2,376,190 | £2,089,574 £1,791,232 £1.511.633 | £2,063,095 £1,784,778 £1,505,201 | £2,051,488 £1,773,214 £1,493,678 | £2,022,471 £1,744,306 £1,464,870 £1,184,175 | £1,848,371 £1,570,862 £1,292,029 | £1,751,649 £1,474,504 £1,196,006 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% | £2,052,446 £1,727,459 £1,597,119 | £1,230,788 £948,709 £835,536 | £1,224,376 £942,316 £829,149 | £1,212,890 £930,863 £817,708 | £1,184,175 £902,231 £789,107 | £1,011,884 £730,440 £617,501 | £916,167 £635,000 £522,164 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £1.401.242 £1,073,805 £745.160 | £865.408 £380,897 £95.188 | £659.032 £374,534 £88.835 | £647.608 £363,137 | £619.052 £334,646 £49.028 | £447.707 £163,699 | £352.516 £68,729 |
| 60% LAR: 40% CIR | 35% 40% 45% | £415,320 £84,295 | -£191,714 -£479,789 | -£198,054 -£486,122 | -£209,408 -£497,458 | -£237,792 -£525,801 | -£121,073 -£408,095 -£695,857 | |
| 60% LAR: 40% CIR Residual Land values compared to benchr | nark land value | ÷247,902 | ±709,030 | 4.775,330 | ±780,078 | *£6 14,969 | 1 *294,640 | *£1,0/9,211 |
| Lower Value Secondary Offices / Communi | ty Space | | ı | <u> </u> | I | £40,420,000 | | ı |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 23455223 | Base Build Costs, Access Prt M4(2), Building Safety Ley, & S106, ClL, Building Regs 2022 & Staircases 222.56.490 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 22499011 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$247.404 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 12:459,387 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$224,287 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 22,187,565 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £3,134,597 £2.812.106 £2,488,362 | £2,227,148 £1,947,549 £1,686,704 | £2,220,694 £1.941.117 £1,660,292 | £1,929,594 £1,648,806 | £2,180,222 £1,900,786 £1,620,091 | £2,006,778 £1,727,945 £1,447,800 | £1,910,420 £1,631,922 £1,352,083 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 22% 25% | £2,163,375 £2,033,035 £1.837.158 | £1,384,625 £1,271,452 £1,101,324 | £1,378,232 £1,265,065 £1.094.948 | £1,386,779 £1,253,624 £1.083.524 | £1,338,147 £1,225,023 £1.054.968 | £1,166,356 £1,053,417 £883.623 | £1,070,916 £958,080 £788.432 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £1,509,721 £1,181,076 £851,236 | £816,813 £531,102 £244.202 | £810,450 £524,751 £237.862 | £799,053 £513,378 £226.508 | £770,562 £484,944 £198.124 | £599,615 £314,343 £27,821 | £504,645 £219,566 £66,792 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £520,211 £188,014 | -£43,873 -£333,114 | -£50,208 -£339,440 | -£61,542 -£350,763 | -£89,885 -£379,073 | -£259,941 -£548,930 | -£354,417 -£643,295 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$397,117 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 52027 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 15,11,305 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 13,002,898 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22973881 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$2,799,581 | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 12,702,859 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £3,649,891 £3,327,400 £3,003,656 | £2,742,442 £2,462,843 £2,181,998 | £2,735,988 £2,456,411 £2,175,586 | £2,724,424 £2,444,888 £2,164,100 | £2,695,516 £2,416,080 £2,135,385 | £2,522,072 £2,243,239 £1,963.094 | £2,425,714 £2.147,216 £1,867,377 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 22% | £3,003,656 £2,678,669 £2,548,329 | £2,161,996 £1,899,919 £1,786,746 | £2,175,565 £1,893,526 £1,780,359 | £2,164,100 £1,88,973 £1,768,918 | £2,135,365 £1,853,441 £1,740,317 | £1,963,094 £1,660 £1,568,711 | £1,607,377 £1,586,210 £1,473,374 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £2,352,452 £2,025,015 £1,696,370 | £1,616,618 £1,332,107 £1,046,396 | £1,010,242 £1,325,744 £1,040,045 | £1,598,818 £1,314,347 £1,028,672 | £1,570,262 £1,285,856 £1,000,238 | £1,388,917 £1,114,909 £829,637 | £1,303,726 £1,019,939 £734,860 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £1.366.530 £1,035,505 £703,308 | £759.496 £471,421 £182,180 | £753.156 £465,088 £175,854 | £741.802 £453,752 £164,531 | £713.418 £425,409 £136,221 | £543.115 £255,353 -£33,636 | £448.502 £160,877 -£128,001 |
| | | | | | | | | |

| Local Flan Viability resting | 2025 | | 1 | | | | 1 | |
|--|--|--|--|---|---|--|--|--|
| Resi 5-13 Flats | | | | Value Area | Zone C - | £1,750 psf | | |
| No Units | 13 0.03 Ha | | • | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.03 Ha | l | | Build cost inflation Tenure | 1 | Base LAR : CIR | <u> </u> | |
| Tonure 69% LAR 49% CR 60% CR 60% CR | % AH 5% 10% 10% 12% 22% 23% 35% 45% 45% 50% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy (5.567.39) (5.567.39) (5.577.29) (5.577.29) (5.577.29) (5.577.29) (5.577.29) (5.577.39) (5.577.39) (5.577.39) (5.577.39) (5.577.39) (5.577.39) (6.577.39) (6.577.39) (6.577.39) | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases (4.981,769 (4.981,769) (4.981, | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3022 & Staticases, Wchair Prt M4(3) & BREEAM Excellent (4.985.75) (4.985.75) (4.985.76) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CL Building Safety Side Color Building Side Side Side Side Side Side Side Side | Base Build Costs, Access Prt M4(2), Building Settly Lovy, 5166, CIL, Build Regs 24022 & Stalicrases, Kichal Frt M4(3), Biodiversity & Biodiversity & Biodiversity & Biodiversity & 14,944,527 14,944,947 14,944,9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Building Safety Building Safety Levy, British M4(4), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Buildings, S166, CIL, Buildings, S166, CIL, Buildings, Sinch Safety, Sinch Sa |
| Higher Value Secondary Offices | 1 | | 1 | I | ı | £97,649,000 | <u></u> | 1 |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3/42/51) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 2243/79 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22,405,753 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excollent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 21,41531 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £3,032,355 £2,636,932 | £2,102,749 £1,751,383 | £2,096,294 £1,744,950 | £2,084,730 £1,733,428 | £2,055,823 £1,704,621 | £1,882,378 £1,531,780 | £1,786,020 £1,435,757 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 22% | £2,240,255 £1,842,337 £1,682,823 | £1,398,773 £1,044,928 £903,047 | £1,392,361 £1,038,534 £896,661 | £1,380,875 £1,027,082 £885,219 | £1,352,159 £998,450 £856,619 | £1,179,868 £826,658 £685,012 | £1,084,151 £731,218 £589,675 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £1,443,186 £1,042,818 | £689.861 £333,583 | £683.483 £327,220 | £672.061 £315,823 | £643.503 £287,332 | £472.159 £116,386 | £376.968 £21,415 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £641,241 £238,468 | -£23,894 -£382,560 -£742,402 | | | | | -£335,430 -£693,554 -£1,052,944 |
| 60% LAR : 40% CIR | 50% | -£570,618 | -£1,103,409 | -£1,109,733 | -£1,121,057 | -£1,149,366 | -£1,319,224 | -£1,413,589 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value: | 8 | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £4,478,551 £4,084,393 | £3,504,894 £3,154,787 | £3,498,415 £3,148,332 | £3,486,808 £3,136,768 | £3,457,791 £3,107,861 | £3,283,691 £2,934,416 | £3,186,969 £2,838,058 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £3,688,970 £3,292,293 £2,894,375 | £2,803,421 £2,450,811 £3,098,968 | £2.796.988 £2,444,399 £2.090.572 | £2.785.486 £2,432,913 £2.079.130 | £2.756.659 £2,404,197 £2.050.488 | £2.583.818 £2,231,908 £1.878.608 | £2,487,795 £2,136,189 £1,783,258 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 22% 25% | £2,734,861 £2,495,224 | £1,955,085 £1,741,899 | £1,948,699 £1.735.521 | £1,937,257 £1,724,099 | £1,908,657 £1.695.541 | £1,737,050 £1,524,197 | £1,641,713 £1,429,006 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £2,094,856 £1,693,279 | £1,385,621 £1,028,144 | £1,379,258 £1,021,793 | £1,367,861 £1,010,420 | £1,339,370 £981,986 | £1,168,424 £811,386 | £1,073,453 £716,608 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £1,290,506 £886,550 | £669,478 £309,636 | £863,138 £303,305 | £851,784 £291,968 | £623,400 £263,625 | £453,097 £93,569 | £358,484 -£906 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | £401,420 | 201,371 | 237,030 | ₹05,015 | -251,320 | | 2301,001 |
| Lower Value Secondary Offices / Commun | ity Space | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy Page 19 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £4,520,309 £4.124.886 | £3,590,703 £3,239,337 | £3,584,248 £3,232,904 | £3,572,684 £3,221,382 | £3,543,777 £3,192,575 | £3,370,332 £3.019.734 | £3,273,974 £2,923,711 |
| 60% LAR : 40% CIR | 15% 20% 22% | £3,728,209 £3,330,291 £3,170,777 | £2,886,727 £2,532,882 £2,391,001 | £2,880,315 £2,526,488 £2,384,615 | £2,868,829 £2,515,036 £2,373,173 | £2,840,113 £2,486,404 £2,344,573 | £2,667,822 £2,314,612 £2,172,966 | £2,572,105 £2,219,172 £2,077,629 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £2.931.140 £2,530,772 | £2.177.815 £1,821,537 | £2.171.437 £1,815,174 | £2.160.015 £1,803,777 £1,446.336 | £2.131.457 £1,775,286 £1,417.902 | £1.960.113 £1,604,340 | £1.864.922 £1,509,369 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £2,129,195 £1.726.422 £1,322.466 | £1,464,060 £1.105.394 £745.552 | £1,457,709 £1.099.054 £739.221 | £1,446,336 £1.087.700 £727,884 | £1,417,902 £1.059.316 £699.541 | £1,247,302 £889.013 £529.485 | £1,152,524 £794.400 £435.010 |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% | £917,336 | £384,545 | £378,221 | £366,897 | £338,588 | £168,730 | £74,365 |
| Residual Land values compared to benchi Secondary Industrial/Storage/Distribution | - R I ali (0 Value) | | | | | £20,601,000 | | |
| Tenure 6% LAR: 4% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (5.439.761 (5.035.603 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, Cil., Building Regs 2022 & Staircases £4,95,194 £5,105,597 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 14.49505 14.09542 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £4.435.018 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 14.49901 14.09901 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £423,901 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 64,138,179 52,785,268 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £4,640,180 £4,243,503 £3,845,585 | £3.754.631 £3,402,021 £3,048,176 | £3.748.198 £3,395,609 £3,041.782 | £3.736.676 £3,384,123 £3,030,330 | £3,707,869 £3,355,407 £3,001,608 | £3,535,028 £3,183,116 £2,829,906 | £3,439,005 £3,087,399 £2,734,468 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 22% 25% | £3,845,585 £3,686,071 £3,446,434 | £3,048,176 £2,906,295 £2,693,109 | £3,041,782 £2,899,909 £2,686,731 | £3,030,330 £2,888,467 £2,675,309 | £3,001,698 £2,859,867 £2,646,751 | £2,829,906 £2,688,260 £2,475,407 | £2,734,466 £2,592,923 £2,380,216 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £3,046,066 £2,644,489 | £2,336,831 £1,979,354 | £2,330,468 £1,973,003 | £2,319,071 £1,961,630 | £2,290,580 £1,933,196 | £2,119,634 £1,762,596 | £2,024,663 £1,667,818 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £2.241.716 £1,837,760 | £1.620.688 £1,260,846 | £1.614.348 £1,254,515 £893.515 | £1.602.994 £1,243,178 | £1.574.610 £1,214,835 | £1,404,307 £1,044,779 | £1.309.694 £950,304 £580.659 |
| 00% DAK : 40% CIK | 50% | £1,432,030 | 1 2099,539 | 1003,015 | 1002,191 | 1003,882 | 2004,024 | 2009,009 |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|---|--|--|--|--|---|--|--|--|
| Resi 5-13 Flats | | | | Value Area | Zone C - | £1,900 psf | | |
| No Units Site Area | 13 0.03 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | | 1 |
| Residual land values: | | | | Tenure | | EAR : CIR | | |
| Tonure 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR | % AH 5% 10% 10% 12% 20% 20% 20% 45% 45% 50% mark land value | Base Build Coots and Access Prt M4(2) & Building Safety Ley Building Safety Ley Building Safety Safety 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, C.I., Building Regs 2022 & Straceses 2022 & Straceses 4, 49, 79, 4, 49, 79, 4, 47, 59, 4, 47, 59, 4, 47, 59, 4, 47, 59, 5, | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & RREAM Excellent 54,553,00 54 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety, \$106, CIL, Bu | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Ronewable Offset Psymmets \$1,412,807 \$1,422,807 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £ 1,539,395 £ 1,539, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excelent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2014 (14), 2014 2014 (14), 2014 2014 (14), 2014 2014 (15), 201 |
| | | | | | | | | Base Build Costs. |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 24 Jun 169 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2009, 123 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £3,863,782 £3,424,601 | £2,920,881 £2,526,457 | £2,914,426 £2,520,024 | £2,902,863 £2,508,501 | £2,873,956 £2,479,694 | £2,700,511 £2,306,852 | £2,604,153 £2,210,829 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 22% | £2,984,165 £2,542,486 £2,365,469 | £2,130,786 £1,733,882 £1,574,777 | £2,124,374 £1,727,488 £1,568,390 | £2,112,888 £1,716,035 £1,556,950 | £2,084,172 £1,687,403 £1,528,349 | £1,911,882 £1,515,611 £1,356,743 | £1,816,164 £1,420,172 £1,261,405 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £2.099.576 £1,655,448 | £1.335.755 £936,417 | £1.329.378 £930,054 | £1.317.954 £918,658 | £1.289.397 £890,166 | £1.118.054 £719,220 | £1.022.862 £624,249 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £1,210,113 £763,580 £315,864 | £535,881 £134,155 £268,746 | £529,530 £127,816 | £518,157 £116,462 £286,415 | £489,723 £88,078 £314,758 | £319,123 -£82,225 -£484.813 | £224,345 -£176,838 -£579,289 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£133,024 | -£672,812 | -£679,137 | -£690,461 | +£718,770 | -£888,628 | -£982,993 |
| Residual Land values compared to benchr Medium Value Secondary Offices | mark land value | s | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £5,353,737 £4,915,820 | £4,366,087 £3,972,919 | £4,359,607 £3,966,464 | £4,348,000 £3,954,901 | £4,318,983 £3,925,994 | £4,144,883 £3,752,549 | £4,048,161 £3,656,191 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £4.476.639 £4,036,203 £3.594.524 | £3.5/8.495 £3,182,824 £2.785.920 | £3.572.062 £3,176,412 £2.779.526 | £3.560.539 £3,164,926 £2.768.073 | £3.531.732 £3,136,210 £2.739.441 | £3.358.890 £2,963,920 £2.567.649 | £3.262.867 £2,868,202 £2.472.210 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 22% 25% 30% | £3,417,507 £3.151.614 | £2,626,815 £2.387.793 | £2,620,428 £2,381,416 | £2,608,988 £2,369,992 | £2,580,387 £2.341.435 | £2,408,781 £2.170.092 | £2,313,443 £2.074.900 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £2,707,486 £2,262,151 | £1,988,455 £1,587,919 £1,186,193 | £1,982,092 £1,581,568 £1,179,854 | £1,970,696 £1,570,195 | £1,942,204 £1,541,761 | £1,771,258 £1,371,161 | £1,676,287 £1,276,383 £875,200 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,367,902 £919,014 | £783,292 £379,226 | £776,960 £372,901 | £765,623 £361,577 | £737,280 £333,268 | £567,225 £163,410 | £472,749 £69,045 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | mark land value | s | | | | £40,420,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £5,769,853 £5,351,736 £4,912,555 | £4,802,003 £4,408,835 £4.014.411 | £4,795,523 £4,402,380 £4.007.978 | £4,783,916 £4,390,817 £3.996.455 | £4,754,899 £4,361,910 £3.967.648 | £4,080,799 £4,188,465 £3.794,806 | £4,464,077 £4,092,107 £3.698.783 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 22% | £4,472,119 £4,030,440 £3,853,423 | £3,618,740 £3,221,836 £3,062,731 | £3,612,328 £3,215,442 £3,056,344 | £3,600,842 £3,203,989 £3,044,904 | £3,572,126 £3,175,357 £3,016,303 | £3,399,836 £3,003,565 £2,844,697 | £3,304,118 £2,908,126 £2,749,359 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% | £3,853,423 £3,587,530 £3,143,402 | £2,823,709 £2,424,371 | £3,056,344 £2.817.332 £2,418,008 | £3,044,904 £2.805.908 £2,406,612 | £2,777,351 £2,378,120 | £2,606,008 £2,207,174 | £2,749,359 £2,510.816 £2,112,203 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £2,698,067 £2,251,534 £1,803,818 | £2,023,835 £1,622,109 £1,219,208 | £2,017,484 £1.615.770 £1,212,876 | £2,006,111 £1.604.416 £1.201.539 | £1,977,677 £1.576.032 £1,173,196 | £1,807,077 £1,405,729 | £1,712,299 £1,311,116 £908,885 |
| 60% LAR : 40% CIR | 50% | £1,354,930 | £815,142 | £808,817 | £797,493 | £769,184 | £599,326 | £504,961 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land value | 5 | | | | £20,601,000 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 5530,597 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5530517 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity 55.26,219 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5506,009 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £5,867,030 £5,427,849 £4,987,413 | £4,924,129 £4,529,705 £4,134,034 | £4,917,674 £4.523.272 £4.127.822 | £4,906,111 £4,511,749 £4,116,136 | £4,877,204 £4.482.942 £4.087.420 | £4,703,759 £4,310,100 £3,915,130 | £4,607,401 £4,214,077 £3,819,412 |
| 60% LAR: 40% CIR | 10% 15% 20% 22% | £4,987,413 £4,545,734 £4,368,717 | £4,134,034 £3,737,130 £3,578,025 | £4,127,622 £3,730,736 £3,571,638 | £4,116,136 £3,719,283 £3,560,198 | £4,087,420 £3,690,651 £3,531,597 | £3,915,130 £3,518,859 £3,359,991 | £3,819,412 £3,423,420 £3,264,653 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £4,102,824 £3,658,696 £3,213,384 | £3,339,003 £2,939,665 £2,530,420 | £3,332,626 £2,933,302 £2,532,779 | £3,321,202 £2,921,906 £2,521,405 | £3,292,645 £2,893,414 £2,492,971 | £3,121,302 £2,722,468 | £3,026,110 £2,627,497 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £3,213,361 £2,766,828 £2,319,112 | £2,539,129 £2,137,403 £1,734,502 | £2,532,778 £2,131,064 £1,728,170 | £2,521,405 £2,119,710 £1,716.833 | £2,492,971 £2.091.326 £1,688.490 | £2,322,371 £1.921.023 £1,518.435 | £2,227,593 £1.826,410 £1,423,959 |
| 60% LAR : 40% CIR | 50% | £1,870,224 | £1,330,436 | £1,324,111 | £1,312,787 | £1,284,478 | £1,114,620 | £1,020,255 |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|---|--|---|---|---|--|--|---|--|
| Resi 5- 13 Flats | | | | Value Area | Zone C - | £2,000 psf | | |
| No Units Site Area | 13 0.03 Ha |] | • | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.03 Ha | | | Build cost inflation Tenure | 1 | Base PIL | |] |
| Tenure 60% LAR: 60% CR 60% LAR: 60% CR 60% LAR: 60% CR 60% LAR: 60% CR 60% LAR: 60% CR 60% LAR: 60% CR 60% LAR: 60% CR 60% LAR: 60% CR 60% LAR: 60% CR 60% LAR: 60% CR 60% LAR: 60% CR 60% LAR: 60% CR 60% LAR: 60% CR | % AH 5% 10% 10% 12% 22% 35% 45% 45% 45% 45% 45% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (5,494,591 (5,49 | Base Build Costs, Access Ptt M4(2), Building Safety Levy & \$106, CLI, Building Regs 2022 & Stalicraess \$6,627,577 \$1,107,907 \$1,107,907 \$1,307,107 \$1,307, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safery Levy, S166, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3) & BREEAM Excellent (5,490,572) (5,490,5 | Base Bulid Costs, Access Prt M4(2), Building Safety Levy, S166 CIL, Building Safety Levy, S166 CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (6.69, 95) (5.69, 719) (6.79, 74) (6.79, | Base Build Costs, Access Ptt M4(2), Building Safety Levy, S18/24 Saltircases, Whatir Ptt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 1,379-548 1,559-525 1,111/26 1,259-547 1,249-549 1,259-549 1 | Base Build Costs, Access Ptt M4(2), Building Safety Levy, S166, CL Building Safety Levy, S166, CL Buildings Wchair Ptr M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (5.205,546 1.505,546 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Building Safety, S16e, CIL, Building Safety, S16e, CIL, Building Safety, S16e, CIL, S |
| Higher Value Secondary Offices | 1 | | ı | ı | I | £97,649,000 | | T |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 24.889.157 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 12,881,897 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 13,870.91 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 13,841,074 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 13,866,974 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £4,418,067 £3,949,712 £3,480,103 | £3,466,303 £3,043,171 £2,618,794 | £3,459,848 £3,036,739 £2,612,383 | £3,448,285 £3,025,216 £2,600,898 | £3,419,377 £2,996,409 £2,572,181 | £3,245,933 £2,823,568 £2,300,801 | £3,149,574 £2,727,545 £2,304,174 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 22% | £3,009,252 £2,820,566 | £2,193,185 £2,022,597 | £2,186,790 £2,016,210 | £2,175,338 £2,004,770 | £2,146,706 £1,976,168 | £1,974,914 £1,804,562 | £1,879,474 £1,709,225 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £2.537.170 £2,063,869 £1.589.360 | £1.766.351 £1,338,307 £909.064 | £1.759.974 £1,331,944 £902.713 | £1.748.551 £1,320,547 £891.340 | £1.719.993 £1,292,056 £862,906 | £1.548.650 £1,121,110 £692.308 | £1.453.458 £1,026,139 £597.528 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £1,113,655 £636,766 | £909,064 £478,633 £47,024 | £472,292 £40,693 | £891,340 £460,939 £29,355 | £432,554 £1,013 | £262,251 -£169,043 | £167,638 -£263,518 |
| 60% LAR: 40% CIR Residual Land values compared to bench | 50% | £158,704 | -£385,748 | -£392,074 | -£403,397 | -£431,707 | -£801,584 | -£695,929 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £5,937,195 £5,470,105 | £4,940,215 £4,518,341 | £4,933,735 £4,511,886 | £4,922,129 £4,500,323 | £4,893,112 £4,471,415 | £4,719,012 £4,297,971 | £4,622,289 £4,201,612 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £5.001.750 £4,532,141 £4.061.290 | £4.095.209 £3,670,832 £3.245.223 | £4.088.777 £3,664,421 £3.238.828 | £4.077.254 £3,652,934 £3.227.376 | £4.048.447 £3,624,219 £3.198.744 | £3.875.606 £3,451,929 £3.026.952 | £3,779.583 £3,356,212 £2,931.512 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 22% 25% | £3,872,604 £3.589.208 | £3,074,635 £2.818.389 | £3,068,248 £2.812.012 | £3,056,808 £2.800.589 | £3,028,206 £2.772.031 £2.344.094 | £2,856,600 £2.600.688 | £2,761,263 £2.505.496 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £3,115,907 £2,641,398 | £2,390,345 £1,961,102 | £2,383,982 £1,954,751 | £2,372,585 £1,943,378 | £2,344,094 £1,914,944 | £2,173,148 £1,744,344 | £2,078,177 £1,649,566 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £1,688,804 £1,210,742 | £1,099,062 £666,290 | £1,024,330 £1,092,731 £659,964 | £1,081,393 £648,641 | £1,464,692 £1,053,051 £620,331 | £882,995 £450,474 | £1,219,070 £788,520 £356,109 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | 5 | | | | 540,400,000 | 1 | - |
| Lower Value Secondary Offices / Commun | ity Space | | I | | | £40,420,000 | | T |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £5,906,021 £5,437,666 | £4,954,257 £4,531,125 | £4,947,802 £4,524,693 | £4,936,239 £4,531,170 | £4,907,331 £4.484.363 £4.060.135 | £4,733,887 £4,311,522 | £4,637,528 £4,215,499 |
| 60% LAR: 40% CIR | 15% 20% 22% | £4,968,057 £4,497,206 £4,308,520 | £4,106,748 £3,681,139 £3,510,551 | £4,100,337 £3,674,744 £3,504,164 | £4,088,850 £3,663,292 £3,492,724 | £4,060,135 £3,634,660 £3,464,122 | £3,887,845 £3,462,868 £3,292,516 | £3,792,128 £3,367,428 £3,197,179 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £4.025.124 £3,551,823 | £3.254.305 £2,826,261 | £3.247.928 £2,819,898 | £3.236.505 £2,808,501 | £3.207.947 £2,780,010 | £3.036.604 £2,609,064 | £2.941.412 £2,514,093 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £3,077,314 £2.601.609 £2,124,720 | £2,397,018 £1,966,587 £1,534,978 | £2,390,667 £1.960,246 £1,528,647 | £2,379,294 £1,948,893 £1,517,309 | £2,350,860 £1.920.508 £1,488,967 | £2,180,260 £1.750.205 £1,318,911 | £2,085,482 £1.655,592 £1,224,436 |
| 60% LAR : 40% CIR | 50% | £1,646,658 | £1,102,206 | £1,095,880 | £1,084,557 | £1,056,247 | £886,390 | £792,025 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 28.88.405 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 539,1425 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Reg- 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 55,884,945 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$5,873,399 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 5844322 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 55570 222 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £6,421,315 £5.952.960 | £5,469,551 £5,046,419 | £5,463,096 £5,039,987 | £5,451,533 £5,028,464 | £5,422,625 £4,999,657 | £5,249,181 £4.826.816 | £5,152,822 £4,730,793 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 22% | £5,483,351 £5,012,500 £4,823,814 | £4,622,042 £4,196,433 £4,025,845 | £4,615,631 £4,190,038 £4,019,458 | £4,604,144 £4,178,586 £4,008,018 | £4,575,429 £4,149,954 £3,979,416 | £4,403,139 £3,978,162 £3,807,810 | £4,307,422 £3,882,722 £3,712,473 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £4,540,418 £4,067,117 | £3,769,599 £3,341,555 | £3,763,222 £3,335,192 | £3,751,799 £3,323,795 | £3,723,241 £3,295,304 | £3,551,898 £3,124,358 | £3,456,706 £3,029,387 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £3,592,608 £3,116,903 | £2,912,312 £2,481,881 | £2,905,961 £2,475,540 | £2,894,588 £2,464,187 £2,032,603 | £2,866,154 £2,435,802 £3,004,381 | £2,695,554 £2,265,499 | £2,600,776 £2,170,886 £1,739,730 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | £2,161,952 | £1,617,500 | £2,043,941 £1,611,174 | £2,032,003 £1,599,851 | £1,571,541 | £1,634,205 £1,401,684 | £1,739,730 £1,307,319 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|---|------------------------------|---|--|--|--|--|---|---|
| Resi 5-13 Flats | | | | Value Area | Zone C - RP Per | iphery £2,250 psf | | |
| No Units | 13 | | ı | Sales value inflation | | Base |] | |
| Site Area Residual land values: | 0.03 Ha | | | Build cost inflation Tenure | | Base PIL | |] |
| Tenure 69% LAR 49% CR 69% LAR 49% CR 69% LAR 49% CR | % AH 5% 10% 15% 20% 22% 225% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 12 882 275 12 882 12 882 12 882 12 882 12 882 12 882 12 882 12 882 12 882 12 882 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Statistics (7.985.272 (7.985.273 (9.977.98) (9.977.98) (9.977.98) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S1022 & Saltrases, Wchair Prt M4(3) & BREEME Excellent C785279 6857799 5557552 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CLL, Build Regs Wchair Prt M4(3), BREEAM Excellent & Bodivers Biodivers (7544.35) (759.713) | Base Build Costs, Access Prt M4(2), Building Settly Lovy, S106, Cit, Build Regs 2022 & Staircases, Wicharl Prt M4(2), RESIDENT Press RESIDENT Press Resident Press Resident Press Resident Press Resident Press Resident Press Resident Press Resident Press Resident Press Resident Press Resident | Base Build Costs, Access Prt M4(2), Building Safety Loy, S166, Cil., Build Regs 2022 & Staircases, Wichail Prt M4(2), Bodiversity, Renewable Offset Payments & Sustainability 17441-369 17441-369 17441-369 17561-369 17561-369 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Biocess Biocess Grant Safety Levy Sustainability & Embodied Carbon 1734445 173445 173445 1836300 1836300 18363000 18363000 183630000 1836300000000000000000000000000000000000 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £6,497,183 £6,170,027 £5.623.793 £5,076,352 | £5,681,021 £5,381,715 £4.881.905 | £5,674,634 £5,375,338 £4,875,543 £4,374,545 | £5,663,194 £5,363,915 £4,864,146 £4,363,172 | £5,634,592 £5,335,358 £4.835.655 | £5,462,986 £5,164,013 £4.664.708 | £5,367,649 £5,068,823 £4.569.737 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £5,076,352 £4,527,716 £3,977,894 | £4,380,896 £3,878,698 £3,375,325 | £4,374,545 £3,872,358 £3,368,993 | £4,363,172 £3,861,005 £3,357,656 | £4.835.655 £4,334,739 £3,832,621 £3,329,314 | £4.664.708 £4,164,138 £3,662,317 £3,159,257 | £4,069,360 £3,567,704 £3,064,782 |
| 60% LAR : 40% CIR | 50% | £3,426,901 | £2,870,786 | £2,864,461 | £2,853,137 | £2,824,828 | £3,109,207 £2,654,971 | £2,560,605 |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 5,32,348 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5537,977 | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 55.305.411 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Remeable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £5,262,492 £4,719,951 | £4,025,007 £4,334,960 £3.838.817 | £4,328,527 £3,832,405 | £4,317,005 £3,820,919 | £4,762,632 £4,288,197 £3,792,204 | £4,009,467 £4,115,356 £3,619,912 | £4,019,332 £3,524,196 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 22% | £4,176,167 £3,958,309 | £3,341,440 £3,142,147 | £3,335,047 £3,135,760 | £3,323,594 £3,124,320 | £3,294,962 £3,095,718 | £3,123,170 £2,924,112 | £3,027,730 £2,828,775 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £3,084,919 £2,537,478 | £2,343,031 £1,842,022 | £2,336,669 £1,835,671 | £2,325,272 £1,824,298 | £2,795,864 £2,296,781 £1,795,865 | £2,125,834 £1,625,264 | £2,030,863 £1,530,486 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £1,988,842 £1,439,020 | £1,339,824 £836,451 | £1,333,484 £830,119 | £1,824,298 £1,322,131 £818,782 | £1,293,747 £790,440 | £1,123,443 £620,383 | £1,028,830 £525,908 |
| Residual Land values compared to bench | mark land value | £000,027 | £331,912 | £325,567 | £314,203 | £285,954 | £116,097 | £21,731 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £7,395,839 £6,855,818 | £6,375,536 £5,881,895 | £6,369,055 £5,875,440 | £6,357,449 £5,863,877 | £6,328,432 £5,834,970 | £6,154,332 £5,661,525 | £6,057,609 £5,565,166 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £6.314.530 £5,771,989 £5.228.205 | £5.386.998 £4,890,855 £4.393.478 | £5.380.565 £4,884,443 £4.387.085 | £5.369.043 £4,872,957 £4.375.632 | £5.340.235 £4,844,242 £4.347.000 | £5.167.394 £4,671,950 £4,175.208 | £5.071.370 £4,576,234 £4.079.768 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 22% 25% 30% | £5,010,347 £4.683.191 £4.136.957 | £4,194,185 £3.894.879 | £4,187,798 £3.888.502 | £4,176,358 £3.877.079 | £4,147,756 £3.848.522 | £3,976,150 £3.677.177 | £3,880,813 £3.581.987 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £4,136,957 £3,589,516 £3,040,880 | £3,395,069 £2,894,060 £2,301,862 | £3,388,707 £2,887,709 £2,385,522 | £3,377,310 £2,876,336 £2,374,169 | £3,348,819 £2,847,903 £2,345,785 | £3,177,872 £2,677,302 £2,175,481 | £3,082,901 £2,582,524 £2,080,868 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,491,058 £1,940,065 | £1,888,489 £1,383,950 | £1,882,157 £1,377,625 | £1,870,820 £1,366,301 | £1,842,478 £1,337,992 | £1,672,421 £1,168,135 | £1,577,946 £1,073,769 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | • | | | | £40,420,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £7,631,755 £7,291,734 £6,750,446 | £6,317,811 £5,822,914 | £6,311,356 £5.816.481 | £6,299,793 £5,804,959 | £6,270,886 £5,776,151 | £6,097,441 £6,603,310 | £6,001,082 £5,507,286 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 22% | £6,207,905 £5,664,121 £5,446,263 | £5,326,771 £4,829,394 £4,630,101 | £5,320,359 £4,823,001 £4,623,714 | £5,308,873 £4,811,548 £4,612,274 | £5,280,158 £4,782,916 £4,583,672 | £5,107,866 £4,611,124 £4,412,066 | £5,012,150 £4,515,684 £4,316,729 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 25% 30% 35% | £5.119.107 £4,572,873 | £4.330.795 £3,830,985 | £4,623,714 £4.324.418 £3,824,623 | £4.312.995 £3,813,226 | £4,583,672 £4.284.438 £3,784,735 | £4,412,066 £4.113.093 £3,613,788 | £4,017,903 £3,518,817 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £4,025,432 £3,476,796 | £3,329,976 £2,827,778 | £3,323,625 £2,821,438 £2,318,073 | £3,312,252 £2.810.085 £2.308.738 | £3,283,819 £2,781,701 £2,278,394 | £3,113,218 £2,611,397 £2,108,337 | £3,018,440 £2,516,784 £2,013,862 |
| 60% LAR : 40% CIR | 50% | £2,375,981 | £1,819,866 | £1,813,541 | £1,802,217 | £1,773,908 | £2,100,037 £1,604,051 | £2,013,002 £1,509,685 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | | | | | £20,601,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2v), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £7,807,028 £7,265,740 | £6,833,105 £6,338,208 | £6,826,650 £6.331.775 | £6,815,087 £6.320.253 | £6,786,180 £6,291,445 | £6,612,735 £6,118,604 | £6,516,376 £6.022.580 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 22% | £6,723,199 £6,179,415 £5,961,557 | £5,842,065 £5,344,688 £5,145,395 | £5,835,653 £5,338,295 £5,139,008 | £5,824,167 £5,326,842 £5,127,568 | £5,795,452 £5,298,210 £5,098,966 | £5,623,160 £5,126,418 £4,927,360 | £5,527,444 £5,030,978 £4,832,023 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 25% 30% 35% | £5,634,401 £5,088,167 | £4,846,089 £4,346,279 | £4,839,712 £4,339,917 | £4,828,289 £4,328,520 | £4,799,732 | £4,628,387 £4,129,082 | £4,533,197 £4,034,111 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £4,540,726 £3.992.090 £3.442.268 | £3,845,270 £3,343,072 | £3,838,919 £3,336,732 | £3,827,546 £3,325,379 | £4,300,029 £3,799,113 £3.296.995 £2.793.688 | £3,628,512 £3,126,691 | £3,533,734 £3,032,078 £2,520,158 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | £2,891,275 | £2,335,160 | £2,328,835 | £2,317,511 | £2,289,202 | £2,023,031 £2,119,345 | £2,029,156 £2,024,979 |
| | | | | | | | | |

| Transport of Control Property Services and Control Property Serv | Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|--|--|---------------------------------------|--|--|--|--|--|---|--|
| March Marc | Resi 5- 13 Flats | | | | Value Area | Zone C - RP Per | iphery £2,450 psf | | |
| Temp | No Units | 13 | | 1 | Sales value inflation | | Base | 1 | |
| Description Control | | 0.03 Ha | | | Tenure Tenure | | PIL | 1 |] |
| March Marc | 60% LAR: 40% CIR 60% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% 22% 25% | Access Prt M4(2) & Building Safety Levy E10,49,591 £9,451,223 £8,851,590 £8,290,702 £7,648,574 £7,407,377 £7,045,214 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £9,010,627 £8,459,575 £7,907,264 £7,353,708 £9,798,900 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 59,003,148 59,903,837 51,792,538 55,792,74 56,792,538 | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £9,922,541 £7,849,209 £7,859,309 £7,859,313 £8,588,854 £8,525,108 | Access Prt M4(2), Building Safey Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,500,502 £7,507,959 £6,752,441 £6,752,441 £6,752,441 £6,752,441 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £2,799,424 £7,587,661 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staltrasses, Wichair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (5.652)(2) (5.1516) (7.5188) (7.5188) (7.5188) (7.5188) (7.5188) (7.5188) (7.5188) (7.5188) (7.5188) (7.5188) |
| See Part Content Part | 60% LAR : 40% CIR | 35% 40% | £5,834,848 £5,227,865 | £5,083,083 £5,127,262 £4,587,652 | £5.120.912 | | £5,081,106 £4,521,575 | £4,910,505 | £4,815,727 £4,256,658 |
| ### Part In Interest Price Part Interest P | 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £4,619,697 £4,010,358 | £4,006,866 £3,444,914 | | £3,989,197 £3,427,265 | £3,960,855 £3,398,956 | £3,790,798 £3,229,099 | £3,696,323 £3,134,734 |
| ## Date Build Costs, Access PH 46(2), Base Build Co | | mark land value | | | | | £97,649,000 | 1 | |
| Base Build Costs and Access Pri M4(1) | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column C | 60% LAR: 40% CIR | | £6,312,716 £5,711,828 | £5,368,390 £4,814,834 | £5,361,957 £4,808,423 | £5,350,435 £4,796,937 | £5,321,628 £4,768,221 | £5,148,787 £4,595,931 | £5,052,764 £4,500,214 |
| Column | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 22% 25% | £5,109,700 £4,868,503 £4,508,340 | £3 704 033 | £4,253,652 £4,031,400 £3,697,656 | £4,242,199 £4,019,960 £3,686,234 | £4,213,567 £3,991,358 £3,657,676 | £4,041,775 £3,819,752 £3,486,332 | £3,946,335 £3,724,415 £3 391 141 |
| Column | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £3,901,760 £3,295,974 | £3,146,811 £2,588,388 | £3,140,448 £2,582,038 | £3,129,051 £2,570,664 | £3,100,560 £2,542,232 | £2,929,613 £2,371,631 | £2,834,643 £2,276,853 |
| Base Build Costs, | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £2,688,991 £2,080,823 £1,471,484 | £2,028,778 £1,467,992 £906,040 | £2,022,438 £1,461,660 £899,715 | £2,011,085 £1,450,323 £888,391 | £1,982,701 £1,421,981 £860,082 | £1,812,397 £1,251,924 £690,225 | £1,717,784 £1,157,449 £595,860 |
| Base Build Costs, Access PM M4(2), Building Safety Levy, S106, CRI | Residual Land values compared to bench | mark land value | | | | | CET 400 000 | 1 | |
| Base Build Costs, Access PT M4(2), Access PT M4(2), Access PT M4(3), Base Build Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, Side Costs, Access PT M4(3), Building Safety Levy, | Medium Value Secondary Offices | 1 | | 1 | ı | I | £57,186,000 | | I |
| State Stat | Tenure | %AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Control Cont | 60% LAR : 40% CIR | 0% 5% | £8,562,755 £7,964,387 | £7,523,791 £6,972,739 | £7,517,312 £6,966,284 | £7,505,705 £6,954,720 | £7,476,688 £6,925,813 | £7,302,588 £6,752,368 | £7,205,866 £6,656,010 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £7.364.754 £6,763,866 £6.161.738 | £6.420.428 £5,866,872 £5.312.084 | £6.413.995 £5,860,461 £5.305.690 | £6.402.473 £5,848,975 £5.294.237 | £6.373.666 £5,820,259 £5.265.605 | £6.200.825 £5,647,969 £5.093.813 | £5,552,252 £4,998,373 |
| | | | £5,920,541 £5.558.378 | £5,089,825 £4.756.071 | | | | £4,871,790 £4.538.370 | |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £4,953,798 £4,348,012 £3,741,029 | £4,198,849 £3,640,426 £3,080,816 | £4,192,486 £3,634,076 £3,074,476 | £4,181,089 £3,622,702 £3,083,123 | £4,152,598 £3,594,270 £3,034,739 | £3,981,651 £3,423,669 £2,864,435 | £3,886,681 £3,328,891 £2,769,822 |
| Residual content of the incomment to incomment to incomment to incomment to incomment to incomment to incomment to incomment to incomment the content of t | 60% LAR: 40% CIR | 45% 50% | £3,132,861 £2,523,522 | £2,520,030 £1,958,078 | £2,513,698 £1,951,753 | £2,502,361 £1,940,429 | £2,474,019 £1,912,120 | £2,303,962 £1,742,263 | £2,209,487 £1,647,898 |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, Services Prt | Residual Land values compared to bench | mark land value | • | | | | 640 420 000 | 1 | |
| CONTAINE | Tenure | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £8,400,303 £7,800,670 | £7,408,655 £6.856.344 | £7,653,228 £7,402,200 £6.849.911 | £7,390,636 £6,838,389 | £7,361,729 £6,809,582 | £7,738,504 £7,188,284 £6.636,741 | £7,041,782 £7,091,926 £6.540,718 |
| Copy LAR 49% CR 20% Copy LAR 49% CR 20% Copy LAR 49% CR 20% Copy LAR 49% CR 20% Copy LAR 49% CR 20% Copy LAR 49% CR 20% CP Copy | 60% LAR: 40% CIR | 15% 20% | £7,199,782 £6,597,654 £6,386,487 | £6,302,788 £5,748,000 | £6,296,377 £5,741,606 £5,549,354 | £6,284,891 £5,730,153 | £6,256,175 £5,701,521 £5,479,342 | £6,083,885 £5,529,729 £5,307,766 | £5,988,168 £5,434,289 |
| Cont. Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% | £5.994.294 £5,389,714 | £5.191.987 £4,634,765 | £5.185.610 | £5.174.188 £4,617,005 | £5.145.630 | £4.974.286 £4,417,567 | £4.879.095 |
| C75 LAC. 40% CR | 60% LAR: 40% CIR | | £4,783,928 | £4,076,342 £3.516,732 £2,955,046 | £4,069,992 £3,510,392 £2,949,614 | £4,058,618 | £4,030,186 £3,470,655 £2,900,935 | £3,859,585 £3,300,351 £2,739,878 | £3,764,807 £3,205,738 £2,645,403 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Store Base Build Costs, Access Prt M4(2), Building Safety Levy, Store Base Build Costs, Access Prt M4(2), Building Safety Levy, Store Base Build Costs, Access Prt M4(2), Building Safety Levy, Store Base Build Costs, Access Prt M4(2), Building Safety Levy, Store Base Build Costs, Access Prt M4(2), Building Safety Levy, Store Base Build Costs, Access Prt M4(2), Building Safety Levy, Store Building Safety Levy, | 60% LAR : 40% CIR | 50% | £2,959,438 | £2,393,994 | £2,387,669 | £2,376,345 | £2,348,036 | £2,178,179 | £2,083,814 |
| Base Build Costs, Access Prt M4(2), Building Safety Lowy, S106, CIL, Build Regs | Secondary Industrial/Storage/Distribution | mark land value | | | | | £20,601,000 |] | |
| C71.464.65.05 C72.51.68 | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% AR. 40% CR 25% (8.599.598 (5.707.281 (5.709.044 (5.699.492 (5.690.924 (5.499.500 (5.5)9.389 (5.707.281 (5.709.044 (5.699.492 (5.690.924 (5.499.500 (5.5)9.389 (6.5)9.399 (6. | 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £8,915,597 £8,315,964 | £7,923,949 £7.371.638 | £7,917,494 £7.365.205 | £7,905,930 £7.353.683 | £7,877,023 £7.324.876 | £7,703,578 £7.152.035 | £7,607,220 £7.056.012 |
| 60% AR. 40% CR 25% (8.599.598 (5.707.281 (5.709.044 (5.699.492 (5.690.924 (5.499.500 (5.5)9.389 (5.707.281 (5.709.044 (5.699.492 (5.690.924 (5.499.500 (5.5)9.389 (6.5)9.399 (6. | | 15% 20% 22% | £7,715,076 £7,112,948 £6,871,751 | £6,818,082 £6,263,294 £6,041,035 | £6,811,671 £6,256,900 £6,034,648 | £6,800,185 £6,245,447 £6,023,208 | £6,771,469 £6,216,815 £5,994 606 | £6,599,179 £6,045,023 £5,823,000 | £6,503,462 £5,949,583 £5,727,863 |
| 60% LAR: 40% CR 40% £4692.299 £4.032.026 £4.052.686 £4.014.333 £3.985.949 £3.815.645 £3.721.032 60% LAR: 40% CR 45% £4.084.071 £3.471.240 £3.484.908 £3.485.571 £3.425.229 £3.255.172 £3.160.697 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £6,509,588 £5,905,008 | £5,707,281 £5,150,059 | £5,700,904 £5,143,696 | £5,689,482 £5,132,299 | £5,660,924 £5,103,808 | £5,489,580 | £5,394,389 £4,837,891 |
| 65 10 10 10 10 10 10 10 10 10 10 10 10 10 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £5,299,222 £4,692,239 | £4,591,636 £4,032,026 £3,474,240 | £4,585,286 £4,025,686 | £4,573,912 £4,014,333 £3,452,574 | £4,545,480 £3,985,949 | £4,374,879 £3,815,645 £3,355,473 | £4,280,101 £3,721,032 £3,160,607 |
| | 60% LAR : 40% CIR | 50% | £3,474,732 | £2,909,288 | £2,902,963 | £3,453,571 £2,891,639 | £2,863,330 | £3,285,172 £2,693,473 | £2,599,108 |

| The column Column | Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|--|---|--|---|--|--|--|--|---|--|
| March Marc | Resi 6 - 15 Flats | | | | Value Area | Zone C - | £1,050 psf | | |
| Transport Section Se | No Units Site Area | 15 0.04 Ha | | | Sales value inflation Build cost inflation | | Base Base | | |
| See Build Colors See Build C | Residual land values: | | | | Tenure | | LAR: CIR | | J |
| Trouge | 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 0% 5% 10% 15% 20% 25% 26% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 1114,749 5942,638 5789,076 594,073 523,9320 5229,820 520,590 | Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$305,189 \$305,189 \$305,189 \$100,252 \$100,252 \$100,252 \$100,252 \$100,252 \$100,252 \$100,252 \$100,252 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1,093,880 £21,845 £573,425 £219,282 £189,092 £219,282 £189,580 419,580 | Access Prt M4(2), S106, CIL, Build Regs 2022 & Staicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 20, 20, 20, 20, 20, 20, 20, 20, 20, 20, | Access Prt M4(2), Suliding Safety Lovy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), Bicaliversity, Renewable Offset Payments & Sustainability 810 Sept. | Access Prt M4(2), Building Safety Levy, S166, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (44) 5911 (44) 591 (44) 591 (44) 591 (44) 591 (45) 692 (45) 693 (45) 693 |
| Base Build Costs, | | | | | | | | | Danie Build Contr |
| Column C | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| ## 14 19 19 19 19 19 19 19 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£3,084,656 -£3,256,947 -£3,430,786 |
| ### Control of Sci Co | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | -£2,384,506 -£2,889,437 | -£3,244,184 -£3,422,017 | -£3,251,561 -£3,429,376 | -£3,264,776 -£3,442,556 | -£3,297,813 -£3,247,507 | -£3,496,034 -£3,673,563 | -£3,608,158 -£3,791,976 |
| Tenure September Septemb | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | | | | | -£3,654,614 -£3,854,146 | | -E3,984,402 -E4,178,435 |
| Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(3), Base Build Costs, Access PT M4(3), Building Regs State Costs, Access PT M4(3), Build | 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£3,523,090 -£3,761,628 | -£3,580,587 -£4,184,760 -£4,383,973 | -£4,192,641 -£4,391,846 | -£4,208,751 -£4,405,939 | -£4,242,027 -£4,441,174 | -£4,253,678 -£4,453,678 -£4,652,578 | -£4,571,263 -£4,770,025 |
| Base Build Costs, Access PT M4(1), Access PT M4(2), Access PT M4(3), Access PT M4(3), Access PT M4(3), Access PT M4(3), Base Build Costs, Access PT M4(3), Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, Building Safety Levy, Stock, Clip, | Residual Land values compared to benchm Medium Value Secondary Offices | ark land values | | | | | £57,186,000 |] | |
| Control Cont | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Copy 1.5 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £200,926 £2421,557 £643,633 | £1,201,837 £1,375,399 £1,550,398 | | £1,222,627 £1,396,117 £1,571,050 | | | £1,587,294 £1,739,584 £1,739,423 |
| Control Cont | 60% LAR : 40% CIR | 20% 25% 26% | -£867,143 -£1.092.074 -£1.137.229 | £1,726,821 £1,904,655 £1,940,389 | -£1,734,198 -£1,912,013 -£1,947,745 | -£1,747,413 -£1,925,193 -£1,960,919 | -£1,780,451 -£1,958,144 -£1,993,853 | -£1,978,671 -£2,156,200 -£2,194,552 | -£2,088,795 -£2,274,614 -£2,312,969 |
| Research Secondary Offices Community Space Community Space Community Space Community Space Community Space Community Space Community Space Community Space Communi | 60% LAR : 40% CIR | 35% | | £2,083,885 £2,273,335 £2,469,634 | | -£2,104,377 -£2,295,395 -£2,491,656 | | | -£2,467,040 -£2,661,073 -£2,856,608 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Staticrases, Wichair Prt M4(3), Building S | 60% LAR : 40% CIR | | -£2,005,728 -£2,244,265 | -£2,667,398 -£2,866,611 | -£2,675,278 -£2,874,484 | -£2,689,388 -£2,888,577 | -£2,724,664 -£2,923,812 | -£2,936,316 -£3,135,216 | -£3,053,900 -£3,252,663 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Building Safety Levy, Building Safety Levy, Stopper M4(2), Bui | Residual Land values compared to benchm Lower Value Secondary Offices / Communit | ark land values ty Space | | | | | £40,420,000 |] | |
| Base Build Costs and Access Prt M4(2), Building Safety Levy Secondary Industrial Storage Distribution | Tenure | % A H | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Cont. Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAP - 40% CIP | 5% 10% | £427.799 £207,168 | -£573.112 -£746,674 -£924.672 | | | | -£827.386 -£1,000,064 -£1,174.255 | -£938,589 -£1,110,859 -£1,284,609 |
| Cont. Cont | 60% LAR : 40% CIR | 20% | -£238,418 -£463,349 -£508,504 | £1,098,096 £1,275,930 £1,311,664 | -£1,105,473 -£1,283,288 -£1,319,020 | -£1,118,688 -£1,296,468 -£1,332,194 | -£1,151,726 -£1,329,419 -£1,385,128 | £1,349,946 £1,527,475 £1,565,827 | -£1,460,070 -£1,645,889 -£1,684,244 |
| Control Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | -E689,686 -E917,416 -E1,146,526 | £1,455,160 -£1,844,610 -£1,840,909 | -£1,462,502 -£1,652,514 -£1,848,800 | £1,475,652 £1,686,670 £1,862,931 | -£1,508,526 -£1,702,058 -£1,898,258 | £1,720,114 -£1,914,388 -£2,110,218 | £1,838,315 -£2,032,348 -£2,227,973 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, & BREEAM Excellent, Biodiversity, & BREEAM Excellent, Biodiversity, & BREEAM Excellent, Biodiversity, & Breeawable Offset Payments & Sustainability, | 60% LAR : 40% CIR 60% LAR : 40% CIR | | -£1,377,003 -£1,815,540 | -£2,038,673 -£2,237,886 | -£2,046,553 -£2,245,759 | -£2,080,683 -£2,259,852 | -£2,095,939 -£2,295,087 | -£2,307,591 -£2,506,491 | -£2,425,175 -£2,623,938 |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs S105, CIL, Bui | Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | ark land values | | | | | £20,601,000 | 1 | |
| 0% LNX: 40% CRX 30% 120% 27 471547 471529 472240 4765.14 4295391 41295.10 120% 120% 120% 120% 120% 120% 120% 12 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 094 | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 0% LNX: 40% CRX 30% 120% 27 471547 471529 472240 4765.14 4295391 41295.10 120% 120% 120% 120% 120% 120% 120% 12 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £504,794 £279.863 £234,709 | -£354,884 -£532,717 -£568,451 | -£362,261 -£540,076 -£575,807 | -£375,476 -£553,256 -£588,981 | -£408,513 -£586,207 -£621,916 | -£606,734 -£784,283 -£822,614 | -£716,858 -£902.676 -£941,032 |
| 60% LAR: 40% CIR 45% -£633.790 -£1.295.480 -£1.303.341 -£1.317.451 -£1.352.727 -£1.584.378 -£1.681.963 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £53,527 -£174.203 -£403,314 | -£711,947 -£901,397 -£1,097,697 | | | | | -£1,095,102 -£1,289,135 -£1,484,761 |
| | 60% LAR : 40% CIR | 45% 50% | -£633,790 -£872,328 | -£1,295,460 -£1,494,673 | -£1,303,341 -£1,502,546 | -£1,317,451 -£1,516,639 | -£1,352,727 -£1,551,874 | -£1,564,378 -£1,763,278 | -£1,681,963 -£1,880,725 |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|--|---|--|---|--|---|---|--|--|
| Resi 6 - 15 Flats | | | | Value Area | Zone C - | £1,150 psf | | |
| No Units Site Area | 15 0.04 Ha | | - | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | } | |
| Residual land values: | | | | Tenure | | LAR: CIR | | I |
| Tonure 6% LAR 49% CR 6% LAR 4 | % AH 5% 10% 15% 20% 20% 20% 30% 40% 30% 40% 30% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Discovery Costs (1) & 10 & 10 & 10 & 10 & 10 & 10 & 10 & | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CLI, Building Regs 2022 & Staricases CLI, Sind Cost Cost Cost Cost Cost Cost Cost Cost | Base Build Costs, Access Prt M4(2), Sti06, CIL, Build Regs 2022 & Stiarceses, Wchair Prt M4(3) & BREEAM Excellent C15, 25, 25, 25, 25, 25, 25, 25, 25, 25, 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Building Safety Levy, S106, Cit., Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent & Biodiversity C134, 497 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1, 15, 17, 15, 15, 15, 15, 15, 15, 15, 15, 15, 15 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E11317,897 E004.56, 56 E004.56, 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$1,595,542 \$1,595,543 \$1,595,54 |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2525431 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 5% 10% 15% 20% | -£1,078,729 -£1,333,021 -£1,588,759 | | | | | | -£2,455,323 -£2,660,738 -£2,867,698 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | -£1,845,929 -£2,104,521 -£2,156,408 | -£2,714,219 -£2,925,175 -£2,967,634 | -£2,721,598 -£2,932,534 -£2,974,890 | -£2,734,811 -£2,945,714 -£2,988,063 | -£2,767,849 -£2,978,665 -£3,020,999 | -£2,968,070 -£3,176,369 -£3,218,607 | -£3.076,192 -£3.286,206 -£3.328,389 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | -£2,384,519 -£2,625,911 -£2,888,682 | | | -£3,158,020 -£3,371,717 -£3,588,790 | | | -£3,497,723 -£3,713,971 -£3,945,324 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£3,152,820 -£3,418,310 | -£3,791,751 -£4,026,693 | -£3,799,632 -£4,034,565 | -£3,813,743 -£4,048,659 | -£3,849,018 -£4,083,893 | -£4,060,670 -£4,295,298 | -£4,178,255 -£4,412,745 |
| Residual Land values compared to benchr Medium Value Secondary Offices | mark land value | | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £691,464 £438,633 £184,342 | -£367,270 -£572,504 -£779,189 | | | | | -£734,108 -£937,961 -£1,143,375 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% 26% | | | | | | | -£1,350,335 -£1,558,830 -£1,768,843 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | -£639,046 -£847,158 -£1,108,548 | -£1,450,172 -£1,620,166 -£1,833,903 | -£1,457,528 -£1,627,508 -£1,841,231 | -£1,470,701 -£1,640,658 -£1,854,355 | -£1,503,636 -£1,673,533 -£1,887,162 | -£1,701,244 -£1,870,779 -£2,084,009 | -£1,811,027 -£1,980,360 -£2,196,608 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£1,371,320 -£1,635,457 -£1,900,948 | | | | | | -£2,427,961 -£2,660,892 -£2,895,383 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | | | | 33,511,033 | | £40,420,000 | 1 | , |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (30):95 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £25,978 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (240,585 | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (20),165 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £1.067.358 £813,067 £557,329 | £56.221 -£150,464 -£358,586 | £48.772 -£157,887 -£365,984 | £35.430 -£171,183 -£379,238 | £2.075 -£204,421 -£412,371 | -£198.053 -£403,853 -£611,169 | -£309.238 -£514,650 -£721,610 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £300,158 £41.567 -£10,321 | -£568,132 -£779,088 -£8 21,44 7 | -£575,509 -£788,446 -£828,803 | -£588,724 -£799,626 -£841,976 | -£621,761 -£832,577 -£874,911 | -£819,982 -£1.030.282 -£1,072,519 | -£930,105 -£1.140.118 -£1,182,302 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | -£1,351,635 -£1,567,883 -£1,799,236 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,006,732 £1,272,223 | -£1,645,664 -£1,880,606 | -£1,653,544 -£1,888,478 | -£1,667,655 -£1,902,572 | -£1,702,930 -£1,937,805 | -£1,914,583 -£2,149,210 | -£2,032,167 -£2,266,658 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land value | • | | | | £20,601,000 | 1 | |
| Tenure 6% LAR : 6% CR 6% LAR : 6% CR 6% LAR : 6% CR | % AH 0% 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 126(8) 11 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CII., Building Regs 2022 & Staircases C 1050488 C794433 C344, 677 | Base Build Costs, Access Prt M4(2), Building Safety Ley, 9106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent C791 9844 1377 225 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Staffcases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity 1983-398 (778.648) | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$105, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), Biodiversity & Renewable Offset Payments (50.317) (742.247) (742.247) | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs \$202.2 & Stalircases, Wchair Prt M4(2), Bicelloristry, Renewable Offset Payments & Sustainability \$179.432 \$152.64.19 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Rega 2022 & Stairceses, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (535):59 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 26% | £1,043,371 £784,779 | £175,081 -£35,875 | £167,704 -£43,234 | £154,489 -£58,414 | £121,451 -£89,365 | -£76,770 -£287.069 | -£186,892 -£396,906 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £732,892 £524,781 £263,389 | -£248,228 -£461,966 | -£255,571 -£269,293 | -£268,763 -£268,720 -£482,417 | -E301,595 -E515,224 | -£329,307 -£498,841 -£712.071 | £439,089 -£608,423 -£824.671 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £618 -£263,520 -£529,010 | -£677,073 -£902,451 -£1,137,393 | -£684,389 -£910,332 -£1,145,285 | -£697,490 -£924,443 -£1,159,359 | -£730,240 -£959,718 -£1,194,593 | -£938,269 -£1,171,370 -£1,405,998 | -£1,056,024 -£1,288,955 -£1,523,445 |
| | | | | | | | | |

| Local Plan Viability Testin | 4 2023 | | | Value Area | Zone C - | £1,350 psf | | |
|--|---|--|--|---|--|---|--|---|
| No Units | 15 | | | Sales value inflation | | Base | | |
| ite Area | 0.04 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 |
| Tenure 6% LAR. 4% CIR 6% LAR. 4% CIR 6% LAR. 4% CIR 6% LAR. 4% CIR 6% LAR. 4% CIR 6% LAR. 4% CIR 6% LAR. 4% CIR 6% LAR. 4% CIR 6% LAR. 4% CIR 6% LAR. 4% CIR 6% LAR. 4% CIR | % AH 5% 5% 10% 26% 26% 35% 40% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (4, 18, 28, 28, 28, 28, 28, 28, 28, 28, 28, 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CII., Building Rogs 2022 & Staircases C 1 507, 106 C 2 557, 706 C 2 557, 706 C 1 507, 107 C 1 457, 127 C 1 45 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent [2,050,10] (2,050,10 | Base Build Costs, Access Prt M4(2), Suliding Safety Levy, S106, CIL, Build Regs 2022 & Staicases, Wchair Prt M4(3), Biodiversity C1081247 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments C1047766 C12503746 C12503746 C12503746 C13643846 C13643847 C13643846 C13643846 C13643847 C13643846 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability C2846,813 C2543,16 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon (27, 195, 277) (1, |
| tesidual Land values compared to beno ligher Value Secondary Offices | hmark land values | 3 | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% 25% 26% 30% 35% 40% 45% | £20,390 £121,224 £44,283 £768,777 £1,094,891 £1,150,042 £1,422,010 £1,750,723 £2,000,817 £2,412,277 | 4831,201 -61,104,132 -61,378,499 -61,654,290 -61,931,491 -61,987,100 -62,290,074 -62,771,427 -63,054,138 | -E338,650 -E1,111,554 -E1,385,898 -E1,661,668 -E1,938,850 -E1,934,455 -E2,217,433 -E2,497,401 -E2,778,743 -E3,061,444 | -855,1992 -11,124,850 -11,399,151 -11,674,883 -11,952,031 -12,607,629 -12,230,562 -12,510,524 -12,791,843 -13,074,525 | 4885,347 -61,158,059 -61,432,284 -61,707,920 -61,984,992 -62,040,564 -62,263,457 -62,543,333 -62,824,593 -63,107,228 | -£1,085,476 -£1,387,521 -£1,831,081 -£1,996,141 -£2,182,686 -£2,239,173 -£2,460,703 -£2,740,178 -83,021,097 -\$3,03,447 | £1,196,658 £1,466,317 £1,741,524 £2,2016,284 £2,292,522 £2,347,955 £2,2670,285 £2,247,957 £3,130,266 £3,412,457 |
| 60% LAR: 40% CIR Residual Land values compared to beno Medium Value Secondary Offices | 50% | -£2,745,090 | -£3,338,193 | -£3,345,491 | -£3,358,557 | -£3,391,222 £57,186,000 | -£3,587,211 | -£3,698,184 |
| Tonuro | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% 25% 26% | £2,037,905 £1,717,752 £1,396,139 £1,073,079 £748,585 £422,672 £357,321 | £957,641 £886,161 £413,231 £138,863 -£136,927 £414,129 | £950,164 £678,712 £405,808 £131,464 -£144,305 -£421,488 | £936,772 £685,371 £392,513 £118,211 -£157,520 -£434,669 | £903,291 £632,015 £359,274 £85,079 £190,557 £487,619 | £702,406 £431,887 £159,841 -£113,719 -£388,778 -£665,324 | £590,802 £320,705 £49,045 £224,162 £498,901 £775,160 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% 50% | £95,352 £95,352 -£233,361 -£563,454 -£894,915 -£1,227,727 | -246,736 -6892,728 -6972,711 -61,254,065 -61,536,776 -61,820,831 | -£70,071 -£700,071 -£380,039 -£1,261,380 -£1,544,082 -£1,828,129 | -62-65,267 -67-13,220 -6993,162 -621,274,481 -61,557,162 -61,841,195 | -£746,095 -£1,025,970 -£1,307,231 -£1,589,886 -£1,873,859 | -£120,816 -£943,341 -£1,222,816 -£1,503,735 -£1,786,084 -£2,069,849 | -£1,052,922 -£1,332,175 -£1,612,904 -£1,895,094 -£2,180,821 |
| esidual Land values compared to beno ower Value Secondary Offices / Comm | | • | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £2,000,030 £2,346,477 £2,024,864 £1,701,804 | £1,386,366 £1,314,886 £1,041,956 £787,588 | £1,378,869 £1.307,437 £1,034,533 £760,189 | £1,005,497 £1,294,096 £1,021,238 £746,938 | £1,332,010 £1.260,740 £987,999 £713,804 | £1,331,131 £1,080,612 £788,588 £515,008 | £1,219,527 £949,430 £677,770 £404,563 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £1,377,310 £1,051,397 £986,046 | £491,798 £214,596 £158,987 | £484,420 £207,237 £151.632 | £471,205 £194,058 £138,458 | £438,168 £161,108 £105,524 | £239,947 -£36,599 -£92,085 | £129,824 -£146,435 -£201,868 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £724,077 £395,364 £85,271 | -£64,003 -£343,986 -£625,340 | -£71,346 -£351,314 -£032,655 | -£84,495 -£364,437 -£645,758 | £117,370 £397,245 £678,508 | -£314,616 -£594,091 -£875,010 | -£424,197 -£703,450 £984,179 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£268,190 -£599,002 | -£908,051 -£1,192,108 | -£915,357 -£1,199,404 | -£928,437 -£1,212,470 | -£981,141 -£1,245,134 | -£1,157,359 -£1,441,124 | -£1,268,369 -£1,552,096 |
| esidual Land values compared to beno econdary Industrial/Storage/Distribution | | • | | | | £20,601,000 |] | |
| Tenure 50% IAR. 40% GR 50% IAR. 40% GR | % AH 0% 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 53,099,099 52,789,079 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 12.008.099 51.785.168 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 12.050,050 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 12,308,795 12,007,308 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 12:75:28 2:2003.953 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1,803,825 £1,831,729 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BEEAM Excellent, Biodoversity, Renewah Offset Payments, Sustainability & Embodied Carbon 1,592,740 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 26% | £2,445,017 £2,120,523 £1.794.609 | £1,510,801 £1,235,010 £957,809 | £1,503,402 £1,227,632 £950,450 | £1,490,149 £1,214,417 £937,269 | £1,457,016 £1,181,380 £904,318 | £1,258,219 £983,159 £706,614 | £1,147,776 £873,036 £596.778 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 26% 30% 35% 40% | £1,729,258 £1,467,290 £1.138.577 | £902,200 £679,210 £399.226 | £894,845 £671,867 £391,899 | £881,671 £658,718 £378,776 | £848,736 £625,843 £345,967 | £651,127 £428,597 £149.122 | £541,345 £319,015 £39,763 |
| | 40% | C808 483 | £117.873 | C110 667 | | | | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | | |
|--|-------------------------------------|--|--|---|--|--|--|--|--|
| Resi 6 - 15 Flats | | | | Value Area | Zone C - | £1,500 psf | | | |
| No Units Site Area | 15 0.04 Ha | | - | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | _ | |
| Residual land values: | | | | Tenure | | LAR : CIR | | 1 | |
| Tonure 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR | % AH 5% 10% 15% 20% 20% 30% 35% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 51, 19210 51, 19210 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staincases 2022 & Staincases 2024 & Staincase 2024 & Stai | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S166, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent (1997) & 1997 (1997) & 19 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$1,331,321 \$1,341,327 \$2,455,508 \$2,45 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs \$2022 & Staircases, Wicharl Prt M4(2), Biodiversity & Renewable Offset Payments \$1,004, 149, 149, 149, 149, 149, 149, 149, 14 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Statrcases, Western Prt M4(3), Western Prt M4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon C1725-861 C1745-841 C1745-842 C148-9381 C148-9381 C148-9381 C148-9381 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £2,567,503 £2,186,918 £1,804,967 £1,421,663 | £1,486,620 £1,154,225 £820,486 | £1,479,305 £1,146,919 £813,188 | £1,466,205 £1,133,839 £800,122 | £1,433,453 £1,101,135 £787,457 | £1,236,949 £904,917 £571,468 | £1,458,193 £1,127,781 £795,907 £462,585 | |
| Residual Land values compared to benchr | | 3 | | | | | | | |
| Higher Value Secondary Offices | | | 1 | | | £97,649,000 | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £1,159,729 £787,624 £414,072 | £112,797 -£209,817 | £105,349 -£217,240 | £92,007 -£230,535 | £58,652 -£263,773 | -£141,476 -£463,207 -£786,450 | -£252,658 -£574,003 | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £414,072 £39,087 -£337.318 | -£659,344 -£859,344 -£1,188,230 | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | -£412,768 -£715,129 -£1,094,334 | -£1,251,775 -£1,514,513 -£1,844,179 | -£1,259,130 -£1,521,854 -£1,851,507 | -£1,272,304 -£1,535,005 -£1,864,631 | -£1,305,239 -£1,567,879 -£1,897,438 | -£1,802,847 -£1,765,126 -£2,094,285 | -£1,612,629 -£1,874,707 -£2,203,644 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£2,534,056 -£2,865,931 -£3,199,253 | |
| 00% LM: 40% CPL 20% 42,040,176 42,040,176 42,040,077 43,146,223 42,040,076 42,040,077 43,146,223 42,040,077 42 | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | £3,047,735 £2,677,091 | £1,951,325 £1,630,160 | £1,943,847 £1,622,712 | £1,930,455 £1,609,369 | £1,896,974 £1,576,015 | £1,696,089 £1,375,887 | £1,584,486 £1,264,704 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £1,931,435 £1,536,450 | £983,494 £858,019 | £976,095 £850,641 | £962,842 £637,427 | £929,709 £604,390 | £730,912 £406,169 | £620,469 £296,045 | |
| 80% LAR: 40% CIR 60% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 25% 26% 30% | £1,180,045 £1,104,595 £802,234 | £331.133 £265,587 £2,850 | £323.774 £258,232 -£4,492 | £310.594 £245,058 -£17,642 | £277.643 £212,124 -£50,516 | £79.939 £14,516 -£247,763 | -£29.897 -£95,267 -£357,345 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £423,028 £42,443 £339,508 | -£326,817 -£657,855 -£990,250 | | -£347,268 -£678,270 -£1,010,636 | -£380,076 -£711,022 -£1,043,340 | -£576,922 -£907,526 -£1,239,558 | -£686,282 -£1,016,694 -£1,348,568 | |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% | -£722,812 | -£1,323,989 | -£1,331,287 | -£1,344,353 | -£1,377,018 | -£1,573,007 | -£1,681,890 | |
| Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £3.305.816 £2,933,711 | £2.258.885 £1,936,271 | £2.251.437 £1,928,848 | £2.238.094 £1,915,552 | £2.204.740 £1,882,314 | £2.004.612 £1,682,881 | £1.893.429 £1,572,085 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £2,185,175 £1.808,770 | £1,286,744 £1,286,744 £986,040 | £1,279,368 £1,279,368 £952,499 | £1,266,152 £939,319 | £1,558,434 £1,233,115 £906.368 | £1,359,637 £1,034,894 £708,664 | £1,249,194 £924,770 £598.828 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £1,733,320 £1,430,959 £1,051,753 | £894,312 £631,575 £301,908 | £886,957 £624,233 £294,580 | £873,783 £611,083 £281,457 | £840,849 £578,209 £248,649 | £643,241 £380,962 £51,803 | £533,458 £271,380 -£57,557 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £671,168 £289,217 -£94,087 | -£29,130 -£361,525 -£695,264 | -£36,445 -£368,831 -£702,562 | -£49,545 -£381,911 -£715,628 | -£82,297 -£414,615 -£748,293 | -£278,801 -£610,833 -£944,282 | -£387,969 -£719,843 -£1,053,185 | |
| Residual Land values compared to benchin Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | | |
| | | | | | | | | Base Build Costs. | |
| Tenure 6% LAR : 6% CR 6% LAR : 6% CR 6% LAR : 6% CR | % AH 0% 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 54,19,671 54,049,029 13,676,924 53,303,372 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 10, 23, 32, 32, 32, 32, 32, 32, 32, 32, 32 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 13315.764 12.072.000 12.072.000 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 13 32 359 5 569,76 5 523,479 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircasses, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1,268,911 1,294,795, 1,285,527 1,285,527 1,285,53 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1006 000 (54.45.69) | Access Prt M4(2), Building Safety Levy, \$106, Cit I, Build Regs, \$2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$2596,427 \$2315,527 \$25,954,477 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £2,928,387 £2,551,982 £2,476,532 | £2,029,958 £1,703,070 £1,637,525 | £2,022,578 £1.695,712 £1,630,170 | £2,009,364 £1,682,532 £1,616,996 | £1,976,327 £1,649,581 £1,584,061 | £1,778,106 £1,451,876 £1,386,453 | £1,667,982 £1,342,041 £1,276,671 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £2,476,832 £2,174,171 £1.794,966 | £1,637,525 £1,374,787 £1,045,121 | £1,030,170 £1,367,446 £1,037,793 | £1,616,996 £1,354,295 £1,024,669 | £1,334,421 £1,321,421 £991,040 | £1,360,463 £1,124,174 £79,015 | £1,276,671 £1,014,593 £685,656 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £1,414,381 £1,032,430 £649,126 | £714,083 £381,688 £47,949 | £708,767 £374,382 £40,651 | £361,301 £27,584 | £880,916 £328,598 -£5,081 | £484,412 £132,379 -£201,070 | £355,244 £23,369 £309,953 | |
| | | | | | | | | | |

| Local Plan Viability Testing | 2025 | | 1 | | I | | 1 | | |
|---|--|--|---|--|--|--|---|--|--|
| Resi 6 - 15 Flats | | | | Value Area | Zone C - | £1,750 psf | | | |
| No Units Site Area | 15 0.04 Ha | | - | Sales value inflation Build cost inflation | | Base Base | 1 | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] | |
| Tonure 6% LAR. 6% CR 6% LAR. | % AH 5% 10% 20% 20% 20% 30% 36% 45% 50% ark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2015) & Cost (2015) & Co | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CII., Building Regs 2022 & Starcases 6,375,585 6,455,546 6,45 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staffcrases, Wchair Prt M4(3) & RREAM Excellent 62,744,439 64,539,530 64,530 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Building Safety Safety Extra Safety Safety Extra Safety Safety Extra Safety Safety Extra Safety Safety Extra Safety Safety Extra Safety Safety Extra Safety Safety Extra Safety Safety Extra Safety Safety Safety Extra Safety Safety Safety Safety Safety Extra Safety | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety, S166, CIL, Building Safety, Biodiversity & Renewable Offset Payments 1, 10, 10, 10, 10, 10, 10, 10, 10, 10, 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Brook Levy Levy Levy Levy Levy Levy Levy Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 6,3365,300 6,136,541 6,136, | |
| | | | | | | | | Base Build Costs, | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3) 13424 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £2,758,627 £2,302,370 £1,844,868 | £1,686,130 £1,280,708 £873,850 | £1,678,680 £1,273,286 £886,451 | £1,665,339 £1,259,990 £853,198 | £1,631,984 £1,226,751 £820,064 | £1,431,856 £1,027,319 £621,268 | £1,320,673 £916,523 £510,825 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £1,385,528 £924,971 £832,690 | £465,568 £55,875 | £458,190 £48.516 | £444,975 £35,335 | £411,938 £2.385 | £213,717 -£195.320 | £103,594 -£305,158 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £832,690 £463,007 -£351 | -£26,232 -£355,215 -£767,689 | -£33,587 -£362,557 -£775,017 | £46,761 -£375,708 -£788,140 | -£79,696 -£408,582 -£820,948 | -£277,304 -£805,829 -£1,017,794 | -£387,086 -£715,409 -£1,127,154 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£465.088 -£931,192 -£1.398.649 | | | | | -£1.431.204 -£1.846,045 -£2.262.300 | -£1.540.373 -£1.955,054 -£2.371,183 | |
| 0% LMX-0% CM | | | | | | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2v, Sulding Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £4,730,788 £4,275,989 £3,819,732 | £3,607,463 £3,203,492 £2,798,071 | £3,599,986 £3,196,043 £2,790,648 | £3,586,593 £3,182,702 £2,777,353 | £3,553,113 £3,149,346 £2,744,114 | £3,352,228 £2,949,218 £2,544,681 | £3,240,625 £2,838,035 £2,433,885 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £3,362,028 £2,902,891 | £2,391,212 £1,982,930 | £2,383,813 £1,975,552 | £2,370,560 £1,962,337 | £2,337,427 £1,929,301 | £2,138,630 £1,731,079 | £2,028,187 £1,620,956 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 26% 30% | £2.442.333 £2,350,053 £1,980,370 | £1.573.238 £1,491,130 £1,162,147 | £1.565.879 £1,483,775 £1,154,805 | £1.552.698 £1,470,601 £1,141,655 | £1.519.747 £1,437,667 £1,108,781 | £1.322.043 £1,240,059 £911,534 | £1.212.207 £1,130,276 £801,953 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £1,517,012 £1,052,275 £588,170 | £749,673 £335,829 | £742,346 £328,513 | £729,222 £315,412 | £696,415 £282,662 | £499,568 £86,158 | £390,209 -£23,011 | |
| 60% LAR: 40% CIR Residual Land values compared to benchn | 50% | £118,714 | -£495,919 | -£503,217 | -£516,284 | -£548,949 | -£744,938 | -£853,821 | |
| Lower Value Secondary Offices / Communi | | | | | | £40,420,000 | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellens | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £4,904,714 £4,448,457 | £3,832,100 £3,832,217 £3,426,796 | £3.824.768 £3.419.373 | £4,215,318 £3,811,427 £3,406,078 | £3,778,071 £3,372,839 | £3,980,953 £3,577,943 £3,173,406 | £3,466,760 £3,062,610 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 26% | £3,990,753 £3,531,616 £3.071.058 | £3,019,937 £2,611,655 £2,201,963 | £3,012,538 £2,604,277 £2,194,604 | £2,999,285 £2,591,062 £2,181,423 | £2,966,152 £2,558,026 £2,148,472 | £2,767,355 £2,359,804 £1,950,768 | £2,056,912 £2,249,681 £1,840,932 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 26% 30% 35% | £2,978,778 £2,609,095 £2,145,737 | £2,119,855 £1,790,872 £1,378,398 | £2,112,500 £1,783,530 £1,371,071 | £2,099,326 £1,770,380 £1,357.947 | £2,066,392 £1,737,506 £1,325.140 | £1,868,784 £1,540,259 £1,128,293 | £1,759,001 £1,430,678 £1,018,934 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £1,681,000 £1,214,895 £747,439 | £984,554 £549,352 £132,806 | £957,238 £542,045 £125,508 | £944,137 £528,965 £112,441 | £911,387 £496,262 £79,776 | £714,883 £300,043 £116,213 | £605,714 £191,033 | |
| Residual Land values compared to benchn | | \$ | 2102,000 | 2.120,000 | , Linkyel | 200.00 | 1 | , , , , , , , , | |
| Secondary Industrial/Storage/Distribution | | | I | | | £20,601,000 | | I | |
| Tenure 69% LAR: 49% GR 69% LAR: 49% GR 69% LAR: 49% GR | % AH 0% 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 03.102.74 5.54.79.27 3.19.170 6.27.24 6.27.24 6.27.24 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases £4,979.401 £4,776.439 £4,776.439 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent 54,971,923 54,577,980 54,192,585 | Base Build Costs, Access Prt M4(2), Building Safety, S106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £4.96.831 £4.54.639 £4.149.290 | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodilversity & Renewable Offset Payments 14,325,050 14,521,284 24,116,051 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$4,724,165 \$43,21,156 \$13,916,619 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cill, Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$14,812,562 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 26% | £4,274,828 £3.814.271 £3,721,990 | £3,354,868 £2,945,175 £2,863,068 | £3,347,490 £2,937,816 £2,855,713 | £3,334,275 £2,924,635 £2,842,539 | £3,301,238 £2,891,685 £2,809,604 | £3,103,017 £2,693,980 £2,611,996 | £2,992,894 £2,584,144 £2,502,214 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £3,352,307 £2.888.949 £2.424.212 | £2,534,085 £2,121,611 £1,707,767 | £2,526,743 £2,114,283 £1,700,450 | £2,513,592 £2,101,160 £1,687,350 | £2,480,718 £2.068.352 £1.654.600 | £2,283,471 £1,871,506 £1,458,096 | £2,173,891 £1,762,146 £1,348,927 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £1,958,108 £1,490,651 | £1,292,564 £876,018 | £1,285,258 £868,720 | £1,272,177 £855,654 | £1,239,474 £822,989 | £1,043,255 £627,000 | £1,340,527 £934,246 £518,117 | |
| | | | | | | | | | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|--|---|--|---|---|---|---|--|--|
| Resi 6 - 15 Flats | | | | Value Area | Zone C - | £1,900 psf | | |
| | | | | | | | | |
| No Units Site Area | 15 0.04 Ha | | | Sales value inflation | | Base Base | | |
| Residual land values: | 0.04110 | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £7,885,092 £7,379,803 £6,873,054 | £6,745,621 £6,291,967 £5,836,861 | £6,738,145 £6,284,518 £5,829,438 | £6,724,752 £6,271,175 £5,816,142 | £6,691,271 £6,237,821 £5,782,903 | £6,490,386 £6,037,693 £5,583,471 | £6,378,783 £5,926,510 £5,472,675 |
| 90% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 15% 20% 25% 26% 30% 35% 40% 45% 50% | £8.364.859 £5.855.230 £5.344.181 £5.241.803 £4.831.726 £4.317.877 £3.802.648 £3.286.052 £2.768.103 | E5380,318 £4,922,351 £4,462,974 £4,370,931 £4,002,201 £3,540,043 £3,076,513 £2,611,628 £2,145,398 | ES.372.919 E4.914.974 E4.455.616 E4.363.576 E3.994.859 E3.532.714 E3.089,198 E2.604.321 E2.136.099 | £5,359,865 £4,901,759 £4,42,436 £4,350,402 £3,981,709 £3,519,592 £3,056,098 £2,591,241 £2,125,033 | E5,328,533 £4,868,722 £4,409,465 £4,317,468 £3,948,835 £3,468,783 £3,023,347 £2,558,538 £2,092,368 | £5,127,735 £4,670,501 £4,211,780 £4,119,889 £3,751,588 £3,289,938 £2,826,843 £2,826,843 £2,826,843 | £5.017.293 £4.560.378 £4.101.945 £4.010.076 £3.642.006 £3.180.578 £2.717.674 £2.253.309 £1.787.496 |
| Higher Value Secondary Offices | | - | | | | £97,649,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £4,223,255 £3,717,966 £3,211,217 | £3,083,784 £2,630,129 £3,175,034 | £3,076,307 £2,622,680 £2,167,600 | £3,062,915 £2,609,338 £3,154,305 | £3,029,434 £2,575,983 £2,121,066 | £2,828,549 £2,375,855 £1,921,633 | £2,716,945 £2,264,673 £1,810,837 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £2,703,022 £2,193,393 | £1,718,481 £1,280,514 | £1,711,081 £1,253,137 | £1,697,828 £1,239,922 | £1,664,696 £1,206,884 | £1,465,898 £1,008,664 | £1,355,456 £898,541 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% 30% | £1.682.344 £1,579,965 £1,169,889 | £801.137 £709,094 £340.363 | £793,778 £701,739 | £780.598 £688,565 | £747.647 £655,630 | £549.943 £458,021 | £440.107 £348,239 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £656,040 £140.811 | -£121,795 -£585.324 | -£129,123 -£592.640 | -£142,246 -£605.740 | £280,897 -£175,054 -£638,491 | -£371,900 -£834.994 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | +£375,785 +£893,734 | -£1,050,210 -£1,516,440 | -£1,057,516 -£1,523,739 | -£1,070,597 -£1,536,804 | -£1,103,300 -£1,569,469 | -£1,299,519 -£1,765,458 | -£1,408,528 -£1,874,341 |
| Residual Land values compared to bench Medium Value Secondary Offices | mark land value | s | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £5,740,617 £5,235,328 | £4,601,146 £4,147,492 | £4,593,670 £4,140,043 | £4,580,277 £4,126,700 | £4,546,796 £4,093,346 | £4,345,911 £3,893,218 | £4,234,308 £3,782,035 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £4,728,579 £4,220,384 £3,710,755 | £3,092,386 £3,235,843 £2,777,876 | £3,084,963 £3,228,444 £2,770,499 | £3,071,007 £3,215,190 £2,757,284 | £3,038,428 £3,182,058 £2,724,247 | £3,438,996 £2,983,260 £2,526,026 | £3,328,200 £2,872,818 £2,415,903 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 26% | £3.199.706 £3,097,328 | £2.318.499 £2,226,456 | £2,311,141 £2,219,101 | £2,297,961 £2,205,927 | £2.265.010 £2,172,993 | £2.067.305 £1,975,384 | £1,957,470 £1,865,601 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £2,687,251 £2,173,402 £1,658,173 | £1,857,726 £1,395,568 £032,038 | £1,850,384 £1,388,239 £924,723 | £1,837,234 £1,375,117 £911,623 | £1,804,360 £1,342,308 £878,872 | £1,607,113 £1,145,463 £682,368 | £1,497,531 £1,036,103 £573,100 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 40% 45% 50% | £1,036,173 £1,141,577 £623,628 | £467,153 £923 | £459,846 -£6,376 | £446,766 -£19,442 | £414,063 -£52,107 | £217,844 -£248,096 | £108,834 -£358,979 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value | s | | | | £40,420,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £6,369,342 £5.864,053 £5.357,304 | £5,229,871 £4,776,217 £4,321,111 | £5,222,395 £4,768,768 £4,313,688 | £5,209,002 £4,755,425 £4,300,392 | £5,175,521 £4,722,071 £4,267,153 | £4,974,636 £4.521,943 £4,067,721 | £4,863,033 £4,410,760 £3,956,925 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £4,849,109 £4,339,480 | £3,864,568 £3,406,601 | £3,857,169 £3,399,224 | £3,843,915 £3,848,009 | £3,810,783 £3,352,972 | £3,611,985 £3,614,751 | £3,501,543 £3,044,628 |
| 60% LAR : 40% CIR | 25% 26% | £3.828.431 £3,726,053 £3.315.976 | £2.947.224 £2,855,181 £2.486.451 | £2.939.866 £2,847,826 £2.479.109 | £2.926.686 £2,834,652 £2.465.959 | £2.893.735 £2,801,718 £2.433.085 | £2,696,030 £2,604,109 £2,235,838 | £2,586,195 £2,494,326 £2,126,256 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 30% 35% 40% | £2,802,127 £2,286,898 | £2,024,293 £1,560,763 | £2,016,964 £1,553,448 | £2,003,842 £1,540,348 | £1,971,033 £1,507,597 | £1,774,188 £1,311,093 | £1,664,828 £1,201,924 |
| 80% LAR : 40% CIR 80% LAR : 40% CIR | 45% 50% | £1,770,302 £1,252,353 | £1,095,678 £629,648 | £1,088,5/1 £622,349 | £1,075,491 £609,283 | £1,042,768 £576,618 | £380,629 | £737,009 £271,746 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | \$ | | | | £20,601,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$7,112556 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 25,97,964 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 15,956,207 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 55,92,215 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 55:81:734 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 55,77,849 | Base Build Costs, Access Prt M4(2). Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15.00,245 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £6,607,266 £6,100,517 | £5.519.429 £5,064,324 | £5.511.980 £5,056,900 | £5.498.638 £5,043,605 | £5,465,283 £5,010,366 | £5.265.155 £4,810,933 | £5.153.973 £4,700,137 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £5,592,322 £5,082,693 £4,571,644 | £4,607,781 £4,149,814 £3,690,437 | £4,600,381 £4,142,437 £3,683,078 | £4,587,128 £4,129,222 £3,669,898 | £4,553,996 £4,096,184 £3,636,947 | £4,355,198 £3,897,964 £3,439,243 | £4,700,137 £4,244,755 £3,787,841 £3,329,407 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% 30% | £4,571,544 £4,469,265 £4,059,189 | £3,598,394 £3,229,663 | £3,683,078 £3,591,039 £3,222,321 | £3,577,865 £3,209,171 | £3,544,930 £3,176,297 | £3,447,321 £2,979,050 | £3,237,539 £2,869,468 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £3.545.340 £3,030,111 £2,513,545 | £2.767.505 £2,303,976 | £2.760.177 £2,296,660 | £2.747.054 £2,283,560 | £2.714.246 £2,250,809 £1,786,000 | £2.517.400 £2,054,306 £1.589.781 | £2.408.041 £1,945,137 £1,480,772 |
| 60% LAR : 40% CIR | 45% 50% | £2,513,515 £1,995,566 | £1,372,860 | £1,365,561 | £1,352,496 | £1,319,831 | £1,123,842 | £1,014,959 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | | |
|--|--|--|--|---|--|--|--|--|--|
| Resi 6 - 15 Flats | | | | Value Area | Zone C - | £2,000 psf | | | |
| No Units Site Area | 15 0.04 Ha | | - | Sales value inflation Build cost inflation | | Base Base | 1 | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base PIL | |] | |
| Tenure 69% LAR 49% CR 69% LAR 49% C | % AH 5% 5% 10% 25% 26% 30% 40% 35% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 6,558,113 6,559,135 6,557,675 6,557,675 6,557,675 6,579,586 6,579,586 6,579,586 6,579,586 6,579,570 6,579,570 6,579,570 6,579,570 6,579,570 6,579,570 6,579,570 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases C7 285,077 5, 543,405 5, 543,405 6, 543,405 6, 543,405 6, 543,405 6, 543,405 6, 543,405 6, 543,405 6, 543,405 6, 543,405 6, 543,405 6, 543,405 6, 543,405 6, 543,405 6, 543,605 6, 543,605 6, 543,605 6, 543,605 | Base Build Costs, Access Prt M4(2), Suilding Safety Lovy, S106, Cil., Build Regs 2022 & Stifaceses, Wchair Prt M4(3) & BREEAM Excellent C 200, 200, 200, 200, 200, 200, 200, 200 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity C1387,207 C5487,207 C548 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16s, CIL, Building Safety Levy, S16s, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 27.383.727 4.385.600 5.35.791,141 5.386.600 5.4807.885 5.4807.885 5.4807.885 5.4807.885 5.4807.885 5.4807.885 5.4807.885 5.4807.885 5.4807.885 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability C1102,M41 C517,901 C519,002 C517,901 C519,002 C517,901 C519,002 C517,901 C519,002 C517,003 C517,003 C517,003 C517,003 C517,003 C517,003 C517,003 C517,003 C517,004 C5 | Base Build Costs, Access Pri M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (7041/29) (1041/2 | |
| | | | | | | | | David Carta | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 24 April 27 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Legy. \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £4,357,525 £3,817,115 | £3,259,462 £2,771,233 | £3,252,013 £2,763,811 | £3,238,670 £2,750,515 | £3,205,316 £2,717,276 | £3,005,188 £2,517,843 | £2,894,005 £2,407,048 | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £2,731,969 £2,187,259 | £1,790,479 £1,297,979 £1,199,311 | £1,783,101 £1,290,620 | £1,769,886 £1,277,440 | £1,736,849 £1,244,489 £1,145,847 | £1,538,628 £1,046,784 | £1,916,545 £1,428,505 £936,948 £838,456 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £2,078,148 £1,641,142 £1,093,632 | £1,199,311 £804,082 £308,801 | £1,290,020 £1,191,956 £798,740 £301,473 | £1.2/7.440 £1,178,782 £783,590 £288,350 | £1,145,847 £750,715 £255,543 | £948,239 £553,469 £58,696 | £838,456 £443,888 -£50,683 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £544.742 -£5,514 | -£187.851 -£685,859 | -£195.186 -£693,185 | -£208.266 -£706,247 | -£241.017 -£738,950 | -£437.522 -£935,189 | -£546.690 -£1,044,178 | |
| 60% LAR. 40% CR 50% 4557,224 43,165,212 41,192,510 41,205,577 41,238,242 41,434,231 41,543,114 Regidual Land values command to benchmark land values Medium Value Secondary Offices £57,186,000 | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | £6,413,838 £5,874,888 | £5,263,602 £4,776,824 | £5,256,125 £4,769,375 | £5,242,732 £4,756,033 | £5,209,252 £4,722,679 £4,234,639 | £5,008,386 £4,522,550 | £4,896,764 £4,411,368 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £4,792,622 £4,249,332 | £4,286,595 £3,798,930 £3,307,842 | £4,281,173 £3,791,531 £3,300,463 | £4,207,877 £3,778,278 £3,287,249 | £3,745,145 £3,254,211 | £4,035,206 £3,546,348 £3,055,990 | £3,924,410 £3,435,905 £2,945,868 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 26% | £3,704.622 £3,595,511 £3,158.505 | £2.815.341 £2,716,673 £2.321.444 | £2.807.983 £2,709,318 £2.314.102 | £2.794.803 £2,696,144 £2.300.953 | £2.761.852 £2,663,210 £2.268.078 | £2.584.148 £2,465,602 £2,070,831 | £2.454.311 £2,355,818 £1.961.250 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £2,610,995 £2,062,105 | £2,321,444 £1,826,164 £1,329,512 | £1,818,835 £1,822,196 | £1,805,713 £1,309,096 | £1,772,905 £1,276,345 | £1,576,059 £1,079,841 | £1,468,699 £970,673 | |
| 80% LAR : 40% CIR | 50% | £1,511,849 £960,239 | £831,504 £332,150 | £824,197 £324,852 | £811,116 £311,786 | £778,413 £279,121 | £882,194 £83,132 | £473,184 -£25,751 | |
| Residual Land values compared to benchr Lower Value Secondary Offices / Communi | nark land value ity Space | • | | | | £40,420,000 | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £7,042,563 £6.503.613 £5,963,203 | £5,405,549 £4,917,320 | £5,984,850 £5,398,100 £4,909,898 | £5,871,457 £5,384,758 £4,896,602 | £5,837,977 £5,351,404 £4,863,364 | £5,637,091 £5.151.275 £4,663,931 | £5,025,489 £5,040,093 £4,553,135 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £5,421,347 £4,878,057 £4.333.347 | £4,427,655 £3,936,567 £3.444.066 | £4,420,256 £3,929,188 £3,436,708 | £4,407,003 £3,915,974 £3,423,528 | £4,373,870 £3,882,936 £3.390.577 | £4,175,073 £3,684,715 £3,192,871 | £4,064,630 £3,574,593 £3,083,036 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% 30% 35% | £4,224,236 £3,787,230 £3,239,720 | £3,345,398 £2,950,169 £2,454,889 | £3,338,043 £2,942,827 £2,447,560 | £3,324,869 £2,929,678 £2,434,438 | £3,291,935 £2,896,803 £2,401,630 | £3,094,327 £2,699,556 £2,204,784 | £2,984,543 £2,589,975 £2,095,424 | |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 40% 45% 50% | £2,690,830 £2,140,574 | £1,958,237 £1,460,229 | £1,950,921 £1,452,922 | £1,937,821 £1,439,841 | £1,905,070 £1,407,138 | £1,708,566 £1,210,919 | £1,599,398 £1,101,909 | |
| Residual Land values compared to benchr | | z 1,005,954 | 1300,875 | 1993,077 | 2940,011 | 1307,040 | Eri1,89/ | 1002,974 | |
| Secondary Industrial/Storage/Distribution | | | I | I | I | £20,601,000 | <u> </u> | I | |
| Tenure 6% LAR : 6% CR 6% LAR : 6% CR 6% LAR : 6% CR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 57.785.78 57.784.85 58.708.115 58.708.115 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 0.8.05,56 5.14,76 5.560,53 5.17,086 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (5.6.683,111) 5.6.683,111 5.6.683,111 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 55,127,970 55,59,215 | Base Build Costs, Access Prt M4(2), Building Safety Legs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (5,581.16) 55.006.76 55.173.62 | Base Build Costs, Access Prt M4(2), Building Safely Legs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (5,580,561 55,447,143 54,918,286 | Base Build Costs, Access Pr M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15.768, 703 15.768, 703 15.768, 704 15.768, 705 15 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £5,621,269 £5.076,559 £4,967,448 | £4,679,779 £4,187,279 £4,088,611 | £4,672,401 £4,179,920 £4,081,256 | £4,659,186 £4.166.740 £4,068,082 | £4,626,149 £4.133.789 £4,035,147 | £4,427,928 £3.936.084 £3,837,539 | £4,317,805 £3.826.248 £3,727,756 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £4,530,442 £3,982,932 | £3,693,382 £3,198,101 | £3,686,040 £3.190.773 | £3,672,890 £3,177,650 | £4,035,147 £3,840,015 £3,144,843 | £3,837,839 £3,442,769 £2,947,996 | £3,727,766 £3,333,188 £2.838.637 £2,342,610 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £3,434,042 £2,883,786 £2,332,176 | £2,701,449 £2,203,441 £1,704,088 | £2,694,134 £2,196,135 £1,696,790 | £2,681,034 £2,183,063 £1,683,723 | £2,648,283 £2,150,350 £1,651,058 | £2,451,778 £1,954,131 £1,455,069 | £2,342,610 £1,845,122 £1,346,186 | |
| | | | | | | | | | |

| Local Plan Viability Testin | g 2025 | | | | | | | | |
|---|--|--|--|---|--|---|---|---|--|
| Resi 6 - 15 Flats | | | | Value Area | Zone C - RP Per | iphery £2,250 psf | | | |
| No Units Site Area | 15 0.04 Ha | | - | Sales value inflation | | Base Base | | | |
| Residual land values: | 0.04114 | | | Build cost inflation Tenure | | Base PIL | |] | |
| Tenure 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR 60% LAR: 46% CR | % AH 5% 5% 15% 15% 25% 25% 35% 45% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1 (2) 43,545 61,545,699 12,745,545 12,451,116 13,451,116 14,451,116 14,545,002 15,545,002 15,545,002 15,545,002 15,545,002 15,545,002 15,545,002 15,545,002 15,545,002 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases G545/15 G755/19 G877/29 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent 5.0565/59 (7.916/73 (7.916/73) (7.916/74) (8.795/84) (8.6795/84) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5,985,545,66 17,992,977 17,992,977 17,992,977 17,992,977 17,992,977 17,992,977 18,995,978 18 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Sti66, Cit., Build Regs 2022 & Stifaceses, Wchair Prt M4(3), Biodiversity & Renewable Offset Payments 10,009,009,009,009,009,009,009,009,009,0 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Stide, Cit., Build Regs 2022 & Staffcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £88,569 £7,679,584 £7,679,584 £88,585,574 £88,585,574 £88,585,574 £88,585,574 £88,585,574 £88,585,574 £88,585,574 £88,585,574 £88,585,574 £88,585,574 £88,585,574 | Base Build Costs, Access Prt M4(2), Building Safety LA, 1516, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 6.6693777 6.569410 6.5695096 6.415,558 6.575595 6.575595 6.575595 6.575595 6.575595 6.575595 6.575595 6.575595 | |
| | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levi \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | £8,579,526 £5,956,424 £5,331,881 | £5,402,378 £4,832,793 £4,281,758 | £5,394,901 £4,825,345 £4,254,335 | £5,381,509 £4,812,003 | £5,348,028 £4,778,648 £4,207,801 | £5,147,143 £4,578,519 £4,008,368 | £5,035,539 £4,467,337 £3,897,572 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £4,705,853 £4,078,410 | £3,689,286 £3,115,389 | £3,681,887 £3,108,011 | £3,668,634 £3,094,797 | £3,635,500 £3,061,760 | £3,436,704 £2,863,539 | £3,326,261 £2,753,416 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% 30% | £3,449.548 £3,323,605 £2,819.278 | £2.540.083 £2,424,854 £1.963.379 | £2.532.724 £2,417,498 £1.956.037 | £2.519.544 £2,404,325 £1.942.888 | £2,486,593 £2,371,389 £1,910,013 | £2.288.889 £2,173,781 £1.712.767 | £2.179.053 £2,063,999 £1.603.185 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £2,187,616 £1.554.574 | £1,385,292 £805.833 | £1,377,963 £798.517 | £1,942,888 £1,364,841 £785.416 | £1,332,032 £752.666 | £1,135,186 £556.162 | £1,025,827 £446.993 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | £920,164 £284,402 | £225,017 -£357,143 | £217,711 -£364,442 | £204,629 -£377,507 | £171,926 -£410,172 | -£24,291 -£606,161 | -£133,302 -£715,044 | |
| Residual Land values comeaned to benchmark land values detidum Value Scomeaned to benchmark land values detidum Value Scomeaned to benchmark land values E57,186,600 | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levys 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR | 0% 5% | £8,096,889 £7,473,786 | £6,919,740 £6,350,156 | £6,912,264 £6,342,708 | £6,898,871 £6,329,365 | £6,865,391 £6,296,011 | £6,664,505 £6,095,882 | £6,552,902 £5,984,699 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £6,849,224 £6,223,215 £5,595,773 | £5,779,121 £5,206,648 | £5,771,698 £5,199,249 | £5,758,402 £5,185,996 | £5,725,163 £5,152,863 £4,579,123 | £5,525,731 £4,954,066 £4,380,902 | £5,414,935 £4,843,623 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% | £4,966,911 £4,840,968 | £4.057.445 £3,942,216 | £4.050,086 £3,934,860 | £4.036.906 £3,921,687 | £4.003.955 £3,888,752 | £3.806.251 £3,691,143 | £3.696.415 £3,581,361 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £4,336,641 £3,704,978 | £3,480,741 £2,902,654 | £3,473,399 £2,895,326 | £3,460,250 £2,882,203 | £3,427,375 £2,849,395 | £3,230,129 £2,652,549 | £3,120,547 £2,543,190 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £3,071,536 £2,437,527 £1,801,764 | £2,323,190 £1,742,380 £1,160,220 | £1,735,074 £1,152,921 | £1,721,992 £1,139,855 | £1,689,289 £1,107,190 | £2,073,025 £1,493,071 £911,201 | £1,384,060 £802,318 | |
| Residual Land values compared to benc Lower Value Secondary Offices / Commi | | • | | | | £40,420,000 | 1 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% 20% | £8.102.511 £7,477,949 | £6,978.881 £6,407,846 | £6,971,433 £6,400,423 | £6,958.090 £6,387,127 | £6,924,736 £6,353,888 | £6,724,607 £6,154,456 | £6,613,424 £6,043,660 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £6,851,940 £6,224,498 £5,595,636 | £5,835,373 £5,281,477 £4,686,170 | £5,827,974 £5,254,099 £4,678,811 | £5,814,721 £5,240,885 £4,665,631 | £5,781,588 £5,207,848 £4,632,680 | £5,582,791 £5,009,627 £4,434,976 | £5,472,348 £4,899,503 £4,325,140 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% 30% 35% | £5,595,636 £5,469,693 £4,965,366 | £4,686,170 £4,570,941 £4,109,466 | £4,678.811 £4,563,585 £4,102,124 | £4,885,831 £4,550,412 £4,088,975 | £4,632,680 £4,517,477 £4,056,100 | £4,434,976 £4,319,868 £3,858,854 | £4,325,140 £4,210,086 £3,749,272 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £4,333,703 £3,700,661 | £3,531,379 £2,951,921 £2,374,405 | £3,524,051 £2,944,604 £2,363,700 | £3,510,928 £2,931,504 | £3,478,120 £2,898,754 | £3,281,274 £2,702,250 £2,104,700 | £3,171,915 £2,593,081 | |
| | | £2,430,489 | £1,788,945 | £1,781,646 | £1,768,580 | £1,735,915 | £1,539,926 | £1,431,043 | |
| Residual Land values compared to bend Secondary Industrial/Storage/Distribution | amlark land values | • | | | | £20,601,000 |] | | |
| Tenure 69% LAR: 49% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 59,468,226 28,845,724 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, Cil., Building Regs 2022 & Staircases (3.291,67) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 12,284.201 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity £270,889 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 18,237,238 27,867,948 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & GSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSS | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (1,594,859 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £8,221,161 £7,595,153 | £7,151,058 £6,578,586 | £7,143,635 £6,571,187 | £7,130,340 £6,557,934 | £7,097,101 £6,524,800 | £6,897,668 £6,326,004 | £6,786,872 £6,215,561 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 26% | £6,967,710 £6.338.848 £6,212,905 | £6,004,689 £5,429,383 £5,314,154 | £5,997,311 £5.422.024 £6,306,798 | £5,984,097 £5,408.844 £5,293,625 | £5,951,060 £5.375.893 £5,260,689 | £5,752,839 £5.178.189 £5,063,081 | £5,642,716 £5.068.353 £4,953,299 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | £5,708,578 £5,076,916 | £4,852,679 £4,274,592 | £4,845,337 £4,267,263 | £4,832,188 £4,254,141 £3,674,716 | £4,799,313 £4,221,332 | £4,602,067 £4,024,486 | £4,492,485 £3,915,127 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £4,443,874 £3,809,464 £3,173,702 | £3,695,133 £3,114,317 £2,532,157 | £3,687,817 £3,107,011 £2,524,858 | £3,674,716 £3,093,929 £2,511,793 | £3,641,966 £3,061,226 £2,479,128 | £3,445,462 £2,865,009 £2,283,139 | £3,336,293 £2,755,998 £2,174,258 | |
| 00 % D-IR . 40 % D-IR | 3076 | 20,170,102 | La,000,107 | LE,024,000 | 2,2,011,153 | La,=/0,120 | | A.B., 174,200 | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|---|--|---|--|--|--|--|---|--|
| Resi 6 - 15 Flats | | | | Value Area | Zone C - RP Per | iphery £2,450 psf | | |
| No Units Site Area | 15 0.04 Ha | | - | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | ' | Base PIL | |] |
| Tenure 6% LAR 6% CR | % AH 5% 10% 25% 26% 26% 35% 45% 59% ark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy 151527555 510,205,89 1510,89 1510,89 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases \$1,80,927 \$1,80,95 \$1,90,97 \$1,90,95 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (1938-1559) (1948-1559) (1948-1569) (19 | Base Build Costs, Access Prt M4(2), Stide, Citt, Build Regs 2022 & Stidrcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 10195-258 10195-2 | Base Build Costs, Access Prt M4(2), Building Sefety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), Brezam Excellent, Biodiversity & Renewable Offset Payments 10,527,73 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), Brezam Excellent, Biodiversity, Renewable Offset Payments & Sustainability £0133597 £885,228 £885,228 £885,228 £885,228 £885,228 £885,228 £885,228 £885,228 £885,228 £885,228 £885,237 £885,537 £885,537 £885,537 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$1,002,298 \$1,003,003,003,003,003,003,003,003,003,00 |
| | | | | | | | | Base Build Costs, |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £7,235,543 £6,543,658 | £6,091,459 £5,454,178 | £6,084,010 £5,446,756 | £6,070,668 £5,433,460 | £6,037,314 £5,400,221 | £5,837,185 £5,200,789 | £5,726,002 £5,089,992 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £5,850,327 £5,155,562 £4,459,378 | £4,815,460 £4,175,318 £3,533,766 | £4,808,061 £4,167,941 £3,526,408 | £4,794,808 £4,154,726 £3,513,227 | £4,761,675 £4,121,689 £3,480,277 | £4,562,877 £3,923,468 £3,282,571 | £4,452,435 £3,813,344 £3,172,736 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% 30% 35% | £4,319,972 £3,761,787 | £3,405,288 £2,890,816 | £3,397,932 £2,883,475 | £3,384,759 £2,870,324 | £3,351,824 £2,837,450 | £3,154,215 £2,640,203 | £3,044,433 £2,530,623 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £3,062,802 £2.362,438 £1,660,707 | £2,246,484 £1.600.779 £953.718 | £2,239,155 £1.593.464 £946.412 | £2,226,033 £1.580.364 | £2,193,225 £1.547.612 | £1,996,378 £1.351.109 | £1,887,019 £1,241,940 £505,300 |
| 60% LAR : 40% CIR | 50% | £957,622 | £305,312 | £298,014 | £284,948 | £252,283 | £56,294 | -£52,589 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land values | s | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £9,443,330 £8,752,905 | £8,244,652 £7,608,821 | £8,237,175 £7,601,373 | £8,223,783 £7,588,031 | £8,190,302 £7,554,676 | £7,989,416 £7,354,547 | £7,877,813 £7,243,364 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £8,061,021 £7,367,689 £6,672,925 | £6,971,540 £6,332,823 £5,692,681 | £6,325,424 £5,685,303 | £6,950,823 £6,312,171 £5,672,089 | £6,279,038 £6,639,051 | £6,718,151 £6,080,240 £5,440,830 | £5,969,798 £5,330,707 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 26% | £5,976.741 £5,837,334 | £5.051.129 £4,922,650 | £5.043.770 £4,915,294 | £5.030.589 £4,902,121 | £4.997.639 £4,869,187 | £4.799.934 £4,671,577 | £4.690.098 £4,561,795 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £5,279,149 £4,580,165 £3,879,801 | £4,408,179 £3,763,846 £3,118,142 | £4,400,837 £3,756,518 £3,110,836 | £4,387,687 £3,743,395 £3,097,736 | £4,354,813 £3,710,588 £3,064,975 | £4,157,586 £3,513,741 £2,868,472 | £4,047,985 £3,404,382 £2,759,303 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 40% 45% 50% | £3,178,069 £2,474,985 | £2,471,081 £1,822,675 | £2,463,775 £1,815,377 | £2,450,693 £1,802,310 | £2,417,990 £1,769,645 | £2,221,772 £1,573,657 | £2,112,761 £1,464,773 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | | | | | | £40,420,000 | 1 | |
| Tonure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & \$106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excelled | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £9,381,630 £8,689,746 | £8.237.546 £7,600,265 | £8.230.098 £7,592,843 | £8,216,756 £7,579,548 | £8.183.401 £7,546,309 | £7.983.272 £7,346,876 | £7.872.089 £7,236,079 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £7,996,414 £7,301,650 £6,605,466 | £6,961,548 £6,321,406 £5,679,854 | £6,954,149 £6,314,028 £5,672,495 | £6,940,896 £6,300,814 £5,659,314 | £6,907,763 £6,267,776 £5,628,384 | £6,708,965 £6,069,555 £5,428,659 | £6,598,523 £5,959,432 £5,318,823 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 26% 30% 35% | £6,466,059 £5,907,874 | £5,551,375 £5,069,04 | £5,544,019 £5,029,562 | £5,530,846 £5,016,412 | £5,497,912 £4,983,538 | £5,300,302 £4,786,291 | £5,190,520 £4,676,710 |
| | 40% | £5,208,890 £4,508,526 £3,806,794 | £4,392,571 £3,746,867 £3,099,806 | £4,385,243 £3,739,551 £3.092,500 | £4,372,120 £3,726,451 £3.079,418 | £4,339,313 £3,693,700 £3.046,715 | £4,142,466 £3,497,197 £2,850,497 | £4,033,107 £3,388,028 £2,741,488 |
| 80% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchr | 45% 50% | £3,103,710 | £2,451,400 | £2,444,102 | £2,431,035 | £2,398,370 | £2,202,382 | £2,093,498 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 |] | |
| Tenure 60% LAR - 40% CR 90% LAR - 40% CR 90% LAR - 40% CR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy C 881529 C 981529 C 981 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cl., Building Regs 2022 & Staincases (5,018,58) (5,343,78) (5,343,78) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 10,390,058 (1,390,058 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (5.565.72) (5.565.72) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 155/2/51 15.295.921 15.295.921 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1, 334, 335, 336, 336, 336, 336, 336, 336, 336 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 53249/751 54815322 54815322 548153244 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 26% | £8,044,862 £7.348.678 £7,209,272 | £7,064,618 £6,423,066 £6,294,588 | £7,057,241 £6.415.708 £6,287,232 | £7,044,026 £6.402.527 £6,274,059 | £7,010,989 £6.369.577 £6,241,124 | £6,812,768 £6.171.871 £6,043,515 | £6,702,644 £6.062.036 £5,933,733 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £6,651,087 £5,952,102 | £5,780,116 £5,135,784 | £5,772,775 £5.128.455 | £6,274,069 £5,759,624 £5.115.333 | £5,726,750 £5.082.525 | £5,529,503 £4.885.678 | £5,933,733 £5,419,923 £4,776,319 £4,131,240 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £5,251,738 £4,550,007 | £4,490,079 £3,843,018 | £4,482,764 £3,835,712 £3,187,244 | £4,469,664 £3,822,631 £3,174,249 | £4,436,912 £3,789,927 £3,144,592 | £4,240,409 £3,593,710 £2,945,504 | £4,131,240 £3,484,699 £2,836,711 |
| 60% LAR : 40% CIR | 50% | 13,040,922 | E3,184,012 | 23,107,314 | 13,174,240 | 13,141,083 | 12,540,084 | 22,030,/11 |

| Sales value inflation Base Build Costs Base Build Costs Base Build Costs Base Build Costs Base Build Costs Base Build Costs Access Prt M4(2), Building Safety Levy S16, CIL, Build | Local Flati Viability Testing | 1 2020 | | 1 | | | | 1 | |
|--|--|--------------------------------|--|--|---|---|---|--|--|
| March Marc | Resi 7 - 18 Flats | | | | Value Area | Zone C - | £1,050 psf | | |
| Tenure 3.44 Tenure 3.45 Tenure 3.46 Tenure 3.47 Tenure 3.47 Tenure 3.47 Tenure 3.48 Tenure 3.48 Tenure 3.40 Te | No Units Site Area | 18 0.04 Ha | | | Sales value inflation Build cost inflation | | | } | _ |
| Page Bold Costs Page Bold | Residual land values: | | | | Tenure | | LAR : CIR | | I |
| ## 16 10 10 10 10 10 10 10 10 10 10 10 10 10 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | Access Prt M4(2) & Building Safety Levy £2,924,733 £2,661,471 £2,396,552 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £1,713,198 £1,503,889 £1,292,936 £1,080,353 | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £1,704,155 £1,494,881 £1,283,960 £1,071,405 | Access Prt M4(2), Building Safety Levy, \$106, Cit. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £1,688,973 £1,479,756 £1,268,886 £1,068,381 | Access Prt M4(2), Building Safety Levy, S106, Cl.L, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £ (55) 573 £ (25) 250 £ (10) 820 | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1,215,068 £1,005,119 | Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable, Offset Payments, Offset Payments, Sustainability & Embodied Carbon |
| Temper State Build Costs and Access Pri Michigal State Part State | 60% LAR: 40% CIR | 25% 30% | | £650,359 £432.978 | £424.099 | | C274 024 | £365,036 £148.316 | £24.089 |
| Temper State Build Costs and Access Pri Michigal State Part State | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £1,047,657 £773,124 £497.041 | £214,028 -£6,615 -£242,425 | £205,167 -£15,917 -£251,812 | -£31,695 -£267.568 | -£71,141 -£306.957 | -£74,069 -£307,818 -£543,290 | -£205,786 -£439,305 -£674,585 |
| Treater S. AM Base Build Costs, buildings Safety Levy, 1916, Cl. Buildings Safety Levy, 2016, Cl. | 60% LAR : 40% CIR | 50% | £219,424 | -£479,953 | -£489,331 | -£505,068 | -£544,410 | -£780,467 | -£911,610 |
| Base Build Costs, | Residual Land values compared to bench Higher Value Secondary Offices | mark land values | | | | | £97,649,000 |] | |
| Commonwealth Comm | | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| ## 1 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | |
| ### See Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Building Safety Levy, 1955 (C. Build Regs Work) 1955 (C. Build Reg | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| ### See Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Building Safety Levy, 1955 (C. Build Regs Work) 1955 (C. Build Reg | | 30% 35% | -£2,379,757 -£2,652,726 | £3.486,355 | -£3.276.284 -£3.495,216 | -£3.291.191 -£3,510,094 | -£3.328.459 -£3,547,286 | -£3.552.067 -£3,774,452 | -£3,676,294 -£3,908,169 |
| Base Build Costs, Access PT M4(2), Acc | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | -£3,716,300 -£3,952,195 -£4,189,714 | -£3,732,078 -£3,987,951 -£4,205,451 | | | |
| Base Build Costs, | Residual Land values compared to bench | | | , | , | | | 1 | |
| Base Build Costs, Access PT M4(1), Access PT M4(2), Acc | Medium Value Secondary Offices | | | 1 | 1 | | £57,186,000 | | |
| Control Cont | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| ### Seption 1985 19 | 60% LAR : 40% CIR | 5% | £757.685 £494,422 £229.504 | -£453.850 -£663,159 -£874.112 | | | | -£743.764 -£951,980 -£1.161.929 | |
| Company Comp | 60% LAR : 40% CIR | | -£37,054 -£305,238 | | | | | | -£1,498,798 -£1,711,801 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs S164, Excellent, Building Safety Levy, S166, CIL, Building Regs Safety Levy, S166, CIL, Building S | 60% LAR: 40% CIR | 25% 30% | -£575,033 -£846,422 | £1,516,689 £1,734,070 | -£1,525,589 -£1,742,949 | -£1,540,531 -£1,757,856 | -£1,577,885 -£1,795,124 | -£1,802,013 -£2,018,732 | -£1,928,528 -£2,142,960 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs S164, Excellent, Building Safety Levy, S166, CIL, Building Regs Safety Levy, S166, CIL, Building S | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Luvy, Store (Li, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Blodwrstly, Renewable Offset Pyments & Sustainability & Find Carbon (Fig. 1975) Find C | | | -£1,947,625 | -£2,647,001 | -£2,656,379 | -£2,672,116 | -£2,711,459 | -£2,947,515 | -£3,078,658 |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Building Safety Lovy, S106, | Lower Value Secondary Offices / Commun | mark land values nity Space | | | | | £40,420,000 |] | |
| Spir. Left - 10% CPR 1 | | % AH 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| District | 60% LAR : 40% CIR | 5% 10% | £1.129.765 £864,847 | -£27.816 -£238,769 | -£38.825 -£247,748 | -£51.949 -£262,819 | -£89.762 -£300,499 | | |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £330,105 £60,310 | -£851,352 -£885,550 -£881,348 | | | | | |
| ## 176 | 60% LAR : 40% CIR | 30% 35% | -£211,079 -£484,048 | -£1,098,727 -£1,317,677 | -£1,107,606 -£1,326,538 | -€1,122,513 -€1,341,416 | -£1,159,781 -£1,378,608 | -£1,383,389 -£1,605,775 | -£1,507,616 -£1,737,491 |
| Rezidual Land values command to benchmark band values | 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Renewable Offset Payments & Sustainability & Breeam (Science Payments & Sustainability & Sustainabilit | | mark land values | | | | 22,20,110 | | 1 | |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BIEEAM Excellent, Biodiversity & Renewable Offset Payments Books Left - 90% Left - 90% CR 10% 10% CR | Secondary Industrial/Storage/Distribution | <u> </u> | | 1 | T. | I | £20,601,000 | | |
| 60% LAR, 40% CR 10% \$1161888 \$512.287 \$503.200 \$1882.17 \$450.537 \$224.450 \$98.868 \$650.287 \$150.289 \$189.868 \$150.289 \$189.247 \$450.537 \$224.450 \$189.868 \$150.289 \$189.247 \$128.151 \$129.255 \$129.248 \$189.248 \$129.258 \$1 | 60% LAR : 40% CIR | 0% 5% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 00% LMC 40% CMR 25% 2011-349 4134.310 4135.210 4136.122 4131.500 4431.634 4300.149 60% LMC 40% CMR 30% 6539.897 4346.891 4346.570 4271.477 4482.474 432.285 4271.487 66% LMC 40% CMR 35% 526.698 4596.641 6275.503 4396.380 4227.27 4354.729 4396.65 65% LMC 40% CMR 4 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £1,615,883 £1,349,325 | £512,267 £299,683 | £503,290 £290,736 | £488,217 £275,711 | £450,537 £238,151 | £224,450 £12,785 | £98,846 -£112,419 |
| 00% LWX:40% CIR 35% LX00,995 4.590,041 4.570,033 4.599,390 4.027,712 4.508,739 4.590,635 65% LAX:40% CIR 45% 477,725 4.795,585 4.513,344 4.851,310 4.108,437 4.129,975 | | 20% 25% | £1,081,141 £811.346 | £85,486 -£130.310 | £76,564 -£139.210 | £61,583 -£154.152 | £24,131 -£191.506 | -£200,582 -£415.634 | -£325,422 -£540.149 |
| 69% LRF, 49% CR 45% CR 45% CR 4152000 CR 4152000 CR 415420 CR 415420 CR 415 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | £539,987 £266,988 -£7,545 | £547,691 -£586,641 -£787,285 | £386,570 -£575,503 -£796,586 | -£3/1,477 -£590,380 -£812,364 | -£468,745 -£627,572 -£851,810 | -£632,353 -£854,739 -£1,088,487 | -£766,581 -£986,455 -£1,219,975 |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£283.629 -£561,246 | -£1.023.095 -£1,260,622 | -£1.032.482 -£1,270,000 | -£1.048.238 -£1,285,737 | -£1.087.628 -£1,325,080 | -£1,323,959 -£1,561,136 | -£1,455,255 -£1,692,279 |

| Local Plan Viability Testing | 2025 | | | | | | | | | |
|---|--|--|---|--|---|--|--|--|--|--|
| Resi 7 - 18 Flats | | | | Value Area | Zone C - i | E1,150 psf | | | | |
| No Units Site Area | 18 0.04 Ha | | | Sales value inflation Build cost inflation | | Base Base | } | | | |
| Residual land values: | | ' | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Tenure 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP 60.1 L/S. 60.5 CP | % AH 5% 10% 15% 25% 35% 40% 45% 45% ark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2,42,84) (3,122,83) (2,58) (2,58) (10) (2,197,94) (2,197,94) (3,122,93) (4,122,93) (4,122,93) (5,127,94) (6,127,94) (6,127,94) | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Sreby Levy & S106. CIL, Building Regs 202.8 (258) (258) (469) (258) (469) (258) (469) (258) (469) (258) (469) (258) (469) (258) (469) (258) (469) (| Base Build Costs, Access Prt M4(2), Building Safety Levy, S186, Cit Building Safety Levy S186, Cit Buildings 20/Cust Prt M4496, BREAM Excellent Excellent Excellent (248) 102 (248) 102 (248) 103 (248) ase Build Costs, Access Prt M4(2), Building Safety Levy, 5166, Cit., Build Regs 2022 & Staffacases, Victoria Control Safety Excellent & Society 12 (48 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 | Base Build Costs, Access Prt M4(2), Building Safety Hvy, 146, El., Building Safety Safety 202, 2 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 2,185, 554 2,185, 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wichair Prt M4(3), Blootiversity, Renewable Offset Payments & Sussibility 12(2)(3)(3)(4)(4)(4)(4)(4)(4)(4)(4)(4)(4)(4)(4)(4) | Base Build Costs, Access Prt M4(2), Building Safety Ley S166, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), Biddoversity, Renewable Offset Pyments, Embodied Carbon 2027/13 Enbodied Carbon 20 | | |
| Ingilar value decondary offices | 1 | | I | | I | £57,045,000 | <u>.</u> | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £32,215 -£271,441 -£576,752 | -£1,192,239 -£1,441,294 -£1,691,998 | -£1,201,281 -£1,450,303 -£1,700,972 | *£1,216,463 -£1,465,427 -£1,716,044 | | | -£1,808,670 -£1,856,157 -£2,105,416 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | -£1,968,298 -£2,222,173 | | | | | |
| | 30% | -£1,502,469 -£1,814,252 | -£2,453,814 -£2,710,942 | -£2,462,713 -£2,719,821 | -£2,477,655 -£2,734,728 | -£2,515,009 -£2,771,996 | -£2,739,137 -£2,995,605 | -£2,863,652 -£3,119,831 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | -£2,127,013 -£2,442,540 -£2,759,016 | | | | | | -£3,637,242 -£3,910,447 | | |
| 60% LAR : 40% CIR | Residual Land values compared to benchmark land values | | | | | | | | | |
| Medium Value Secondary Offices | ank land value. | | | | | £57,186,000 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £1.565.550 £1.261.894 | £341.096 £92.040 | £332.054 £83.032 | £316.872 £67.907 | £278.916 £30.094 | £51.183 -£196.780 | -£75.335 -£322.822 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £956,583 £649,630 | -£158,661 -£410,991 | -£167,637 -£419,939 | -£182,710 -£434,983 | -£220,391 -£472,524 | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £341,053 £30,866 | -£664,935 -£920,479 | -£873,857 -£929,378 | -£688,838 -£944,320 | -£726,291 -£981,674 | -£951,004 -£1,205,803 -£1,462,270 | -£1,075,845 -£1,330,318 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | -£594.278 -£909.208 | -£1,177,667 -£1,436,305 -£1,696,558 | -£1,186,486 -£1,445,167 -£1,705,403 | -£1,201,393 -£1,460,043 -£1,720,255 | -£1,236,661 -£1,497,235 -£1,757,382 | -£1,462,276 -£1,720,391 -£1,980,148 | -£1,844.365 -£2,103,908 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£1,225,682 -£1,543,693 | -£1,958,346 -£2,224,708 | -£1,967,182 -£2,234,086 | -£1,982,012 -£2,249,823 | -£2,019,085 -£2,289,165 | -£2,245,815 -£2,525,222 | -£2,377,112 -£2,656,365 | | |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | nark land value: tv Space | 5 | | | | £40,420,000 | 1 | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 22,200,983 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 593,937 | Base Build Costs, Access Prt M4(2), Suiding Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 592215 | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £914259 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5685-529 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £50,008 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £1.897.237 £1,591,926 £1.284.973 | £727,383 £476,682 £224,353 | £718.375 £467,706 £215.404 | £703.251 £452,634 £200.380 | £665,437 £414,952 £162,819 | £438.563 £188,866 | £312.521 £63,262 £187.751 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £976.396 £666,209 | -£29.592 -£285,136 | -£38.514 -£294,035 | -£53.495 -£308,977 | -£90.948 -£346,331 | -£315,660 -£570,459 | -£440.502 -£694,974 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £354,426 £41,065 £273,863 | -£542,264 -£800,961 -£1,061,213 | -£551,143 -£809,824 -£1,070,060 | -£566,050 -£824,700 -£1,084,911 | -£603,318 -£861,892 -£1,122,039 | -£826,927 -£1,085,048 -£1,344,805 | -£951,154 -£1,209,022 -£1,466,564 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£590,338 -£908,350 | -£1,323,003 -£1,589,365 | -£1,331,839 -£1,598,743 | -£1,346,669 -£1,614,480 | -£1,383,742 -£1,653,822 | -£1,610,472 -£1,889,879 | -£1,741,769 -£2,021,022 | | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 | 1 | | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 22951;99 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £57;8433 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity \$1,703,251 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £1865/295 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 51437.562 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £5311944 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £2,648,273 £2,342,962 | £1,478,419 £1,227,718 | £1,469,411 £1,218,741 £988,440 | £1,454,286 £1,203,669 | £1,416,473 £1,165,988 | £1,189,599 £939,902 | £1,063,556 £814,298 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £2,036,009 £1,727,432 £1.417.245 | £975,388 £721,444 £465,900 | £966,440 £712,522 £457.001 | £951,416 £697,541 £442.059 | £913,855 £660,088 £404.705 | £088,489 £435,375 £180.576 | £563,285 £310,534 £56.061 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £1,105,462 £792,101 £477,173 | £208,772 -£49,926 -£310-177 | £199,893 -£58,788 -£319,024 | £184,986 -£73,864 -£333,878 | £147,718 -£110,858 -£371,003 | -£75,891 -£334,012 -£592,760 | -£200,118 -£457,986 -£717,520 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £160.697 -£157,314 | -£571.967 -£838,329 | -£580.803 -£847,707 | -£595,633 -£863,444 | -£632,707 -£902,786 | -£859.436 -£1,138,843 | -£990.733 -£1,269,986 | | |
| | | | | | | · · | | · · · · · · · · · · · · · · · · · · · | | |

| Local Plan Viability Testing | g 2025 | | | | | | | | |
|--|--|---|--|---|---|--|--|--|--|
| Rosi 7 - 18 Flats | | | | Value Area | Zone C - | £1,350 psf | | | |
| No Units Site Area | 18 0.04 Ha | | - | Sales value inflation | | Base | 1 | | |
| Residual land values: | 0.04 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] | |
| Tenure 6% LAR. 40% CR 6% LAR. 40% CR 6% LAR. 40% CR 6% LAR. 40% CR 6% LAR. 40% CR 6% LAR. 40% CR 6% LAR. 40% CR 6% LAR. 40% CR 6% LAR. 40% CR 6% LAR. 40% CR 6% LAR. 40% CR | % AH 5% 10% 10% 20% 20% 35% 40% 35% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (5.348.327 (5.348.327 (5.348.327 (5.348.327 (5.389.327 (5.38 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & S106, CI., Building Regs 2022 & Staircases (3.09.437 (3.07.467 (3.07. | Base Build Costs, Access Prt M4(2), Building Safety Levy, Success Prt M4(2), Success Prt M4(2), Success Prt M4(3), Success Prt | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Cl., Building Safety, S106, Cl., Buildings, S106, Cl., Buildings, Wchair Prt M4(3), BREEAM Excellent & Biodiversity (4073-81) (1705-55) (1705-56) (1705-56) (1705-56) (1705-56) (1705-56) (1705-56) (1705-56) (1705-56) | Base Build Costs, Access Prt M4(2), Building Sefety Lovy, S106, Cit, Building Sefety Lovy, S106, Cit, Building Sefety S102 & Stailcrases, Wichair Prt M4(3), Biodiversity M, B | Base Build Costs, Access Prt M4(2), Building Sefery Lovy, S166, Cit., Building Sefery Lovy, S166, Cit., Building Sefery Building Sefery Lovy, Building Sefery Building Sefery Building Sefery Building Sefery Building Sefery | Base Build Costs, Access Prt M4(2), Building Safety Levy, 1106, CIL, Building Safety Levy, 1106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Biocetter M4(3), Biocetter M4(3), Biocetter M4(3), Biocetter M4(3), Cisel 1907, Cise | |
| | | | 1 | 1 | 1 | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £1,647,944 £1,263,501 | £397,655 £69,104 | £388,612 £60,096 | £373,430 £44,971 | £335,474 £7,159 | £107,742 -£219,717 | -£18,777 -£345,759 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £877,403 £489,665 | £261,091 -£592,916 | | -£285,141 -£616,889 | | | £674,512 -£1,005,018 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £100,302 -£290,672 -£683,244 | -£925,395 -£1,261,394 -£1,598,047 | -£935,278 -£1,270,294 -£1,606,896 | -£950,259 -£1,285,236 -£1,621,863 | -£987,711 -£1,322,590 -£1,659,071 | -£1,212,424 -£1,546,717 -£1,882,679 | -£1,337,284 -£1,671,233 -£2,006,306 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | -£1,556,017 -£1,936,209 -£2,275,955 | -£1,666,896 -£1,945,071 -£2,284,802 | -£1,621,863 -£1,959,948 -£2,299,653 | -£1,885.071 -£1,997,140 -£2,336,781 | -£1,662,675 -£2,220,294 -£2,559,547 | -£2,344,269 -£2,683,306 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | | |
| Residual Land values command to benchmark land values Medium Value Secondary Offices £57,186,009 | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & Solo, Cill, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | £3.181.279 £2,796,836 | £1.930.990 £1,602,439 | £1.921.947 £1,593,430 | £1.906.765 £1,578,306 | £1.868.809 £1,540,493 | £1.641.076 £1,313,618 | £1.514.558 £1,187,576 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £2,410,738 £2,023,000 | £1,272,244 £940,418 | £1,263,267 £931,471 | £1,248,194 £916,446 | £1,210,513 £878,886 | £984,427 £653,520 | £858,823 £528,316 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £1,033,637 £1,242,663 £850,094 | £271,941 £64,683 | £263,041 -£73,561 | £248,099 £88,468 | £545,624 £210,745 -£125,737 | £320,911 -£13,382 -£349,344 | £196,070 -£137,898 -£473,571 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £455.945 £60,232 | -£402.874 -£742,620 | -£411.736 -£751,468 | -£426.613 -£766,318 | | | -£810.935 -£1,149,971 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | -£337,031 -£735,828 | -£1,083,908 -£1,426,715 | -£1,092,741 -£1,435,541 | -£1,107,570 -£1,450,353 | -£1,144,644 -£1,487,383 | -£1,367,086 -£1,709,586 | -£1,490,666 -£1,833,001 | |
| Residual Land values compared to benc | hmark land value | s | | | | | 1 | | |
| Lower Value Secondary Offices / Commu | inity Space | | 1 | T | ı | £40,420,000 | | ſ | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £3,432,179 £3,046,081 | £2,237.782 £1,907.587 | £2.228.773 £1,898.610 | £2.213.649 £1,883.537 | £2.175.836 £1,845.856 | £1.948.961 £1,619.770 | £1.822.919 £1,494.166 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £2,658,343 £2,268,980 | £1,575,762 £1,242,322 | £1,566,814 £1,233,400 | £1,551,789 £1,218,419 | £1,514,229 £1,180,967 | £1,288,863 £956,254 | £1,163,659 £831,414 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £1,878,006 £1,485,437 £1,091,288 | £907,284 £570,661 £232,469 | £898,384 £561,782 £223,607 | £883,442 £546,875 £208,730 | £846,088 £509,607 £171,538 | £821,961 £285,999 | £497,445 £161,772 £175,592 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £695.575 £298,312 | -£107.277 -£448,562 | -£116.124 -£457,397 | -£130.975 -£472,227 | -£168.103 -£509,301 | -£390.869 -£731,743 | | |
| 60% LAR : 40% CIR | 50% | -£100,485 | -£791,371 | +£800,198 | -£815,009 | -£852,040 | -£1,074,223 | -£1,197,658 | |
| Residual Land values compared to benc Secondary Industrial/Storage/Distribution | mark land value | • | | | | £20,601,000 |] | | |
| Tonuro | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 45.57.55 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 530,529 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 53:20,144 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 53027,455 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 25,00337 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £4,183,215 £3,797,117 | £2,988,818 £2,658,623 | £2,979,809 £2,649,646 | £2,964,685 £2,634,573 | £2,926,872 £2,596,892 | £2,699,997 £2,370,806 | £2,573,955 £2,245,202 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £3,409,379 £3,020,015 £2,629,042 | £2,326,797 £1,993,358 £1,658,320 | £2,317,850 £1,984,436 £1,649,430 | £2,302,825 £1,969,455 £1,634,478 | £2,265,264 £1,932,003 £1,597,124 | £2,039,899 £1,707,290 £1,372,997 | £1,914,695 £1,582,449 £1,248,481 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £2,629,042 £2,236,472 £1,842,324 | £1.658.320 £1,321,696 £983,505 | £1.649.420 £1,312,817 £974,643 | £1.634.478 £1,297,911 £959,766 | £1,597,124 £1,260,642 £922,574 | £1.372.997 £1,037,035 £699,419 | £1.248.481 £912,808 £575,444 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £1,642,324 £1,446,611 £1.049,347 | £643,759 £302,473 | £634,911 £293.638 | £620,061 £278.809 | £582,933 £241.735 | £360,167 £19.293 | £236,408 -£104,287 | |
| 60% LAR : 40% CIR | 50% | £650,551 | -£40,336 | -£49,162 | -£63,974 | -£101,004 | -£323,187 | -£446,622 | |

| Local Plan Viability Testing | 2025 | | | | | | | | | |
|--|-------------------|--|---|---|--|--|---|---|--|--|
| Resi 7 - 18 Flats | | | | Value Area | Zone C - | £1,500 psf | | | | |
| 101111111111111111111111111111111111111 | | | | Value Area | Zone o | L1,000 pai | | | | |
| No Units | 18 | | 1 | Sales value inflation | | Base | 1 | | | |
| Site Area | 0.04 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Residual land values: | | | | <u> </u> | 1 | T | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £6,560,123 £6,115,092 £5,668,403 | £5,290,458 £4,902,285 £4,512,470 | £5,281,416 £4,893,278 £4,503,493 | £5,266,233 £4,878,153 £4,488,421 | £5,228,278 £4,840,340 £4,450,740 | £5,000,544 £4,613,465 £4,224,654 £3,834,124 | £4,874,026 £4,487,423 £4,099,050 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £5,220,076 £4,770,122 £4,318,558 | £4,121,023 £3,727,964 £3,333,304 | £4,112,075 £3,719,042 £3,324,405 | £4,097,052 £3,704,061 £3,309,463 | £4,059,490 £3,666,608 £3,272,108 | £3,834,124 £3,441,896 £3,047,981 | £4,487,423 £4,099,050 £3,708,921 £3,317,054 £2,923,466 | | |
| 60% LAR: 40% CIR | 25% 30% | F3.865.400 | £3,333,304 £2.937.060 | £3,324,405 £2.928.181 | £3,309,463 £2.913.274 | £3,272,108 £2.876.006 £2,478,317 | £2.652.397 | £2,923,466 £2.528.171 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £3,410,661 £2,954,358 £2,496,506 | £2,539,247 £2,139,880 | £2,530,386 £2,131,033 £1,730,139 | £2,515,509 £2,116,182 £1,715,310 | £2,478,317 £2,079,054 £1,678,236 | £2,255,161 £1,856,288 £1,455,793 | £2.528.171 £2,131,187 £1,732,529 £1,332,214 | | |
| 60% LAR : 40% CIR | 50% | £2,037,119 | £1,736,574 £1,336,544 | £1,730,138 £1,327,718 | £1,715,316 £1,312,906 | £1,275,875 | £1,053,692 | £1,332,214 £930,258 | | |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | • | | | | £97,649,000 | 1 | | | |
| | 1 | | 1 | | | 251,045,000 | I | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% | £2,859,740 £2,414,709 | £1,590,075 £1,201,902 | £1,581,033 £1,192,895 | £1,565,850 £1,177,769 | £1,527,895 £1,139,957 | £1,300,161 £913.082 | £1,173,643 £787.040 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £1,968,020 £1,519,692 | £812,086 £420,640 | £803,110 £411,692 | £788,038 £396,669 | £750,356 £359,107 | £524,270 £133,741 | £398,667 £8,538 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £1,069,739 £618,175 £165,017 | £27,581 -£367,079 | £18,659 -£375,978 | £3,678 -£390,920 | -£33,775 -£428,275 | -£258,488 -£652,402 | -£383,329 -£776,917 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £168.017 -£289,722 -£746.025 | -£163.323 -£1,161,136 -£1.560.503 | -£772-202 -£1,169,997 -£1,589,350 | -£787.109 -£1,184,875 -£1,584,202 | -£824.377 -£1,222,067 -£1,621,329 | -£1,047,986 -£1,445,222 -£1,844,095 | £1,172,212 -£1,569,196 -£1,967,855 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£2,368,169 -£2,770,126 | | |
| Residual Land values command to benchmark land values Medium Value Secondary Offices 557,186,000 | | | | | | | | | | |
| Medium Value Secondary Offices | | | ı | ī | ī | £57,186,000 | 1 | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Sefert June | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| | % AH | Building Safety Levy £4.393.075 | £3.123.410 | E3.114.367 | £3.099.184 | £3.061.230 | £2.833.496 | £2.706.977 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £3,948,044 £3,501,355 £3,053,037 | £2,735,237 £2,345,421 £1,953,975 | £2,726,230 £2,336,445 £1,945,027 | £2,711,104 £2,321,372 £1,930,003 | £2,673,292 £2,283,691 £1,892,442 | £2,446,416 £2,057,605 £1.667.076 | £2,320,374 £1,932,001 £1,541,873 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £2,603,073 £2,151,510 | £1,560,915 £1,166,256 | £1,551,993 £1,157,357 | £1,537,012 £1,142,414 | £1,499,560 £1,105,059 | £1,274,847 £880.932 | £1,150,006 £756.417 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £1,698,351 £1,243.612 | £770,012 £372.199 | £761,133 £363,338 | £746,226 £348,460 | £708,958 £311,268 | £485,349 £88.113 | £361,122 -£35.861 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £787,310 £329,458 | -£27,168 -£428,074 | | | | | -£434,520 -£834,834 | | |
| Residual Land values compared to bench | | -£129,930 | -£830,504 | -£839,330 | +£854,142 | -£891,174 | £1,113,356 | -£1,236,791 | | |
| Lower Value Secondary Offices / Commun | nity Space | - | | | | £40,420,000 | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £4.583.387 £4,136,698 | £3.370.580 £2,980,764 | £3.361.573 £2,971,788 | £3.346.447 £2,956,716 | £3.308.635 £2,919,034 | £3.081.760 £2,692,948 | £2.955.718 £2,567,344 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £3,688,370 £3,238,417 | £2,589,318 £2,196,259 | £2,580,370 £2,187,336 | £2,565,347 £2,172,356 | £2,527,785 £2,134,903 | £2,302,419 £1,910,190 | £2,177,216 £1,785,349 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £2,786,853 £2,333,694 £1,878,956 | £1,801,599 £1,405,355 £1,007,542 | £1,792,700 £1,396,476 £998,681 | £1,777,758 £1,381,569 £983,803 | £1,740,403 £1,344,301 £946,611 | £1,516,276 £1,120,692 £723,456 | £1,391,761 £996,466 £599,482 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £1,878,956 £1.422.653 £964,801 | £808.175 £207.269 | £599.328 £198.434 | £584.476 £183,604 | £547.349 £146,531 | £324.583 £76.913 | £200.823 £199.491 | | |
| 60% LAR : 40% CIR | 50% | £505,413 | -£195,161 | -£203,987 | -£218,799 | -£255,830 | -£478,013 | -£601,448 | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | | | | | £20,601,000 | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR | 0% 5% | £5,779,454 £5,334,423 | £4,509,789 £4,121,616 | £4,500,746 £4,112,609 | £4,485,563 £4,097,483 | £4,447,609 £4,059,671 | £4,219,875 £3,832,795 | £4,093,356 £3,706,753 | | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 10% 15% 20% | £4,887,734 £4,439,406 | £3,731,800 £3,340,354 | £3,722,824 £3,331,406 | £3,707,751 £3,316,382 | £3,670,070 £3,278,821 | £3,443,984 £3,053,455 £2,661,226 | £3,318,380 £2,928,252 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 25% 30% | £3,989,452 £3,537,889 £3,084,730 | £2,947,294 £2,552,635 £2,156,391 | £2,938,372 £2,543,735 £2,147,512 | £2,923,391 £2,528,793 £2,132,605 | £2,885,939 £2,491,438 £2,095,337 | £2,861,226 £2,267,311 £1,871,728 | £2,536,385 £2.142.796 £1,747,501 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% | £2,629,991 £2,173,689 | £1,758,578 £1,359,210 | £1,749,717 £1,350,364 | £1,734,839 £1,335,512 | £1,697,647 £1,298,384 | £1,474,492 £1,075,619 | £1,350,518 £951,859 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £1.715.837 £1,256,449 | £958.305 £555,875 | £949.470 £547,048 | £934.640 £532,237 | £897.566 £495,205 | £875.123 £273,023 | £551.545 £149,588 | | |
| | | | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | | |
|---|--------------------------------------|---|---|--|--|--|--|--|--|
| Resi 7 - 18 Flats | | | | Value Area | Zone C - i | :1,750 psf | | | |
| No Units Site Area | 18 0.04 Ha | | • | Sales value inflation Build cost inflation | | Base Base | 1 | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] | |
| Tenure 6% LAR : 695 CR 69% LAR : 695 CR 69% LAR : 695 CR 69% LAR : 695 CR 69% LAR : 695 CR 69% LAR : 695 CR 69% LAR : 695 CR 69% LAR : 695 CR 69% LAR : 695 CR 69% LAR : 695 CR | % AH 5% 10% 15% 22% 25% 35% 40% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Building Safety Levy G. 85, 279, 265 G. 85, 279, 279 G. 85, 279 G | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases (5,00,00), 5,00,000,000,000,000,000,000,000,000,0 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent F 289 322 (5,50) 437 (5,50) 437 (5,50) 437 (6,50) 43 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, S166, CI | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022, 8 Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 7,215,445 6,022,33,50 6,748,755 6,748,755 6,748,755 6,748,755 6,749, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5.507.951 5.507.952 5.507.952 5.507.953 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Rega 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (5.86), 522 (5.86), 544 (5.86), 545 (5.86), | |
| Residual Land values compared to benchmark land values Higher Value Scondary Offices (97,649,000) | | | | | | | | | |
| Tenure | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Loy 14,879,820 12,785,746 | Base Build Costs, Access Prt M4(2), Building Safey Levy & 5106, Cit., Building Regs 2022 & Starcases LSF7/481 CS60,716 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S165, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Accoss Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 13,101,009 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £3,236,404 £2,685,468 £2,132,921 | £2,109,903 £1,617,474 £1 123,446 | £2,100,954 £1,608,552 £1,114,546 | £2,085,930 £1,593,571 £1,099,604 | £2,048,369 £1,556,118 £1,062,250 | £1,823,003 £1,331,405 £838,122 | £1,697,799 £1,206,564 £713,607 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | £1,578,780 £1,023,058 | £627.833 £130,652 | £618.954 £121,791 | £604.048 £106,913 | £566.779 £69,721 | £343,172 -£153,433 | £218.944 £277,408 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £465,772 -£93,064 | | | | | -£651,675 -£1,151,538 | -£775,434 -£1,275,118 | |
| 60% LAR: 40% CIR Residual Land values compared to benchm Medium Value Secondary Offices | 50% nark land values | *2053.434 | *£1.370.156 | *£1.3/6.962 | *£1.393.794 | £1.430.825 £57,186,000 | -£1.053.007 | *£1.770.442 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biold/versity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £6.412.737 £5,866,721 £5.319.051 | £5.110.776 £4,623,236 £4.134.051 | £5.101.734 £4,614,228 £4.125.074 | £5.086.551 £4,599,102 £4.110.002 | £5.048.596 £4,561,290 £4.072.321 | £4.820.862 £4,334,415 £3.846.235 | £4.694.344 £4,208,373 £3.720.631 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £4,769,739 £4,218,803 | £3,643,237 £3,150,808 | £3,634,288 £3,141,886 | £3,619,265 £3,126,905 | £3,581,703 £3,089,453 | £3,356,337 £2,864,740 | £3,231,134 £2,739,899 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £3,666,256 £3,112,114 | £2,656,781 £2,161,168 | £2,647,881 £2,152,289 | £2,632,939 £2,137,382 | £2,595,585 £2,100,114 | £2,371,457 £1,876,506 | £2,246,942 £1,752,279 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £2.556.393 £1,999,107 | £1.663.987 £1,165,252 | £1,655,125 £1,156,404 | £1.640.248 £1,141,554 | £1,603,056 £1,104,426 | £1.379.902 £881,659 | £1.255.927 £757,901 | |
| 60% LAR : 40% CIR | 45% 50% | £879,900 | £163,178 | £154,352 | £139,540 | £102,510 | -£119,672 | -£243,107 | |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | nark land values ity Space | : | | | | £40,420,000 |] | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (74898) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (5,3) 677 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 55,27,186 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 55,63,359 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 15,45,250 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15,35,962 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £6.502.064 £5,954,394 £5,405.082 | £5,258,579 £4,769,394 £4,278,580 | £5.249.571 £4,760,418 £4.269.632 | £5.234.446 £4,745,345 £4,254,608 | £5,196,633 £4,707,664 £4,217,047 | £4,989,758 £4,481,578 £3,991,681 | £4.843.716 £4.355,974 £3.866.477 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £4.854.148 £4,301,599 | £3.786.152 £3,292,124 | £3.777.229 £3,283,224 | £3.762.249 £3.268.282 | £3.724.796 | £3,500,083 £3,006,800 | £3,375,242 £2,882,285 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £3,747,457 £3,191,736 | £2,796,511 £2,299,330 | £2,787,632 £2,290,469 | £2,772,725 £2,275,591 | £2,735,457 £2,238,399 | £2,511,849 £2,015,245 | £2,387,622 £1,891,270 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £2,634,450 £2,075,614 £1,515,244 | £1.800.595 £1,300,321 £798,522 | £1.791.747 £1,291,485 £789,695 | £1.7/6.897 £1,276,658 £774.884 | £1,739,769 £1,239,582 £737,853 | £1.517.003 £1,017,140 £515.671 | £1.393.244 £893,560 £392.236 | |
| Residual I and values compared to benchin | | | | | | | 1 | | |
| Secondary Industrial/Storage/Distribution | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs, \$2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | % AH 0% 5% | £7,799,115 £7,253.100 | £6,497,155 £6,009.615 | £6,488,113 £6,000.607 | £6,472,930 £5,985.481 | £6,434,975 £5,947.669 | £6,207,241 £5,720.793 | £6,080,723 £5,594.751 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £6,705,430 £6,156,118 | £5,520,430 £5,029,616 | £5,000,607 £5,511,453 £5,020,667 | £5,985,481 £5,496,381 £5,005,644 | £5,458,700 £4,968,082 | £5,720,793 £5,232,614 £4,742,716 | £5,107,010 £4,617,513 | |
| 60% LAR: 40% CIR | | £5,605,182 £5,052,635 | £4,537,187 £4.043.160 £3,547,547 | £4,528,265 £4.034,260 | £4,513,284 £4,019,318 | £4,475,832 £3,981,984 | £4,251,119 £3,757.836 £3,262,885 | £4,126,278 £3.633.321 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £4,498,493 £3,942,771 £3,385,486 | £3,050,366 £2,551,631 | £3,538,668 £3,041,504 £2,542,783 | £3,523,761 £3,026,627 £2,527,933 | £3,486,493 £2,989,435 £2,490,805 | £3,262,885 £2,766,281 £2,268,038 | £3,138,658 £2,642,305 £2,144,280 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2.826.650 £2,266,279 | £2.051.357 £1,549,557 | £2.042.521 £1,540,731 | £2.027.691 £1,525,919 | £1,990.618 £1,488,889 | £1.768.175 £1,266,707 | £1.644.596 £1,143,272 | |

| Local Plan Viability Testing 2025 | | | | | | | | | |
|---|------------------------------|---|--|--|---|--|--|---|--|
| Resi 7 - 18 Flats | | | | Value Area | Zone C - i | 21,900 psf | | | |
| No Units Site Area | 18 0.04 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | | | |
| Tenure 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR | % AH 5% 10% 15% 20% 20% 30% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 19,781.92 19,781.92 19,781.93 19,781.93 19,781.93 19,781.93 19,781.93 19,781.93 19,781.93 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staincases \$4,054,054 5,374,78 5,374,78 5,571,144 5,514,241 | Base Build Costs, Acces Prt M4(2), S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent E-840 (20) (5) 681498 (5) 7365 (20) (5) 7365 (20) (6) 7365 (20) (7) 7365 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Reys 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity \$448.00 \$1,759.287 \$2,799.287 \$2,799.287 \$2,594.287 \$2,594.287 \$2,594.287 \$2,594.287 \$2,594.287 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 106, CIL, Beyl Levy, 107, CIL, Standard, 108, CI | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs S222 & Staircases, Wicharl Prt M4(3), RREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability \$1,508,461 \$1,50 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Sti06, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 10, 500, 521, 10, 500, 527, 10, 51, 51, 52, 10, 500, 527, 10, 51, 520, 520, 10, 520, 520, | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £4,893,233 £4,273,807 | £4,006,109 £4,047,752 £3,487,857 | £4,597,247 £4,038,905 £3,479,022 | £4,024,054 £3,464,192 | £3,986,926 £3,427,118 | £4,322,022 £3,764,160 £3,204,675 | £4,198,048 £3,640,400 £3,081,096 | |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% | £3,652,847 | £2,926,437 | £2,917,611 | £2,902,799 | £2,865,769 | £2,643,585 | £2,520,151 | |
| Higher Value Secondary Offices | iark iariu value: | • | | | | £97,649,000 | 1 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Jodfset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £5,484,593 £4,876,333 | £4,222,700 £3,673,895 | £4,213,692 £3,664,918 | £4,198,567 £3,649,845 | £4,160,755 £3,612,165 | £3,933,879 £3,386,078 | £3,807,837 £3,260,474 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £4,266,432 £3,654,905 £3,041,769 | £3,123,459 £2,571,409 £2,017,760 | £3,114,511 £2,562,487 £2,008,862 | £3,099,487 £2,547,506 £1,993,920 | £3,061,926 £2,510,054 £1,956,565 | £2,836,560 £2,285,341 £1,732,438 | £2,711,357 £2,160,501 £1,607,923 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £2.427.037 £1,810,726 £1,192,850 | £1.462.528 £905,725 £347.369 | £1.453.649 £896,864 £338.522 | £1.438.741 £881,987 | £1.401.474 £844,795 £286.543 | £1.177.865 £621,639 | £1.053.638 £497,665 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £573,424 -£47.536 | -£212,527 -£773,946 | -£235,022 -£221,362 -£782,772 | -£323,071 -£236,191 -£797.584 | -£273,285 -£834,614 | -£495,708 -£1.058.798 | -£619,287 -£1.180.233 | |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land values | • | | | | £57,186,000 | 1 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | £7.624.534 £7,017,928 | £6.303.196 £5,756,035 | £6.294.153 £5,747,026 | £6.278.971 £5,731,902 | £6.241.016 £5,694,089 | £6.013.283 £5,467,214 | £5.886.765 £5,341,172 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £5,799,766 £5,188,240 | £4,656,794 £4,104,744 | £4,647,846 £4,095,822 | £4,632,821 £4,080,841 | £4,595,261 £4,043,389 | £4,369,895 £3,818,676 | £4,244,692 £3,693,835 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £4,575,103 £3,960,372 £3,344.061 | £3,551,095 £2,995,862 £2,430,080 | £3,542,197 £2,986,984 £2,430,199 | £3,527,255 £2,972,076 | £3,489,900 £2,934,808 | £3,265,772 £2,711,200 £2,154,974 | £3,141,257 £2,586,973 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £2,726,185 £2,106,759 | £2,439,060 £1,880,703 £1,320,808 | £2,430,199 £1,871,857 £1,311,973 | £2.415.321 £1,857,006 £1,297,144 | £2.378.129 £1,819,877 £1,260,070 | £2.154.574 £1,597,112 £1,037,627 | £2.031.000 £1,473,352 £914,048 | |
| 60% LAR : 40% CIR Residual Land values compared to benchm | nark land values | £1,485,799 | £759,389 | £750,563 | £735,751 | £698,720 | £476,537 | £353,102 | |
| Lower Value Secondary Offices / Communit | ty Space | | | | r | £40,420,000 | | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodled Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £7.653.271 £7.045,011 | £6.391.378 £5,842,573 | £6.382.370 £5,833,596 | £6.367.245 £5,818,523 | £6.329.433 £5,780,843 | £6.102.557 £5,554,756 | £5.976.515 £5,429,152 | |
| 60% LAR : 40% CIR | 20% | £6,435,109 £5,823,583 £5,210,446 | £5,292,137 £4,740,087 £4,186,438 | £5,283,189 £4,731,165 £4,177,540 | £5,268,164 £4,716,184 £4,162,598 | £5,230,604 £4,678,732 £4,125,243 | £5,005,238 £4,454,019 £3,901,116 | £4,880,035 £4,329,179 £3,776,601 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £4,595,715 £3,979,404 | £3,631,206 £3,074,403 | £4,177,540 £3,622,327 £3,085,542 | £3,607,419 £3,050,665 £3,050,340 | £4,125,243 £3,670,152 £3,013,472 | £3,346,543 £2,790,317 | £3,222,316 £2,666,343 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £2,742,102 £2,121,142 | £1,956,151 £1,394,732 | £1,947,316 £1,385,906 | £2,492,349 £1,932,487 £1,371,094 | £1,895,413 £1,334,064 | £1,672,970 £1,111,880 | £1,549,391 £988,445 | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land values | | | | | £20,601,000 |] | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | £9,010,913 £8,404,307 | £7,689,575 £7,142,414 | £7,680,532 £7,133,405 | £7,665,350 £7,118,281 | £7,627,395 £7,080,468 | £7,399,662 £6,853,593 | £7,273,143 £6,727,551 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £7,796,047 £7,186,145 £6,574.619 | £6,593,608 £6,043,173 £5,491,123 | £6,584,632 £6,034,225 £5,482,201 | £6,569,559 £6,019,200 £5,467,220 | £6,531,878 £5,981,640 £5,429,768 | £6,305,791 £5,756,274 £5,205.054 | £6,180,187 £5,631,070 £5,080,214 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £5.961.482 £5.346,751 | £4,937,474 £4,382,241 £3,825,430 | £4.928.575 £4,373,362 £3.818.578 | £4.913.633 £4,358,455 £3,801,700 | £4.876.278 £4.321,187 £3.764.508 | £4,652,151 £4,097,579 | £4.527.636 £3,973,352 £3,417.270 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £4,730,440 £4,112,564 £3,493,138 | £3,625,439 £3,267,082 £2,707,187 | £3,616,578 £3,258,236 £2.698.352 | £3,801,700 £3,243,385 £2.683.523 | £3,764,508 £3,206,256 £2,646,449 | £3,541,353 £2,983,491 £2.424.006 | £3,417,379 £2,859,731 £2,300,427 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,872,178 | £2,145,768 | £2,136,942 | £2,122,130 | £2,085,099 | £1,862,916 | £1,739,481 | |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|----------------------------------|---|--|--|--|--|--|---|
| Resi 7 - 18 Flats | | | | Value Area | Zone C - | 22,000 psf | | |
| No Units Site Area | 18 0.04 Ha | | • | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Build cost inflation Tenure | • | PIL PIL | |] |
| Tenure 60% LAR. 60% CR 60% LAR. 60% CR 60% LAR. 60% CR 60% LAR. 60% CR 60% LAR. 60% CR 60% LAR. 60% CR 60% LAR. 60% CR 60% LAR. 60% CR 60% LAR. 60% CR 60% LAR. 60% CR 60% LAR. 60% CR | % AH 5% 15% 15% 25% 35% 45% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (115.99.446 15.855, 46.8 15.855, 46 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases 2022 & Starcases 5, 255, 191 5, 255, 191 5, 255, 191 5, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1229, 148 Control of the Control Control of the Control Control of the Control Control | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Building Safety Levy, 5166, CIL, Buildings 2022 & Staincases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 12,249,565 12,449,567 12,497 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1, 220, 111 1, 220, 220, 111 1, 220, 220 1, 220, 221 1, 220, 220 1, 220 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5,855,777 5,855,877 5, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 13, 843, 759 C 1987, 444 13, 844, 859 C 1987, 444 13, 844, 859 C 1987, 444 13, 844, 859 C 1987, 444 14, 14, 14, 14, 14, 14, 14, 14, 14, 14, |
| Residual Land values compared to benchr Higher Value Secondary Offices | mark land values | : | | | | £97,649,000 |] | |
| Tenure 60% LAR 60% CR | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases \$2,977,900 \$1,395,346 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$1,596.891 \$1,300.991 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £4,553,76 £4,553,77 | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £4,953,117 £4,301,197 £3,647,667 | £3,799,164 £3,207,367 £2,613,971 | £3,790,216 £3,198,445 £2,605,071 | £3,775,192 £3,183,464 £2,590,130 | £3,737,630 £3,146,012 £2,552,775 | £3,512,264 £2,921,298 £2,328,648 | £3,387,061 £2,796,458 £2,204,132 |
| 60% LAR: 40% CIR | 30% 35% | £2,992,542 £2,335,838 | £2.018.991 £1,422,441 | £2.010.111 £1,413,579 | £1,995,204 £1,398,702 | £1,957,936 £1,361,509 | £1.734.328 £1,138,355 | £1.610.101 £1,014,380 |
| 60% LAR: 40% CIR | 40% 45% | £1,677,568 £1,017,750 | £824,337 £224,694 | £815,490 £215,859 | £800,638 £201,030 | £763,511 £163,956 | £540,744 -£58,487 | £416,985 -£182,066 |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% mark land values | £356.397 | -£376.472 | -£385.299 | -£400.111 | -£437.142 | -£659.324 | £782.759 |
| Medium Value Secondary Offices Tenure | % AH | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy 5106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | Building Safety Levy £8.432.398 | £7.098.143 | £7.089.100 | £7.073.917 | £7.035.963 | £6.808.229 | £6.681.711 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £7,785,460 £7,136,745 £8,486,452 | £5,922,681 £5,332,499 | £5,913,704 £5,323,551 | £5,898,632 £5,308,526 | £5,860,951 £5,270,965 | £5,634,865 £5,045,599 | £5,509,261 £4,920,395 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £5,834,532 £5,181,002 | £4,740,701 £4,147,305 | £4,731,779 £4,138,406 | £4,716,798 £4,123,465 | £4,679,347 £4,086,110 | £4,454,633 £3,861,983 | £4,329,793 £3,737,467 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £4,525,877 £3.869.173 | £3,552,325 £2.955.776 | £3,543,445 £2.946.913 | £3,528,539 £2,932,037 | £3,491,270 £2.894.844 £2.296.846 | £3,267,663 £2.671.690 | £3,143,436 £2.547.714 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £3,210,903 £2,551,085 £1,889,732 | £2,357,672 £1,758,029 £1,158,882 | £2,348,825 £1,749,194 £1,148,038 | £2,333,973 £1,734,365 | £2,296,846 £1,697,291 £1,098,103 | £2,074,079 £1,474,848 | £1,950,320 £1,351,269 £750,578 |
| Residual Land values compared to benchr | mark land values | £1,005,732 | £1,130,802 | £1,140,030 | £1,133,224 | £1,090,193 | 2074,011 | £730,570 |
| Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Extra Stat |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £8.420.743 £7,772,088 | £7.146.578 £6,558,024 | £7.137.569 £6,549,047 | £7.122.444 £6,533,975 | £7.084.631 £6,496,294 | £6.857.756 £6,270,208 | £6,731.715 £6,144,604 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £6,469,875 £5,816,345 | £5,967,842 £5,376,045 £4,782,649 | £5,367,123 £4,773,749 | £5,352,142 £4,758,808 | £5,314,690 £4,721,453 | £5,089,978 £4,497,326 | £4,965,136 £4,372,810 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £5,161,220 £4,504,516 | £4,187,669 £3,591,119 | £4,773,749 £4,178,789 £3,582,257 | £4,163,882 £3,567,380 | £4,721,453 £4,126,614 £3,530,187 | £3,903,006 £3,307,033 | £4,372,610 £3,778,779 £3,183,058 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £3.846.246 £3,186,428 £2,525,075 | £2,993,015 £2,393,372 £1,792,205 | £2,984,168 £2,384,537 £1,783,379 | £2,969,316 £2,369,708 £1,788,587 | £2,932,189 £2,332,634 £1,731,536 | £2,709,422 £2,110,191 £1,509,354 | £2.585.663 £1,986,612 £1,385.919 |
| Residual Land values compared to benchin Secondary Industrial/Storage/Distribution | | 12,020,070 | 21,792,200 | 21,190,015 | 21,130,001 | | 2.1,005,004 | 21,000,010 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biold/versity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £9,818,777 £9,171,779 | £8,484,522 £7,897,613 | £8,475,479 £7,888,605 | £8,460,296 £7,873,479 | £8,422,342 £7,835,867 | £8,194,608 £7,608,792 | £8,068,089 £7,482,751 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £8,523,124 £7,872,831 £7,220,014 | £7,309,060 £6,718,878 | £7,300,083 £6,709,930 | £7,285,011 £6,694,905 £6,102,477 | £7,247,330 £6,657,344 £6,057,700 | £7,021,244 £6,431,978 | £6,895,640 £6,306,774 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £7,220,911 £6,567.381 £5,912,256 | £6,127,080 £5,533,684 £4,938,704 | £6,118,158 £5.524.785 £4,929,824 | £6,103,177 £5,509,844 £4,914,918 | £6,065,726 £5,472,489 £4,877,649 | £5,841,012 £5,248,362 £4,654,041 | £5,716,172 £5.123,846 £4,529,815 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | £5,255,552 £4,597,282 | £4,342,155 £3,744,050 | £4,333,292 £3,735,204 | £4,318,416 £3,720,352 | £4,281,223 £3,683,225 | £4,058,069 £3,460,458 | £3,934,093 £3,336,699 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £3,937,464 £3,276,111 | £3.144.408 £2,543,241 | £3,135,573 £2,534,415 | £3.120.743 £2,519,603 | £3.083.670 £2,482,572 | £2,861,226 £2,260,389 | £2,737.648 £2,136,955 |

Resi 7 - 18 Flats Zone C - RP Periphery £2,250 psf No Units Site Area 18 0.04 Ha Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2). Raso Ruild Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £11.190.378 Building Safety Levy, S106, CIL, Build Regs 2022 & Staircas Wchair Prt M4(3), BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent odiversity, Renewal Offset Payments & Sustainability 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy %AH 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR £7,395,04 £6.701.64 Residual Land values compared to benchmark land values Higher Value Secondary Offices Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Breighters and Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy 8 S106, CIL, Building Reg 2022 & Staircases odiversity, Renewa Offset Payments a Sustainability Wchair Prt M4(3), BREEAM Excellent 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 25% 30% 35% 40% 45% 50% £57,186,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Base Build Costs. Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Wchair Prt M4(3), BREEAM Excellent, odoversity, Renewal Offset Payments, Sustainability & Access Prt M4(2), 2022 & Staircases 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent odiversity, Renewal Offset Payments & Sustainability Wchair Prt M4(3), BREEAM Excellent Biodiversity & Renewable Offset Building Safety Levy, S106, CIL, Build Regs Base Build Costs and Access Prt M4(2) & Building Safety Levy 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Payments Embodied Carbor 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR £4.186.633 £3,489,266 £2,790,342 Residual Land values compared to benchmark land value Value Secondary Offices / Community Space £40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Res Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewabl Offset Payments & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent iodoversity, Renewa Offset Payments, Sustainability & Base Build Coets Base Build Costs, Access Prt M4(2), Building Safety Levy S106, CIL, Building Re Base Build Costs and Access Prt M4(2) & 2022 & Staircases BREEAM Excellen Tenure %AH **Building Safety Levy** Biodiversity Payments Sustainability **Embodied Carbon** 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to bench Secondary Industrial/Storage/Distribution £20,601,000 Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs Base Build Costs. Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity. Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Raso Ruild Costs Access Prt M4(2), Building Safety Levy & \$106, ClL, Building Regs 2022 & Staircases BREEAM Excellent odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon BREEAM Excellent Biodiversity & Renewable Offset iodiversity, Renewab Offset Payments & Sustainability Base Build Costs and Access Prt M4(2) & Building Safety Levy Wchair Prt M4(3) & BREEAM Excellent Tenure 0% LAR : 40% CII 0% LAR : 40% CII 0% LAR : 40% CII 0% LAR : 40% CII £6.963.013 £6.268.807 £6.614.37 £5,920,97

Resi 7 - 18 Flats Zone C - RP Periphery £2,450 psf No Units Site Area 18 0.04 Ha Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2). 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| Local Plan Viability Te | sting 2025 | 5 | | | | | 1 | | | |
|--|---|--|---|---|---|---|--|--|--|--|
| Resi 8 - 20 Flats | | | | Value Area | Zone C - | E1,050 psf | | | | |
| No Units Site Area | 20 0.1 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 | | |
| Residual land values: | | | | Tendre | | EAR . CIR | | | | |
| Tenure 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR 675 AAR - 675 CR | % AH 0% 5% 10% 10% 20% 20% 30% 40% 40% benchmark lat | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2,699,52) (2,699,52) (2,699,52) (2,777,445 (2,777,445) (2,777,445) (2,778,54) (2,778,54) (3,788,54) (3,788,54) (3,788,54) (3,788,54) (3,788,54) (3,788,54) (3,788,54) | Base Build Costs, Access Prt M4(2), Building Safety Levy & 3106, 03 Safety Levy & 2022 & Stationing Rega 2022 & Stationing Rega 2022 & Stationing Rega 2023 & Stationing Rega 2023 & Stationing Regarder 2023 & Stationing Regarder 2024 & St | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, WARNING SAFETY | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety, \$106, CIL, Bu | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), BREEAM Excellent, Biodiversity & Remembersity & Remembersity & Fig. 1239-248 1 (239-248) 1 (239-248) 1 (249-248) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Building Safety Safety S166, Cit, Safety Safety Safety Safety S166, Cit, Safety Safety Safety Safety S166, Cit, Safety Safe | Base Build Costs, Access Prt M4(2), Suliding Safety Levy, S106, CIL, Build Rogs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Offset Payments, Embodied Carbon 1,0138 1 | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£8,918,105 -£9,144,885 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£9,373,684 -£9,604,480 -£9,840,818 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | -£9.627.629 -£9.870.611 -£10.125.024 | -£9.644,190 -£9.888,165 -£10.142.545 | | -£9.943.592 -£10,195,375 -£10,449,154 | -£10.090.211 -£10,341,665 -£10,595,158 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£9,494,167 -£9,802.145 | -£10,370,888 -£10.629.056 | -£10,381,318 -£10.639,476 | -£10,398,810 -£10,656,943 | -£10,442,539 -£10.700.611 | -£10,704,909 -£10,962,619 | -£10,850,670 -£11,108,179 | | |
| Residual Land values compared to Medium Value Secondary Offices | at Land values compared to benchmark land values Values Scomday Offices (57,186,000) | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£4.647.065 -£4.871,805 -£5,038,585 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£5,558,180 -£5,794,518 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | | | | | | | -£6,043,911 -£6,295,365 -£6,548,858 | | |
| | | -£5,447,887 -£5,755,845 | -£8,324,588 -£8,582,756 | -£8,335,018 -£8,593,176 | -£8,352,510 -£8,610,843 | -£6,396,239 -£6,654,311 | -£6,658,609 -£6,916,319 | -£6,804,370 -£7,061,879 | | |
| Residual Land values compared to Lower Value Secondary Offices / C | benchmark lar community Space | nd values ce | | | | £40,420,000 |] | | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | -£2,733,876 -£2,962,351 -£3,192,706 | | -£2.760.704 -£2.989,082 -£3.219.349 | | | -£3.195.205 -£3.421,985 -£3.650,784 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | | | | -£3.881.580 -£4,117,918 -£4.367.311 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£4,618,765 -£4,618,765 -£4,872,258 | | |
| 60% LAR: 40% CIR Residual Land values compared to | 50% | •£3,771,267 •£4,079,245 | -£4,947,986 -£4,906,156 | £4,918,576 | -£4,975,910 -£4,934,043 | -£4,719,639 -£4,977,711 | *£4,962,009 *£5,239,719 | -£5,127,770 -£5,385,279 | | |
| Secondary Industrial/Storage/Distr | ibution | na values | | | | £20,601,000 | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £599,252 £307,170 | £025,398 -£751,976 -£980,451 | | | | | £1,213,305 £1,440,085 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £13,196 -£282,655 -£580,360 | | | | | | £1,668,884 -£1,899,680 -£2,138,018 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | -£879,903 -£1,181,284 -£1,484,425 | | | | | | -£2,385,411 -£2,636,885 -£2,890,359 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£1.789.367 -£2,097,345 | -£2,666,088 -£2,924,256 | -£2.676.518 -£2,934,676 | -£2.694.010 -£2,952,143 | -£2.737.739 -£2,995.811 | -£3.000.109 -£3,257,819 | -£3.145.870 -£3,403,379 | | |
| | | | | | | | | | | |

| March 1970 Marc | Local Plan Viability Testing | 2025 | | , | | | | 1 | |
|--|---|-------------------|---|---|---|--|--|---|---|
| Part | Resi 8 - 20 Flats | | | | Value Area | Zone C -: | £1.150 psf | | |
| Section Content Cont | | | | | | | .,, | | |
| State Bail Costs State Bail | No Units | 20 | | • | Sales value inflation | | Base | | |
| Base Build Costs. See Build C | | 0.1 Ha | | | Tenure Tenure | | LAR : CIR | | 1 |
| See Bild Costs and See Bil | | | | | | Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, |
| Column | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Total State | | | £3,847,150 | £2,417,976 | £2,407,928 | £2.391.041 | £2,348,825 | £2,095,529 | £1,954,809 |
| Total 1 | 60% LAR: 40% CIR | 15% | £3,175,135 £2,836,278 £2,495,547 | £1.600.077 | £1.590.135 | £1,847,864 £1,573,434 £1,297,134 | £1,805,970 £1,531,682 £1,255,512 | £1,281,172 | £1 142 000 |
| | | 25% 30% | £2,152,960 £1.808.537 | £1,045,475 £765.428 | £1,035,586 £755.562 | £1,018,984 £739.001 | £977,480 £697.602 | £728,448 £449.200 | £590,099 £311.199 |
| Triangle | 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £1,462,294 £1,114,252 | £483,576 £199,936 | £473,729 £190,106 | £457,208 £173,615 | £415,899 £132,388 | £168,053 -£121,196 | |
| Feature Suited Costs and March 1997 (Costs a | 60% LAR : 40% CIR | 50% | £412,842 | -£394,942 | -£405,361 | -£422,829 | £466,497 | -£728,504 | £874,064 |
| Base Build Costs, | Residual Land values compared to benchm Higher Value Secondary Offices | ark land value | s | | | | £97,649,000 |] | |
| Base Build Costs, Access PT M44(2), S. M. Class Build Reg Seley (Lary), S. M. Base Build Costs, Access PT M44(2), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Reg Seley (Lary), S. M. Class Build Costs, Building Seley (Lary), S. M. Class B | | | | | | Book Build Conto | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, |
| ### Discrete Carbon | | | Base Build Costs and | Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable |
| ## 15 19 19 19 19 19 19 19 | Tenure | %AH | | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & Biodiversity | Renewable Offset Payments | | Sustainability & Embodied Carbon |
| Coling C | | 0% | -£5,917,750 -£6,252,801 | -£7,346,924 -£7,617,665 | +£7,356,972 +£7,627,674 | -£7,373,859 -£7,644,494 | -£7,416,075 -£7,686,543 | -£7,669,371 -£7,938,833 | -£7,810,091 -£8,078,995 |
| Section Control Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIP | 15% | -£6,589,765 -£6,928,622 -£7,269,353 | | | | | | -£8,349,939 -£8,622,900 -£8,897,861 |
| Matter Vac Scott Cocts, Access PT M4(2), Base Build Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), S. Market Register Costs, Access PT M4(2), | 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | | | | | | | -£9,174,801 -£9,453,701 |
| Matter Vac Scotchery Offices Base Build Costs, Access PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots PT M4(2), Building Safety Levy, Scots Building Safety Levy, Scots PT M4(2), Building Safe | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | | -£9,734,539 -£10,032,101 |
| Base Build Costs, Access PT M4(2), Building Safety Levy, Static Class, Access PT M4(2), Building Safety Levy, Static Class, Access PT M4(2), Building Safety Levy, Static Class, Access PT M4(2), Building Safety Levy, Static Class, Access PT M4(2), Building Safety Levy, Static Class, Market Pt M4(3), Building Safety Levy, Static Response of the | 60% LAR : 40% CIR | 50% | -£9,000,472 -£9,352,058 | -£9,854,752 -£10.159.842 | -£9,865,182 -£10.170,261 | -£9,882,674 -£10.187.729 | -£9,928,403 -£10.231.397 | £10,188,773 -£10,493,404 | -£10,334,534 -£10,638,984 |
| Base Build Costs, Access PT M4(2), Access PT M4(2), Access PT M4(3), Access PT M4(2), Access PT M4(3), Acces | | nark land value | \$ | | | | £57,186,000 |] | |
| Control Cont | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Part | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | | | | | | | -£4,032,695 -£4,303,639 |
| Control Cont | | 20% | -£2,882,322 -£3,223,053 -£3,565,640 | | | | | | -£4,576,600 -£4,851,561 -£5,128,501 |
| Reside Land values commande to benchmark land values Residence | 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | | | | | | | -£5,128,301 -£5,407,401 -£5,688,239 |
| Reside Land values commande to benchmark land values Residence | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | -£5,839,796 -£6,142,473 | -£5,985,801 -£6,288,234 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, | Residual Land values compared to benchm | ark land value | -E.0,3U0,700 | -E0,113,542 | *£0,123,961 | *£0,141,429 | *E0,185,097 | *20,447,104 | -£0,392,004 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, | Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| OSh LAR, 40% CR 5% 4221501 4234020 4241501 4221501 4 | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | -£2,087,181 -£2,356.095 -£2,627,039 |
| Cont. Cont | 60% LAR: 40% CIR | 15% | -£1,205,722 -£1,546,453 | | | | | | -£2,900,000 -£3,174,981 |
| COST LAFT COST | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | -£1,889,040 -£2,233,463 -£2,579,706 | | | *£3,023,016 *£3,302,999 *£3,584,794 | | | -£3,451,901 -£3,730,801 -£4,011,639 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs Build Costs and Access Prt M4(2), Building Regs Build Costs and Access Prt M4(2), Building Regs Building Safety Levy, S106, CIL, Building Regs S106, CIL, Building Safety Levy, S106, CIL, | 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | -£4.163.196 -£4,465,873 | -£4,309,201 -£4,611,634 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs S2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity Biodiversity, Renewable Offset Payments & Sustainability & Staircase, S106, CIL, Building Regs S2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity Biodiversity, Renewable Offset Payments & Sustainability & Staircase, S106, CIL, Building Regs S2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity Biodiversity, Renewable Offset Payments & Sustainability & Staircase, S106, CIL, Building Safety Levy, S10 | | | -£3,629,158 | -£4,436,942 | -£4,447,361 | -£4,464,829 | -£4,508,497 | -£4,770,504 | -£4,916,084 |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, Stop, Cit, Build Regs Safety Levy, Stop, Cit, Building Safety Levy, S | Secondary Industrial/Storage/Distribution | K rand value | | | | | £20,601,000 |] | |
| 60% LAR 40% CR 20% 522800 £1.04.825 £1.04.514 £1.04.116 £1.06.220 £1.331.622 £1.470.001 60% LAR 40% CR 30% £251,533 £1.24.672 £1.04.672 £1.02.684 £1.610.00 £1.742.891 60% LAR 40% CR 35% £09.008 £1.762.24 £1.06.291 £1.06.284 £1.600.00 £1.742.891 60% LAR 40% CR 40% CR 20% £000.000 £1.742.891 60% LAR 40% CR 40% £1.000.000 £1.000.000 £1.742.891 60% LAR 40% CR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £1.742.891 60% LAR 40% £1.000.000 £ | 60% LAR : 40% CIR | 0% 5% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR 40% CR 20% 522800 £1.04.825 £1.04.514 £1.04.116 £1.06.220 £1.331.622 £1.470.001 60% LAR 40% CR 30% £251,533 £1.24.672 £1.04.672 £1.02.684 £1.610.00 £1.742.801 60% LAR 40% CR 35% £09.008 £1.762.24 £1.06.254 £1.06.201 £1.02.201 £1.02.201 60% LAR 40% CR 40% £1.008.201 £ | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £1,115,035 £776,178 £435.447 | -£185,504 -£460,023 -£738.403 | | | | | -£645,139 -£918,100 -£1,193.081 |
| 051.44.05.07. 355. 405.207. 4120.07. 4220.78. 4130.07. 4120.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4130.07. 4220.78. 4220.07. 42 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £92.860 -£251,563 | -£1.014.625 -£1,294,672 | | | | | -£1,470,001 -£1,748,901 |
| 00 s LAN - 40% CR 50% - 61 245 042 - 42 245 042 - 42 245 041 - 42 245 09 - 42 256 097 - 42 265 091 - 42 265 0 | 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | | | | | -£1,892,047 -£2,181,296 | -£2,029,739 -£2,327,301 |
| | 60% LAR: 40% CIR | 50% | -£1,647,258 | -£2,455,042 | -£2,465,461 | -£2,482,929 | -£2,526,597 | -£2,788,604 | -£2,934,164 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|---|---|--|--|--|--|--|
| Resi 8 - 20 Flats | | | | Value Area | Zone C - | E1,350 psf | | |
| No Units Site Area | 20 0.1 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | |
| Residual land values: | | | | Tenure | | LAR: CIR | |] |
| Tenuro 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR 6/5% LAR 46/5 CR | % AH 5% 10% 10% 15% 25% 40% 45% 50% anark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy 5.56(2.54) 6.75(| Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases C4, 194, 523 C1, 197, 198, 198, 198, 198, 198, 198, 198, 198 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent C4.174.476 C4.174.476 C5.091.700 C7.200.000 C7.200.000 C7.200.000 C7.200.000 C7.200.0000 C7.200.0000 C7.200.0000 C7.200.0000 C7.200.0000 C7.200.0000 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (4.115,724 (4.115,7 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability C1862.078 C1862.078 C1762.088 C1865.078 C1865.078 C1865.088 C1865.088 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BreEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon C17(2):556 C15(4):556 C15(|
| | | | | | | | | Base Build Costs. |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£6,043,542 -£6,400,774 -£6,760,045 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | -£7,121,334 -£7,484,623 -£7,849,891 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£8.217.117 -£8,586,283 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£8,013,082 -£8,454,431 | -£8,878,771 -£9,254,257 | -£8,888,589 -£9,264,064 | -£8,905,052 -£9,280,505 | -£8,948,210 -£9,321,606 | -£9,193,160 -£9,568,214 | -£9,330,354 -£9,705,219 |
| Residual Land values comanded to benchmark land values Medium Value Section (1971) (19 | | | | | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£1.997.242 -£2,354,474 -£2,713,745 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£3,075,034 -£3,438,323 -£3,803,591 |
| 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | -£4,170,817 -£4,539,983 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £3,527,196 £3,966,782 £4,408,131 | -£4,456,735 -£4,832,471 -£5,207,957 | -£4,408,500 -£4,842,289 -£5,217,764 | -£4,465,057 -£4,858,752 -£5,234,205 | •£4,520,284 •£4,899,910 •£5,275,306 | -£4,773,645 -£5,146,860 -£5,521,914 | -£4,911,069 -£5,284,054 -£5,658,919 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | nark land value: ity Space | 5 | | | | £40,420,000 | 1 | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £5,60,004 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £122478 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £115.599 | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 573,374 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £1.175.589 £748,864 £320,245 | -£216,544 -£577,511 -£940,357 | | | | | -£677.874 -£1,037,145 -£1,398,434 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | -£110.249 -£542,599 -£976,785 | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£2,863,383 -£3,234,469 -£3,607,454 |
| 60% LAR : 40% CIR | 50% | -£2,731,531 | -£3,531,357 | -£3,541,184 | -£3,557,605 | -£3,598,706 | -£3,845,314 | -£3,982,319 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | | - | | | | £20,601,000 |] | |
| Tenure 6% LAR: 4% CR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 5582598 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £2,730,764 £2,302,145 | £1,705,350 £1,404,389 £1,041,543 | £1,755,346 £1,334,415 £1,031,600 | £1,377,658 £1,014,900 | £1,335,763 £973,148 | £1,444,187 £1,084,401 £722,638 | £1,304,026 £944,755 £583,466 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% | £1,871,651 £1,439,301 £1,005,115 | £676,836 £310,286 -£58,089 | £666,922 £300.398 -£67,955 | £650,273 £283.795 -£84,514 | £608,651 £242.290 -£125,915 | £358,918 -£6,740 -£374,316 | £220,177 -£145,091 -£512,317 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £569,109 £131,304 | -£428,268 -£800,235 -£1 173 971 | -£438,115 -£810,066 -£1,183,789 | -£454,638 -£826,557 -£1,200,353 | -£495,946 -£867,784 -£1,241,410 | | -£881,483 -£1,252,589 -£1,625,554 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£749,631 | -£1,549,457 | -£1,559,264 | -£1,575,705 | -£1,616,806 | -£1,863,414 | -£2,000,419 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--|--|--|--|--|--|--|--|
| Resi 8 - 20 Flats | | | | Value Area | Zone C - ! | 21,500 psf | | |
| No Units Site Area | 20 0.1 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | 1 | |
| Residual land values: | | | | Tenure | • | LAR : CIR | | 1 |
| Tenure 65% LAR -69% CR 65% LAR -69% CR 65% LAR -69% CR 65% LAR -69% CR 65% LAR -69% CR 65% LAR -69% CR 65% LAR -69% CR 65% LAR -69% CR 65% LAR -69% CR 65% LAR -69% CR 65% LAR -69% CR 65% LAR -69% CR 65% LAR -69% CR | % AH 5% 50% 10% 10% 10% 10% 10% 10% 10% 10% 10% 1 | Base Build Costs and Access Prt M4(2) & Building Safety Levy (5.888.845) (5.888.845) (5.888.845) (5.888.845) (5.888.845) (5.888.845) (5.888.845) (5.888.845) (5.888.845) (5.888.845) (5.888.845) (5.888.845) (5.888.845) (5.888.845) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Straceses 6,559,458 1,456,610 1,427,418 1,534,459 1,534,459 1,534,459 1,534,459 1,534,459 1,534,459 1,534,459 1,534,459 1,534,459 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & BREEAM Excellent 5, 499, 397 (4, 217, 25) (4, Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1, 487, 200 1, 487, 200 1, 487, 200 1, 487, 200 1, 533, 759 1, 533, 759 1, 533, 759 1, 533, 759 1, 533, 535 1, 535, 549 1, 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments D448254 C154254 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability C136, 502 C136, 502 C136, 502 C136, 502 C136, 502 C136, 502 C136, 502 C136, 502 C136, 502 C136, 502 C136, 502 C136, 503 C | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (5, 36-2, 26) (1, 10, 10, 10, 10, 10, 10, 10, 10, 10, 1 |
| | | | | | | | | Base Build Costs, |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levry, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£4,718,632 -£5,142,109 -£5,567,625 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£5,995,160 -£6,424,694 -£6,856,207 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | -£6.845.317 -£7,281,723 -£7,719.920 | | | | -£7.289.679 -£7.725,091 -£8.162.422 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£7,272,540 -£7,781.211 | -£8,150,070 -£8,591,801 | -£8,159,887 -£8,601,608 | -£8,176,351 -£8,618,049 | -£8,217,509 -£8,659,151 | -£8,464,459 -£8,905,759 | -£8,601,653 -£9.042.784 |
| Residual Land values compared to benchn Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £778,108 £284,061 | -£634,478 -£1,061,690 | -£844,488 -£1,071,685 -£1,500,725 | | | | -£1,095,809 -£1,521,325 -£1,948,880 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | | | | | | -£2,378,394 -£2,809,907 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | | | | | | -£3,243,379 -£3,678,791 -£4,116,122 |
| 60% LAR: 40% CIR | 45% 50% | -£3,228,240 -£3,734,911 | -£4,103,770 -£4,545,501 | -£4,113,587 -£4,555,308 | -£4,130,051 -£4,571,749 | -£4,171,209 -£4,612,851 | -£4,418,159 -£4,859,459 | -£4,555,353 -£4,996,484 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | | \$ | | | | £40,420,000 |] | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £2,546,645 £2,454,708 £1,960,661 | £1,467,433 £1.042,122 £614,910 | £1,437,367 £1.032,112 £604,935 | £1.015.292 £588,177 | £973.244 £9746,284 | £71,144,566 £720,952 £294,920 | £1,004,208 £580.791 £155,275 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £1,464,719 £966,904 £467,232 | £165,818 -£245,135 -£677,931 | £175,875 -£255,049 -£687,820 | £159,175 -£271,698 -£704,421 | £117,423 -£313,321 -£745,926 | | £272,260 -£701.794 -£1,133,307 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£1,566,779 -£2,002,191 -£2,439,522 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£1,549,640 -£2,058,311 | -£2,427,170 -£2,868,901 | -£2,436,987 -£2,878,708 | -£2,453,451 -£2,895,149 | -£2,494,609 -£2,936,251 | -£2,741,559 -£3,182,859 | -£2,878,753 -£3,319,884 |
| Residual Land values compared to benchin Secondary Industrial/Storage/Distribution | nark land value | \$ | | | | £20,601,000 |] | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Suldiding Safety Levy, S106, Clt., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £4,436,608 £3,942,561 | £3,024,022 £2,596,810 | £3,014,012 £2,586,835 | £2,997,192 £2,570,077 | £2,955,144 £2,528,184 | £2,702,852 £2,276,820 | £2,562,691 £2,137,175 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% | £3,446,619 £2,948,804 £2,449,132 £1,947,623 | £2,167,718 £1,736,765 £1,303,969 | £2,157,775 £1,726,851 £1,294,080 | £2,141,075 £1,710,202 £1,277,479 | £2,099,323 £1,668,579 £1,235,974 | £1,848,812 £1,418,846 £986.944 | £1,709,640 £1,280,106 £848.593 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £1,947,623 £1,444,296 £939,169 | £869,349 £432,924 £5,289 | £859,483 £423,077 £15,120 | £842,923 £406,555 £31,610 | £801,523 £385,246 £72,837 | £553,122 £117,401 £320,199 | £415,121 -£20,291 £457,622 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £432.260 -£76,411 | -£445.270 -£887,001 | -£455.087 -£898,808 | -£471.551 -£913,249 | -£512,709 -£954,351 | -£759.859 -£1,200,959 | -£896,853 -£1,337,984 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--------------------------------|--|---|---|--|--|---|--|
| Resi 8 - 20 Flats | | | | Value Area | Zone C - i | £1,750 psf | | |
| No Units Site Area | 20 0.1 Ha | | • | Sales value inflation Build cost inflation | | Base Base | } | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | • |] |
| Tenure 69% LAR: 49% CIR 69% LAR: 49% CIR 69% LAR: 49% CIR 69% LAR: 49% CIR 69% LAR: 49% CIR 69% LAR: 49% CIR | % AH 5% 10% 10% 20% 20% 30% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 3 (2) (2) (3) (3) (3) (3) (3) (3) (3) (3) (3) (3 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CLI, Building Regs 2022 & State Cost Safety 57,17,280 57,18,184 57,18,184 57,18,184 57,184 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (2707.572 (717.1927) (5.55.4.59) (5.55.4.59) (5.50.4.59) (5.50.4.59) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bodyster M4(3), BREEAM Excellent & Bodyster M4(3), E85.08.09.09.09.09.09.09.09.09.09.09.09.09.09. | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 27.648.70 27.143.19 8.6575.651 8.675.65 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (5.86) (29 (5.35) (37) (5.35) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (7) 224453 (8) 18,1441 (|
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £4,963,040 £4,345,710 £3,726,598 £3,105,723 | £3,379,723 £2,829,332 £2,277,191 | £3,369,892 £2,819,514 £2,267,384 | £3,901,975 £3,353,401 £2,803,052 £2,250,943 | £3,312,174 £2,761,893 £2,209,842 | £3,064,812 £2,514,943 £1,963,234 | £2,927,389 £2,377,748 £1,826,229 |
| Residual Land values compared to benchm | | | £2,277,191 | £2,207,304 | £2,250,943 | | | £1,820,229 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 250544 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | -£1,136,327 -£1,742,579 -£2,350,723 | | | | | | -£3,044,334 -£3,580,259 -£4,118,203 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | | | | -£4,658,146 -£5,200,088 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£5.743.950 -£6,289,771 -£6,837,511 |
| 60% LAR : 40% CIR | 50% | -£6,038,302 -£6,659,177 | -£8,935,588 -£7,487,709 | -£8,945,388 -£7,497,516 | -£8,981,848 -£7,513,957 | -£7,003,007 -£7,555,058 | -£7,249,957 -£7,801,666 | -£7,387,152 -£7,938.671 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £3.514.313 £2,909,973 | £1,999,020 £1,463,297 | £1.988.972 £1,453,287 | £1.972.086 £1,436,468 | £1,929,870 £1,394,419 | £1.676.573 £1,142,129 | £1.535.853 £1,001,966 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% 25% | £2,303,721 £1,695,577 £1,085,558 | £925,676 £386,175 -£155,187 | £915,701 £376,233 -£165,101 | £359,531 -£181,750 | £857,051 £317,779 -£223,372 | £605,067 £67,270 -£473,105 | £466,041 -£71,903 -£611,846 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £473,683 -£140,029 | -£698,392 -£1,243,421 | | | | | -£1,153,768 -£1,697,650 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | | -£1,790,255 -£2,338,877 -£2,889,268 | | | | | -£2.243,471 -£2,791,211 -£3,340,852 |
| 60% LAR: 40% CIR Residual Land values compared to benchm | | -£2,612,877 | -£3,441,409 | -£3,451,216 | -£3,467,657 | -£3,508,758 | -£3,755,366 | -£3,892,371 |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £4.586.573 £3,980,321 | £3.139.897 £2,602,276 | £3.129.887 £2,592,301 | £3.113.068 £2,575,544 | £3.071.019 £2,533,651 | £2,818,729 £2,282,287 | £2,678,566 £2,142,641 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £3,3/2,177 £2.762.158 £2,150,283 | £2,062,775 £1.521.413 £978,208 | £2,052,833 £1,511,499 £96,8,319 | £2,036,131 £1.494.850 £951,718 | £1,994,379 £1.453.228 £910,213 | £1,743,870 £1,203,495 £661,182 | £1,604,697 £1.084.754 £522,832 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £1,536,571 £921,040 £303,710 | £433,179 -£113,655 | £423,313 -£123,503 | £406,753 -£140,025 | £365,353 -£181,334 | £116,951 -£429,178 | -£21,050 -£566,871 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£315,402 -£936,277 | -£1,212,668 -£1,764,809 | -£1,222,486 -£1,774,616 | -£1,238,948 -£1,791,057 | -£1,280,107 -£1,832,158 | -£1,527,057 -£2,078,788 | -£1,684,252 -£2,215,771 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 |] | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Building Safety Levy £7,172,813 £6,568,473 | 2022 & Staircases £5,657,520 £5 121 797 | BREEAM Excellent £5,647,472 £5,111,787 | Biodiversity £5,630,586 £5,094,968 | Payments £5,588,370 £5,052,919 | Sustainability £5,335,073 £4,800,629 | Embodied Carbon £5,194,353 £4,660,466 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £5,962,221 £5,354,077 | £5,121,797 £4,584,176 £4,044,675 | £5,111,767 £4,574,201 £4,034,733 | £5,094,968 £4,557,444 £4,018,031 | £5,052,919 £4,515,551 £3,976,279 | £4,860,629 £4,264,187 £3,725,770 | £4,660,466 £4,124,541 £3,586,597 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £4,744,058 £4.132.183 £3,518,471 | £3,503,313 £2,960,108 £2,415,079 | £3,493,399 £2,950,219 £2,405,213 | £3,476,750 £2,933,618 £2,388,653 | £3,435,128 £2,892,113 £2,347,253 | £3,185,395 £2,643,082 £2,098,851 | £3,046,654 £2,504,732 £1,980,850 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £2,902,940 £2,285,610 | £1,868,245 £1,319,623 | £1,858,397 £1,309,792 | £1,841,875 £1,293,301 | £1,800,566 £1,252,074 | £1,552,722 £1,004,712 | £1,415,029 £867,289 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,686,498 £1,045,623 | £769.232 £217,091 | £759.414 £207,284 | £742.952 £190,843 | £701.793 £149,742 | £454.843 -£96.866 | £317.648 -£233,871 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|---|---|--|---|--|---|--|
| Resi 8 - 20 Flats | | | | Value Area | Zone C - | £1,900 psf | | |
| No Units Site Area | 20 0.1 Ha | | • | Sales value inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 695-LAR 469-CR 695-LAR 469-CR 695-LAR 469-CR 695-LAR 469-CR 695-LAR 469-CR 695-LAR 469-CR 695-LAR 469-CR 695-LAR 469-CR 695-LAR 469-CR 695-LAR 469-CR 695-LAR 469-CR 695-LAR 469-CR | % AH 5% 10% 10% 10% 10% 10% 10% 10% 10 | Base Build Costs and Access Prt M4(2) & Building Safety Levy 110,579,564 51,579,564 51,559,662 51,5 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CII, Building Regs 2022 & Starcases (5.942,51) (7.95,69) (7.20,44) (8.942,61) (9.942,61) (9.942,61) (9.942,61) (9.942,61) (9.942,61) (9.942,61) (9.942,61) | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5,002,454 (7,21,00) (7,21,00) (1,00) | Base Build Costs, Access Prt M4(2), Building Safety Levy, 516s, CIL, Building Safety Levy, 516s, CIL, Building Safety Levy, 616s, CIL, Building Safety Levy, 616s, CIL, Building Safety, 616s, CIL, CIL, CIL, CIL, CIL, CIL, CIL, CIL | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106. CIL, Building Safety Levy, S106. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 68,973,881 67,980,79 67,162,554 68,973,881 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,756,708 \$1,709,708 \$1,509,708 \$1,509,708 \$1,509,709 \$1,509,709 \$1,509,709 \$1,509,709 \$1,509,709 \$1,509,709 \$1,509,709 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safery Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon 61,579,394 61,779,379 61,779,799 61,779,379 61,779 6 |
| | | | | | | | | Base Build Costs, |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £142,792 -£530,782 | -£1,22,305 -£1,324,338 -£1,928,204 | | | | | -£1,785,668 -£2,387,839 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £1,206,248 £1,883,589 £2,562,786 | | £2,543,894 £3,151,473 £3,760,897 | | | | -£2,992,028 -£3,598,218 -£4,206,385 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£5,297,780 -£5,985,956 | -£6,206,867 -£6,825,254 | -£6,216,685 -£6,835,060 | -£6,233,147 -£6,851,502 | -£6,274,307 -£6,892,603 | -£6,521,256 -£7,139,211 | -£6,658,450 -£7,276,216 |
| Residual Land values compared to benchi Medium Value Secondary Offices | nark land value | | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levys 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £4.860.754 £4,189,092 £3,515,518 | £3.323.931 £2,721,962 £2,118,096 | £3.313.884 £2,711,953 £2,108,122 | £3.298.997 £2,695,133 £2,091,363 | £3.254.781 £2,853,085 £2,049,470 | £3.001.485 £2,400,794 £1,798,108 | £2.860.764 £2,260,632 £1,658,461 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £2,840,052 £2,162,711 £1,483,514 | £1,512,349 £904,742 £295,291 | £1,502,408 £894,827 £285,403 | £1,485,706 £878,179 £268,801 | £1,443,954 £836,557 £227,295 | £1,193,444 £586,824 -£21,735 | £1,054,272 £448,082 -£160,085 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £802,479 £119.627 -£585,028 | -£315,983 -£929.063 -£1,543,931 | | | | | -£770,212 -£1.382.279 -£1,998,285 |
| 60% LAR : 40% CIR | 50% | -£1,251,480 -£1,939,656 | -£2,160,587 -£2,778,954 | -£2,170,385 -£2,788,780 | -£2,186,847 -£2,805,202 | -£2,228,007 -£2,846,303 | -£2,474,956 -£3,092,911 | -£2,612,150 -£3,229,916 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Communi | nark land value ity Space | 8 | | | | £40,420,000 |] | |
| Tonuro | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £5,865,692 £5,192,118 | £5,000,531 £4,398,562 £3,794,696 | £4,990,484 £4,388,553 £3,784,722 | £4,9/3,59/ £4,371,733 £3,767,963 | £4,931,381 £4.329,685 £3,726,070 | £4,078,085 £4,077,394 £3,474,708 | £4,537,364 £3,937,232 £3,335,061 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £4,516,652 £3.839.311 £3,160,114 | £3,188,949 £2,581,342 £1,971,891 | £3,179,006 £2,571,427 £1,962,003 | £3,162,306 £2,554,779 £1,945,401 | £3,120,554 £2.513.157 £1,903,895 | £2,870,044 £2,263,424 £1,654,865 | £2,730,872 £2,124,682 £1,516,515 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £2,479,079 £1,796,227 £1,111,574 | £1,360,617 £747,537 £132.669 | £1,350,751 £737,689 £122.839 | £1,334,191 £721,167 £106.348 | £1,292,790 £679,859 £65,121 | £1,044,389 £432,013 -£182,241 | £906,388 £294,321 £319,665 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £425,140 -£263,056 | -£483,967 -£1,102,354 | -£493,785 -£1,112,160 | -£510,247 -£1,128,602 | -£551,407 -£1,169,703 | -£798,356 -£1,418,311 | -£935,550 -£1,553,316 |
| Residual Land values compared to benchin Secondary Industrial/Storage/Distribution | mark land value | | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Legs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £8,519,254 £7,847,592 £7,174,018 | £6,982,431 £6,380,462 | £6,972,384 £6,370,453 | £6,955,497 £6,353,633 | £6,913,281 £6,311,585 £5,707,070 | £6,659,985 £6,059,294 £5,459,909 | £6,519,264 £5,919,132 £5,310,004 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £7,174,018 £6,498,552 £5,821,211 | £5,776,596 £5,170,849 £4,563,242 | £5,768,622 £5,180,908 £4,553,327 | £5,749,863 £5,144,206 £4,536,679 | £5,707,970 £5,102,454 £4,495,057 | £5,456,608 £4,851,944 £4,245,324 | £5,316,961 £4,712,772 £4,106,582 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £5.142.014 £4,460,979 £3,778,127 | £3.953.791 £3,342,517 £2,729,437 | £3.943.903 £3,332,651 £2,719,589 | £3,927,301 £3,316,091 £2,703,067 | £3.885.795 £3,274,690 £2,661,759 | £3.636.765 £3,026,289 £2,413,913 | £3.498.415 £2,888,288 £2,276,221 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £3,093,474 £2,407,040 £1,718,844 | £2,114,569 £1.497.933 £879,546 | £2,104,739 £1.488.115 £869,740 | £2,088,248 £1.471.653 £853,298 | £2,047,021 £1.430.493 £812,197 | £1,799,659 £1.183.544 £565,589 | £1,882,235 £1.046.350 £428,584 |
| | | | | | | | | |

| The column The | Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|---|--|--|--|--|--|---|---|
| March Marc | Resi 8 - 20 Flats | | | | Value Area | Zone C - | £2,000 psf | | |
| The color The | No Units | 20 | | • | Sales value inflation | | | 1 | |
| Section Cont. Section | | 0.1 Ha | | | Tenure Tenure | | PIL | |] |
| Base Build Costs, Access PT MACI), Access PT MACI), Building Safety Levy, September 1, 1997 | Tenure 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy E11476,981 E10.780,438 E10.041,983 E53.21.655 E5 | Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 19.279,672 85.851,643 87,981,732 87,981,782 87,981,782 87,981,782 87,981,782 87,981,782 87,981,782 87,981,782 87,981,782 87,981,782 87,981,782 87,981,782 87,981,782 87,9 | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5315,75 520,964 55,071,09 56,084,59 56,084,59 56,084,59 58,011,42 58,084,61 58,084,61 58,084,61 58,084,61 | Access Prt M4(2), Building Safety Levy, \$106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 15,898,871 15,252,844 15,664,109 17,303,398 17,303,398 | Access Prt M4(2), S106, Cit., Building sfety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments C886-55 C886-55 C986-55 ccess Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity, Renowable Offset Payments & Sustainability (5803)59 (1331)54 | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 158,618,343 58,172,068 67,526,855 68,20,377 |
| Base Build Costs, | Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Company Comp | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| St. | 60% LAR : 40% CIR | | £1,712,081 £995,538 | £160,905 -£485,228 | £150,857 -£495,236 | £133,971 -£512,056 | £91,755 -£554,104 | -£161,541 -£806,396 | -£302,262 -£946,557 |
| Display Disp | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £277,083 -£443,265 | | -£1,143,232 -£1,793,111 | | | | -£1,592,892 -£2,241,245 |
| April Costs Cost | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | +£1,165,488 +£1,889,566 +£2,615,481 | | -£2,444,653 -£3,098,442 -£3,753,858 | | | | -£2,891,596 -£3,543,930 -£4,198,221 |
| April Costs Cost | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | | | | | | | -£4,854,450 -£5,512,601 |
| ### Description of the Costs of Costs o | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£4,804,084 -£5,537,143 | -£5,721,087 -£6.383.616 | -£5,730,883 -£6,393,424 | -£5,747,347 -£6,409,864 | -£5,788,505 -£6,450,965 | -£6,035,455 -£6,697,574 | -£6,172,650 -£6,834,578 |
| Base Build Costs, | | mark land values | | | | | £57,186,000 | 1 | |
| Commonwealth Content | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Styling Styl | | | E5.758.381 | 2022 & Staircases £4.207.205 | E4.197.157 | £4.180.271 | E4.138.055 | £3.884.759 | E3.744.038 |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £4,323,383 £3,603,035 | £3,561,072 £2,913,043 £2,263,132 | £3,551,064 £2,903,068 £2,253,189 | £3,534,244 £2,886,310 £2,236,489 | | £3,239,904 £2,593,054 £1,944,227 | £3,099,743 £2,453,408 £1,805,055 |
| Reaction Location | 60% LAR: 40% CIR | 20% 25% | £2,880,812 £2,156,734 | £1,611,361 £967,747 | £1,601,447 £947,858 | £1,584,798 £931,256 | £1,543,176 £889,752 | £1,293,443 £640,720 | £1,154,702 £502,370 |
| Resident and values commande to benchmark land values Residence Residenc | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £1,430,819 £703.084 | £302,308 -£354,935 -£1,013,987 | £292,442 -£364.762 -£1 023.707 | £275,882 -£381.305 -£1.040.288 | £234,482 -£422,612 -£1,081,515 | -£13,919 -£670.458 | -£151,921 -£808,150 |
| Resident and values commande to benchmark land values Residence Residenc | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | -£2,126,350 -£2,788,278 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Stife, CIL, Bu | Residual Land values compared to bench | mark land values | s | | | | 540,400,000 | 1 | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Service Programmers | Lower value Secondary Offices / Commun | ity Space | | ı | | | £40,420,000 | | |
| Cols. LAR. 49% CR | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Cont. Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £6.718.438 £5,999,983 | £5.237.672 £4,589,643 | £5.227.664 £4,579,668 | £5.210.844 £4,562,910 | £5.168.796 £4,521,017 | £4.916.504 £4,269,654 | £4.776.343 £4,130,008 |
| Cont. Cont | 60% LAR: 40% CIR | 20% | £5,279,635 £4,557,412 £3,833,334 | £3,939,732 £3,287,961 £2,634,347 | £3,929,789 £3,278,047 £2,624,458 | £3,913,089 £3,261,398 £2,607,856 | £3,871,337 £3,219,776 £2,588,352 | £3,620,827 £2,970,043 £2,317,320 | £3,481,655 £2,831,302 £2,178,970 |
| Residual Land values command to benchmark land values Secondary industrial/Strongs-Dutribution Secondary | 60% LAR: 40% CIR | 35% | £3,107,419 £2,379,684 | £1,978,908 £1,321,665 | £1,969,042 £1,311,818 | £1,952,482 £1,295,295 | £1,911,082 £1,253,988 | £1,662,681 £1,006,142 | £1,524,679 £868,450 |
| 20,001,000 20,000,000,000 20,000,000 | 60% LAR: 40% CIR | 40% 45% | £1.650.151 £918,836 | £662.633 £1,833 | £652.803 -£7,983 | £636.312 -£24,447 | £595.085 -£85,605 | £347.723 -£312,555 | £210.299 -£449,750 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build R | Residual I and values compared to banch | mark land value | 2.00,101 | 200,710 | 20.0,024 | 2000,004 | 228,000 | 23,4,074 | 2.1,1,070 |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, Stop, Cit. | Secondary Industrial/Storage/Distribution | | | | ı | Γ | £20,601,000 | | |
| 681.01.02.02 05 | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR: 40% CR 25% 55.815.24 | 60% LAR : 40% CIR | 0% 5% | £9,416,881 £8,700,338 | £7,885,705 £7,219,572 | £7,855,657 £7,209,564 | £7,838,771 £7,192,744 | £7,796,555 £7,150,696 | £7,543,259 £6,898,404 | £7,402,538 £6,758,243 |
| 60% LAR: 40% CR 25% 55.815.24 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAP: 40% CIP | 10% 15% 20% | £7,981,883 £7,261,535 £6,539,312 | £6,571,543 £5,921,632 £5,269,861 | £6,581,568 £5,911,689 £5,269,947 | £6,544,810 £5,894,989 £5,243,298 | £6,502,917 £5,853,237 £5,201,676 | £6,251,554 £5,602,727 £4,951,943 | £6,111,908 £5,463,555 £4,813,202 |
| 60% LAR: 69% CR 35% \$43.95 \$44 \$230,565 \$42,807 \$16 \$42,77,165 \$42,55,866 \$12,980,742 \$12,550,550 \$12,600,510 \$12, | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | | £5,815.234 £5,089,319 | £4,616,247 £3,960,808 | £4.606.358 £3,950,942 | £4,589,756 £3,934,382 | £4.548.252 £3,892,982 | £4,991,943 £4,299,220 £3,644,581 | £4,613,202 £4.160.870 £3,506,579 |
| 09) APT 49) CF 45) CF 200.78 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £4,361,584 £3,632,051 | £3,303,565 £2,644,533 | £3,293,718 £2,634,703 | £3,277,195 £2,618,212 | £3,235,888 £2,576,985 | £2,988,042 £2,329,623 | £2,850,350 £2,192,199 |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,900.736 £2,167,657 | £1,983,733 £1,321,184 | £1.973.917 £1,311,376 | £1,957,453 £1,294,936 | £1,916,295 £1,253,835 | £1,669,345 £1,007,226 | £1.532.150 £870,222 |

| The column Column | Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|---|--|-------------------|--|---|---|---|--|--|--|
| Residence Resi | Paei 8 - 20 Elate | | | | Value Area | Zone C - RP Per | inhery £2 250 nef | | |
| March Marc | 10310-201003 | | | | Value Area | 2010 0 -10 1 0 | prior y 22,200 por | | |
| March Marc | No Units | 20 | | 1 | Sales value inflation | | Base |] | |
| See Build Costs on Management | Site Area | 0.1 Ha | | | Build cost inflation Tenure | | Base PIL | |] |
| Part | Residual land values: | | | | | | | | |
| Trainer | Tenure | % АН | Access Prt M4(2) & Building Safety Levy | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Training | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £13,721,049 £12,892,303 £12,061,644 | £12,133,990 £11,377,449 £10,619,009 | £12,123,943 £11,367,439 £10,609,034 | £12,107,056 £11,350,619 £10,592,277 | £12,064,840 £11,308,571 £10,550,384 | £11,811,544 £11,056,280 £10,299,020 | |
| Training Control Con | | 15% 20% | £11,229,093 £10,394,667 | | £9,848,747 £9,086,595 | £9,832,046 £9,069,946 | £9.790.295 | £9,539,784 £8,778,591 | |
| March Marc | | 25% 30% | £9,558,385 £8.720.266 | £8,332,485 £7.566.638 | £8,322,597 £7.556.772 | £8,305,995 £7.540.212 | £8,264,489 £7.498.811 | £8,015,459 £7.250.410 | £7,877,109 £7.112.409 |
| March Marc | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £7,880,328 £7,038,592 | | £6,789,138 £6,019,713 | £6,772,615 £6,003,223 | £6,731,308 £5,961,996 | £6,483,462 £5,714,634 | £6,345,770 £5,577,211 |
| Page | 60% LAR : 40% CIR | 50% | £5,349,792 | £4,485,376 | £4,475,569 | £4,459,129 | £4,418,027 | £4,171,419 | £4,034,414 |
| Base Build Costs, Access Pri M4(2), Access Pri | | nark land values | • | | | | £97 649 000 | 1 | |
| Company | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Ly \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column C | | 0% | Building Safety Levy £3,956,149 | 2022 & Staircases £2,369,090 | BREEAM Excellent £2,359,043 | Biodiversity £2,342,156 | Payments £2,299,940 | Sustainability £2,046,644 | Embodied Carbon £1,905,924 |
| Company Comp | 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £3,127,403 £2,296,744 | £1,612,549 £854,109 | £1,602,539 £844,134 | £1,585,719 £827,377 | £1,543,671 £785,484 | £1,291,380 £534,120 | £1,151,218 £394,474 |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | | £1,464,193 £629,767 £206,515 | £93,789 -£668,391 -£1 432 415 | £83,847 -£678,305 -£1,442,303 | £67,146 -£694,954 -£1,458,905 | £25,395 -£736,576 -£1 500 411 | | -£384,289 -£1,125,050 -£1,887,791 |
| ### State Costs and Access PT MA(2), Base Build Costs and Access PT MA(2), State C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | -£2,652,491 -£3,419,130 |
| Base Build Costs, Access PT M4(2), Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Building Safety Levy, Building Safety Levy, Building Safety Levy, Building Safety Levy, Building Safety Levy, Building Safety Levy, Building Safety Levy, Building Safety Levy, Building Safety Levy, Building | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | | | | | | | -£4,187,689 -£4,958,148 |
| ### Research (Costs) ### Resea | | | -£4.415.108 | .£5.279.524 | £5.289.331 | -£5.305.771 | -£5.346.873 | £5.593.481 | -£5.730.486 |
| Base Build Costs, | | | = | | | | £57,186,000 | | |
| | Tenure | % ДН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Company Comp | | | £8.002.449 £7.173.703 | £6.415.390 £5.658.849 | £6.405.343 £5.648.839 | £6.388.456 £5.632.019 | £6.346.240 £5.589.971 | £6.092.944 £5.337.680 | £5.952.224 £5.197.518 |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £6,343,044 £5,510,493 | £4,900,409 £4,140,089 | £4,890,434 £4,130,147 | £4,873,677 £4,113,446 | £4,831,784 £4,071,695 | £4,580,420 £3,821,184 | £4,440,774 £3,682,011 |
| Control Cont | 60% LAR: 40% CIR | 20% 25% | £4,676,067 £3,839,785 | £3,377,909 £2,613,885 | £3,367,995 £2,603,997 | £3,351,346 £2,587,395 | £3,309,724 £2,545,889 | £3,059,991 £2,296,859 | £2,921,250 £2,158,509 |
| Rase Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, A | | 35% | £3,001,666 £2.161.728 | £1,848,038 £1.080.385 | £1,838,172 £1.070.538 | £1,821,612 £1.054.015 | £1,780,211 £1.012,708 | £1,531,810 £764.862 | £1,393,809 £627.170 |
| Rase Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CII, Build Regs Build Costs, A | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £1,319,992 £476,473 | £310,944 -£460,264 | £301,113 -£470,082 -£1.243,031 | £284,623 -£486,545 | £243,396 -£527,704 -£1,300,573 | | -£141,389 -£911,848 -£1,684,186 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Stife, CIL, Bu | Residual Land values compared to benchm | nark land values | -2000,000 | -21,600,627 | -E1,E-0,001 | -21,200,411 | -21,000,070 | 21,047,101 | 12.1,009,100 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, | Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| C951_LAR955_CR | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Coth LAR. 40% CR | | 5% 10% | £8.850.303 £8,019,644 | £7.335.449 £6,577,009 | £7.325.439 £6,567,034 | £7.308.619 £6,550,277 | £7.266.571 £6,508,384 | £7.014.280 £6,257,020 | £6.874.118 £6,117,374 |
| Cont. Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £7,187,093 £6,352,867 | £5,816,689 £5,054,509 | £5,806,747 £5.044,595 | £5,790,046 £5.027.946 | £5,748,295 £4,986,324 | £5,497,784 £4,736,591 | £5,358,611 £4,597,850 |
| COST LATE COST | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAP: 40% CIP | 25% 30% | £5,516,385 £4,678,266 £3,838,338 | £4,290,485 £3,524,638 £2,758,985 | £4,280,597 £3,514,772 £2,747,138 | £4,263,995 £3,498,212 £2,730,815 | £4,222,489 £3,456,811 £2,689,308 | £3,973,459 £3,208,410 £2,441,462 | £3,835,109 £3,070,409 £2,303,770 |
| Racea Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Regs Building Safety Levy, S106, CIL, Building Regs S106, CIL, Building Regs S106, CIL, Building Regs S106, CIL, Building Regs S106, CIL, Building Regs S106, CIL, Building Regs S106, CIL, Building Regs S106, CIL, Building Regs S106, CIL, Building Regs S106, CIL, Building Regs S106, CIL, Building Regs S106, CIL, Building Safety Levy, S106, CIL, Building S406, CIL, Build | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £2,996,592 £2,153,073 | £1.987.544 £1,216,336 | £1.977.713 £1,206,518 | £1.961.223 £1,190,055 | £1.919.996 £1,148,896 | £1.672.634 £901,947 | £1.535.211 £764,752 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Biodiversity, Renewable Offset Payments & Biodiversity, Staircases, Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity, Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity, Staircases, Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Staircases, S | • | | £1,307,792 | £443,376 | £433,569 | £417,129 | £376,027 | £129,419 | -£7,586 |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, Stop, Cit, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Levy, Stop, Cit, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Levy, Stop, Cit, Build Regs 2022 & Staircases, Whale Prt M4(3), BrEEAM Excellent, Biodiversity, Brenewable Offset Payments & Sustainability & Breeam Excellent, Brenewable Offset Payments & Breeam Excellent, Break Breeam Excellent, Brenewable Offset Payments & Breeam Excellent, Break Breeam Excel | Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land values | | | | | £20,601,000 |] | |
| 60% LAR 40% CR 10% E10.01.544 E8.559.909 E8.548.934 E8.520,177 E8.469.204 E8.2208.000 E8.099.274 65% LAR 40% CR 15% E8.558.509 E7.786.95 E7.786.95 E7.778.956 E7.779.956 E7.779.956 E7.779.956 E7.779.954 E7.779. | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR. 40% CR 25% 17.489 265 60.272 365 60.272 395 60.2497 15.246 505 60.2498 55.955 399 15.817 0.09 60% LAR. 40% CR 30% 15.660,016 55.955 399 15.817 0.09 60% LAR. 40% CR 30% 15.660,016 55.955 399 15.817 0.09 60% LAR. 40% CR 35% 15.60,020 15.950,020 15.950,020 15.950,020 15.70,000 15 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | £10,832,203 £10,001,544 | £9,317,349 £8,558,909 | £9,307,339 £8,548,934 | £9,290,519 £8,532,177 | £9,248,471 £8,490,284 | £8,996,180 £8,238,920 | £8,856,018 £8,099,274 |
| 60% LAR: 40% CR 25% \$7.489.265 \$0.272.385 \$0.272.497 \$5.246.985 \$0.204.389 \$5.595.399 \$5.817.009 \$65% LAR: 40% CR 30% \$6.600,160 \$5.506.538 \$5.549.672 \$5.400,172 \$5.400,172 \$5.400,172 \$5.400,172 \$5.400,172 \$5.400,172 \$5.400,172 \$5.400,172 \$5.400,172 \$5.000,2399 \$65% LAR: 40% CR 35% \$5.600,2028 \$4.720,885 \$4.720,989 \$4.772,515 \$4.677,208 \$4.422,302 \$4.220,572 \$65% LAR: 40% CR 40% \$65% LAR: 40% CR 40% \$65% LAR: 40% CR 40% \$65% LAR: 40% CR 40% \$65% LAR: 40% CR 40% \$65% LAR: 40% CR 40 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £9,168,993 £8,334,567 | £7,798,589 £7,036,409 | £7,788,647 £7,026,495 | £7,771,946 £7,009,846 | £7,730,195 £6,968,224 | £7,479,684 £6,718,491 | £7,340,511 £8,579,750 |
| 000 14 10 10 10 10 10 10 10 10 10 10 10 10 10 | 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £7.498.285 £6,660,166 | £6.272.385 £5,506,538 | £6.262.497 £5,496,672 | £6.245.895 £5,480,112 | £6.204.389 £5,438,711 | £5.955.359 £5,190,310 | £5.817.009 £5,052,309 |
| 65 (A) 65 (A) 15 (B) 1 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £5,620,228 £4,978,492 £4,134,973 | £4,738,885 £3,969,444 £3,168,236 | £4,729,038 £3,959,613 £3,188,418 | £4,712,515 £3,943,123 £3,171,955 | £4,071,208 £3,901,896 £3,130,796 | £4,4Z3,362 £3,654,534 £2,883,847 | £4,205,670 £3,517,111 £2,746,652 |
| | 60% LAR : 40% CIR | 50% | £3,289,692 | £2,425,276 | £2,415,469 | £2,399,029 | £2,357,927 | £2,111,319 | £1,974,314 |

| Site Ares 0.1 Ha Build cost inflation Base Tenure PIL | Local Plan Viability Testing | 1 2025 | | | | | | | |
|---|--|--|--|--|--|--|--|--|---|
| The content of the | Resi 8 - 20 Flats | | | | Value Area | Zone C - RP Per | iphery £2,450 psf | | |
| Table Tabl | No Units Site Area | 20 0.1 Ha | | - | Sales value inflation Build cost inflation | | | 1 | |
| Rear Bold Costs, | Residual land values: | | | | Tenure | | PIL | |] |
| Transport Product Pr | 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 5% 10% 15% 20% 25% 30% 35% | Access Prt M4(2) & Building Safety Levy £15,516,303 £14,597,794 £13,877,373 £12,755,059 £11,830,870 £10,904,826 £9,976,944 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases £13,900,538 £13,055,669 £12,208,902 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £13,990,491 £13,945,660 £12,198,927 | Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £13,873,604 £13,803,804 £13,803,008 £13,76,769 | Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £13,831,388 £12,988,792 £12,140,277 £11,918,800 | Access Prt M4(2), Building Safey Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E13.578.092 E11.888.914 E11.01.139 E11.01.139 E11.01.139 E10.01.129 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staitcasee, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E1342717 E1105308 E1134597 E1105308 |
| ### Part | 60% LAR : 40% CIR | 50% | £6,247,419 | £6,229,937 £5,368,650 | £6,220,120 £5,358,842 | £6,203,656 £5,342,402 | £6,162,498 | £5,915,547 £5,054,693 | £5,778,353 £4,917,688 |
| Base Build Costs and Service Private Pri | Residual Land values compared to bench Higher Value Secondary Offices | mark land values | | | | | £97,649,000 |] | |
| Company Comp | | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £5,751,403 £4,832,894 £3,912,473 | £4,135,638 £3,290,769 £2,444,002 | £4,125,591 £3,280,760 £2,434,027 | £4,108,704 £3,263,940 £2,417,270 | £4,066,488 £3,221,892 £2,375,377 | £3,813,192 £2,969,600 £2,124,014 | £3,672,471 £2,829,439 £1,984,367 |
| Page | 60% LAR - 40% CIR | 15% | £2,990,159 £2,065,970 | £1,595,355 £744,847 | £1,585,413 £734,934 | £1,568,712 £718,284 | £1,526,960 £676,662 | £1,276,450 £426,929 | £1,137,277 £288,189 |
| Base Build Costs, Access PT M4(2), Building Safety Levy, STA Surricess, Workship PT M4(3), Building Safety Levy, STA Surricess, Workship PT | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £1,139,926 £212.044 -£717,656 | -£107,504 -£981.678 -£1,817,659 | | | | | -£1.415.907 -£2,270,874 |
| Base Build Costs, Access PT M4(2), Access PT M4(2), Access PT M4(3), Access PT M4(2), Access PT M4(3), Acc | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£3,127,761 -£3,986,547 -£4,847,212 |
| ## Part | Residual Land values compared to bench | | | | | | £57 186 000 | 1 | _ |
| ## 1 | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Company Comp | | | £9.797.703 | 2022 & Staircases £8.181.938 £7.337.089 | E8.171.891 | £8.155.004 | E8.112.788 | £7.859.492 £7.015.900 | £7.718.771 |
| Column | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £7,958,773 £7,036,459 | | £6,480,327 £5,631,713 | £6,463,570 £5,615,012 | £6,421,677 £5,573,260 | £6,170,314 £5,322,750 | |
| Column | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £6,112,270 £5,186,226 £4,258,344 | £3.938.796 | £4,781,234 £3,928,909 £3,074,756 | £4,764,584 £3,912,306 £3,058,196 | £4,722,962 £3,870,801 £3,016,796 | £4,473,229 £3,621,771 £2,768,393 | £4,334,489 £3,483,420 £2,630,393 |
| Resident for vibrace consumed to benchmark and values consumed to benchmark and vibrace consumed to benchmark and vibrace consumed to benchmark and vibrace consumed to benchmark and vibrace consumed to benchmark and vibrace consumed to benchmark and vibrace consumed to benchmark and vibrace consumed to benchmark and vibrace consumed to benchmark and vibrace per third(2), a Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs Safety Levy, | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £3,328,644 £2,397,144 £1,463,863 | £2.228.641 £1,370,873 £511.337 | £2.218.794 £1,361,043 £501,520 | £2.202.271 £1,344,552 £485.056 | £2.160.963 £1,303,325 £443.898 | £1.913.118 £1,055,963 £196.947 | £1.775.426 £918,539 £59.753 |
| Lover Value Secondary Offices Community Space Ease Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodversity, Renewable Offiset Payments & Offise Payments & Sustainability & Embodded Carbon Control of State Payments & Control of S | | | £528,819 | -£349,950 | -£359,758 | -£376,198 | -£417,299 | -2663,907 | -£800,912 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Store (C.H., Building Safe | Lower Value Secondary Offices / Commun | nity Space | • | | | | £40,420,000 | | |
| Cont. Lat. 40% CR | | 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Corp. Loc. 4. 05 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | £10.555.794 £9,635,373 £8,713,059 | £9.013.669 £8,166,902 £7,318,255 | £9.003.660 £8,156,927 £7,308,313 | £8.986.840 £8,140,170 £7,291,612 | £8.944.792 £8,098,277 £7,249,860 | £8.692.500 £7,846,914 £6,999,350 | £8.552.339 £7,707,267 £6,860,177 |
| Corp. Loc. 4. 05 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £7.788.870 £6.862,826 £5.934.944 | £6.467.747 £5,615,396 £4.761.222 | £6.457.834 £5,605,509 £4.751.358 | £6.441.184 £5,588,906 £4.734.798 | £6.399.562 £5,547,401 £4.693.398 | £5,298,371 | £6.011.089 £5,160,020 £4.306.993 |
| Continue | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | £5,005,244 £4.073.744 | £3,905,241 £3,047,473 £2,187,027 | £3,895,394 £3.037.643 | £3,878,871 £3.021.152 | £3,837,563 £2,979,925 | £3.589.718 | £3,452,026 £2,595,139 £1,739,353 |
| Base Build Costs, Access Prt M4(2), Building Safety Lowy, Stop, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BEEAM Excellent, Biodiversity & Resembliding Safety Lowy, Stop, Cit., Building Safety Lowy | 60% LAR : 40% CIR | 50% | £2,205,419 | £1,326,650 | £1,316,842 | £1,300,402 | £1,259,301 | £1,012,693 | £875,688 |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BIEEAM Excellent, Biodiversity & Research M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BIEEAM Excellent, Biodiversity & Research M4(2), Bilding Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BIEEAM Excellent, Biodiversity & Research M4(2), Bilding Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BIEEAM Excellent, Biodiversity & Research M4(2), Bilding Safety Lovy, S106, CIL, Building | Secondary Industrial/Storage/Distribution | i and values | - | | | | £20,601,000 | | |
| 60% LAR: 40% CR 10% \$1167.273 \$10.48.962 \$10.88.627 \$10.12.270 \$10.00.0177 \$18.283.814 \$1.98.9167 \$10.00% LAR: 40% CR 10% ST 10.00.00% LAR: 40% CR 10% ST 10.00.00% LAR: 40% CR 10.00.00% LAR: 40% CR 20% \$1.970.770 \$1.44.94.07 \$1.94.974 \$ | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 005 LHX 405 CR 25% 18344 726 17.96 27.288 17.96 489 17.96 88 17.96 88 17.96 201 17.96 201 17.96 88 17.96 201 17.96 2 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £12,537,694 £11,617,273 £10,694,959 | £10,995,569 £10,148,802 £9,300,155 | £10,985,560 £10,138,827 £9,290,213 | £10,968,740 £10,122,070 £9,273.512 | £10,926,692 £10,080,177 £9,231.760 | £10,674,400 £9,828,814 £8,981,250 | £10,534,239 £9,689,167 £8,842,077 |
| 681.04.495.02 355 0597.04 05.0 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30° | £9,770,770 £8.844.726 £7.916.844 | £8,449,647 £7,597,298 | £8,439,734 £7.587.409 | £8,423,084 £7,570.806 £8,718,600 | £8,381,462 £7,529,301 £8,675,300 | £8,131,729 £7,280,271 £8,436,862 | £7,992,989 £7.141.920 £6.288.802 |
| 075 LAT. 475 CF 575 15.12.203 14.108.37 14.108.37 14.108.37 14.103.07 15.4.145.50 15.4.102.30 13.55.47 15.718.53 05.54.7 15.718.53 15.55.65 15.718.73 15.718 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £7,610,044 £6,987,144 £6,055,644 | £5,887,141 £5,029,373 | £5,877,294 £5,019,543 | £5,860,771 £5,003,052 | £5,819,463 £4,961,825 | £5,571,618 £4,714,463 | £0,268,693 £5,433,926 £4,577,039 |
| | 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £5.122.363 £4,187,319 | £4.169.837 £3,308,550 | £4.160.020 £3,298,742 | £4.143.556 £3,282,302 | £4.102.398 £3,241,201 | £3.855.447 £2,994,593 | £3,718,253 £2,857,588 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--|---|--|--|---|--|--|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone C - | £1,050 psf | | |
| No Units Site Area | 30 0.1 Ha | | • | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.1114 | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 |
| Tenure 605, LAR, 409, CIR 605, | % AH 0% 5% 5% 10% 15% 25% 25% 25% 35% 35% 35% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E1395.22 E1395.25 E1395.25 E1395.15 E1395.19 E1395 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106. CIL, Building Regs 2022 & Starcases E10.782.745 E | Base Build Costs, Access Ptt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E10,734,135 E10,734 E10,73 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 106. CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E10.718,75 £10.44855 £10.509,746 | Base Build Costs, Access Prf M4(2), Bucings Prf M4(2), Bucings Prf M4(2), Bucings Prf M4(2), Bucings Prf M4(2), Bucings Prf M4(2), Bucings Prf M4(2), BreEAM Excellent, Biodiversity & Renewable Offset Payments E10271274 E1029655 G15,054,067 G15,05 | Base Build Costs, Access Prt M4(2), Buting partity they M6(1), Buting partity they M6(1), Buting partity they M6(1), Buting partity they M6(1), Buting partity they M6(1), Buting partity M6(1), Butin | Base Build Costs, Access Prt M4(2), Building Safety Levy, Building Safety Levy, Safety Levy, Market Safety |
| | | | | | | | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (3291387 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases E297,845 | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5951275 | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 5905.374 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability E858971 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E437 302 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £2,617,663 £1,943,939 | £428,036 -£145,774 | £397,426 -£174,384 | £379,465 -£192,344 | £334,565 -£237,245 | £65,161 -£506,648 | -£84,507 -£656,317 -£1 228 128 |
| | 20% 25% | £596.492 -£77,233 | | | | | | -£1,799,936 -£2,371,745 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | -£2,943,555 -£3,515,364 -£4,087,174 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£2,772,129 -£3,445,852 | -£4,148,440 -£4,720,250 | -£4,177,050 -£4,748,860 | -£4,195,011 -£4,766,820 | -£4,239,911 -£4,811,721 | -£4,509,315 -£5,081,124 | -£4,658,983 -£5,230,792 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land values | | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% 15% | £7.337.687 £8,663,963 | £5.044.145 £4,472,336 | £5.015.535 £4,443,726 | £4.997.575 £4,425,765 | £4.952.674 £4,380,865 | £4.683.271 £4,111,461 | £4.533.602 £3,961,793 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £5,316,515 £4,642,792 | £3,328,717 £2,756,907 | £3,300,107 £2,728,297 | £3,282,146 £2,710,337 | £3,237,246 £2,665,436 | £3,335,032 £2,967,842 £2,396,033 | £2,836,983 £2,818,174 £2,246,364 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £3,969,067 £3,295,343 £2,621,619 | £2,185,098 £1,613,288 | £2,156,488 £1,584,678 | £2,138,527 £1,566,718 | £2,093,627 £1,521,817 | £1,824,223 £1,252,414 | £1,674,555 £1,102,745 £530,938 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | £1,947,895 £1,274,171 | £469,669 -£102,140 | £441,059 -£130,750 | £423,099 -£148,711 | £378,198 -£193,611 | £108,795 -£463,015 | -£40,874 -£612,683 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% nark land values | £600,448 | -£673,950 | -£702,580 | -£720,520 | -£765,421 | -£1,034,824 | -£1,184,492 |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £8,340,563 £7,666,839 | £6,148,936 £5,577,126 | £6,120,326 £5,548,516 | £6,102,365 £5,530,556 | £6,057,465 £5,485,655 | £5,788,061 £5,216,252 | £5,638,393 £5,066,583 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £6,993,115 £6,319,392 £5,645,667 | £5.005.317 £4,433,507 £3,881.698 | £4.976.707 £4,404,897 £3,833.088 | £4.958.746 £4,386,937 £3,815.127 | £4.913.846 £4,342,036 £3,770.227 | £4.644.442 £4.072.633 £3.500.823 | £4.494,774 £3,922,964 £3,351,155 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £4,971,943 £4,298,219 | £3,289,888 £2,718.079 | £3,261,278 £2.689 | £3,243,318 £2,671,508 | £3,198,417 £2,626,608 | £2,929,014 £2,357,204 | £2,779,345 £2,207.536 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £3,624,495 £2,950,771 £2,277,048 | £2,146,269 £1,574,460 £1,002,650 | £2,117,659 £1,545,850 £974,040 | £2,099,699 £1,527,889 £956,080 | £2,054,798 £1,482,989 £911,179 | £1,785,395 £1,213,585 £841,776 | £1,635,726 £1,063,917 £492,108 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Ronewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £10,390,187 £10,322,463 £9,648,739 | £8,130,836 £7,559,026 | £8,102,226 £7,530,416 | £8,084,265 £7,512,456 | £8,039,365 £7,467,555 | £0,341,771 £7,769,961 £7,198,152 | £6,192,102 £7,620,293 £7,048,483 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £8.975.015 £8.301,292 £7.627.567 | £6.987.217 £6,415,407 £5.843,598 | £6.958.607 £6,386,797 £5,814.988 | £6.940.646 £6.368.837 £5.797.027 | £6.895.746 £6,323,936 £5,752,127 | £6.626.342 £6,054,533 £5,482,723 | £6.476.674 £5.904.884 £5.333.055 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £6,953,843 £6,280,119 | £5,271,788 £4,699,979 | £5,243,178 £4,671,369 £4,099,559 | £5,225,218 £4,653,408 | £5,180,317 £4,608,508 | £4,910,914 £4,339,104 £3,787,205 | £4,761,245 £4,189,436 £3,617,636 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £5,606,395 £4,932,671 £4,258,948 | £4,128,169 £3,556,360 £2,984,550 | £4,099,569 £3,527,750 £2,955,940 | £4,081,599 £3,509,789 £2,937,980 | £4,036,698 £3,464,889 £2,893,079 | £3,767,295 £3,195,485 £2.623.676 | £3,617,626 £3,045,817 £2,474,008 |
| 22.2.20.40% 000 | . 50.00 | 2.23.040 | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|--|--|--|--|--|--|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone C - 1 | 21,150 psf | | |
| No Units Site Area | 30 0.1 Ha | | | Sales value inflation Build cost inflation Tenure | | Base LAR: CIR | | |
| Residual land values: | | | | Tenure | | LAR : CIR | | I |
| Tonure 69% LAR, 69% CR 69% LA | % AH 5% 10% 20% 20% 30% 30% 30% 40% 40% 40% 40% 40% 40% 40% 40% 40% 4 | Base Build Costs and Access Prt M4(2) & Building Safety Levy Et al. (1) & 10 & 10 & 10 & 10 & 10 & 10 & 10 & | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Building Regs 2022 & Starcases 211369 322 211369 323 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & BREEAM Excellent Ex | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £11,565,572 £11,565,572 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 £11,565,573 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$1,127,549 \$1,127, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$11,006,007 \$11,006,0 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Ent. 46, 349 Enbodied Carbon En |
| | | | | | | Bara Build Conta | Barra Build Garde | Base Build Costs, |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E5.191.236 £4.422.519 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £2.807.314 £2.20.2032 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 12,838.705 E2,173,422 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £2.850.744 £2.155.461 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £2775 843 £210.561 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £2506.440 £1,841,157 | Access Prt M4(2), Building Safoty Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £2396.772 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £3,653,803 £2,885,087 £2,116,370 | £1,536,749 £871,466 £206.183 | £1,508,139 £842,856 £177.573 | £1,490,178 £824,895 £159.612 | £1,445,276 £779,995 £114.712 | £1,175,674 £510,591 -£154,691 | £1,026,206 £360,923 -£304,360 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £1,347,654 £578,937 | | | -£505,670 -£1,170,953 -£1,836,236 | | | -£969.643 -£1,634,926 -£2,300.209 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£2,965,491 -£3,630,774 |
| Residual Land values compared to benchm Medium Value Secondary Offices | | *E.Z.,450,020 | 1 123,703,014 | *23,014,120 | *E3,032,000 | £5,570,563 | 1 -24,140,365 | -24,250,007 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £9.237.536 £8,468,819 | £6.913.614 £6,248,332 | £6.885.005 £6,219,722 | £6.867.044 £6,201,761 | £6.822.143 £6,156,861 | £6.552.740 £5,887,457 | £6.403.072 £5,737,789 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £7,700,103 £6,931,387 £6,162,670 | £5,583,049 £4,917,766 £4,252,483 | £5,554,439 £4,889,156 £4,223,873 | £5,536,478 £4,871,195 £4,205,912 | £5,491,578 £4,826,295 £4,161,012 | £5,222,174 £4,556,891 £3,891,609 | £5,072,508 £4,407,223 £3,741,940 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £5,393,954 £4,625,237 £3,858,521 | £3,587,200 £2,921,917 £2,258,634 | £3,558,590 £2,893,306 £2,228,023 | £3,540,630 £2,875,347 £2,210,084 | £3,495,729 £2,830,446 £2,165,163 | £3,226,326 £2,581,043 £1,895,780 | £3,076,657 £2,411,374 £1,746,091 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £3,087,805 £2,319,087 | £1,591,351 £926,068 | £1,562,740 £897,458 | £1,544,781 £879,498 | £1,499,880 £83,497 | £1,230,477 £565,194 | £1,080,809 £415,526 |
| Residual Land values compared to benchn | nark land value | £1,550,371 | £200,780 | £232,175 | £214,215 | £109,315 | 4£100,009 | 4.249,757 |
| Lower Value Secondary Offices / Communi | ty Space | | | | 1 | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £10.914.136 £10,145,419 £9,376,703 | £8.590.214 £7,924,932 £7,259,849 | £8.061.805 £7,896,322 £7,231,039 | £8.543.844 £7,878,381 £7,213,078 | £8,498,743 £7,833,461 £7,168,178 | £6.229.340 £7,564,057 £6,896,774 | £8.079.872 £7,414,389 £6,749,106 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £8.607.987 £7,839,270 £7,070,554 | £6.594.366 £5,929,083 £5,263,800 | £8.565.756 £5,900,473 £5,235,190 | £6.547.795 £5,882,512 £5,217,230 | £8.502.895 £5,837,612 £5,172,329 | £6.233.491 £5,568,209 £4,902,926 | £6.083.823 £5,418,540 £4,753,257 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | £6,301,837 £5,533,121 £4,764,405 | £4,598,517 £3,933,234 £3,267,951 | £4,569,906 £3,904,623 £3,239,340 | £4,551,947 £3,886,664 £3,221,381 | £4,507,046 £3,841,763 £3,176,480 | £4,237,643 £3.572,360 £2,907,077 | £4,087,974 £3,422,691 £2,757,409 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £3,995,687 £3,226,971 | £2,602,668 £1,937,386 | £2,574,058 £1,908,775 | £2,556,098 £1,890,815 | £2,511,197 £1,845,915 | £2,241,794 £1,576,511 | £2,092,126 £1,426,843 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | \$ | | | | £20,601,000 |] | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E1286.08 E127319 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & S16, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Ley, 3106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, 3106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £11,358,603 £10,589,887 | £9,241,549 £8,576,266 | £9,212,939 £8,547,656 | £9,194,978 £8,529,695 | £9,15,0078 £9,150,078 £8,484,795 | £8,880,674 £8,215,391 | £8,731,006 £8,085,723 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £9,821,170 £9,052,454 £8,283,737 | £7,910,983 £7,245,700 £6,580,417 | £7,882,373 £7,217,090 £6,551,806 | £7,864,412 £7,199,130 £6,533,847 | £7,819,512 £7,154,229 £6,488,946 | £7,550,109 £6,884,826 £6,219,543 | £7,400,440 £6,735,157 £6,069,874 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £7,515,021 £6,746,305 £5,977,587 | £5,915,134 £5,249,851 £4,584,588 | £5,886,523 £5,221,240 £4,555,958 | £5,868,564 £5,203,281 £4,537,998 | £5,823,663 £5,158,380 £4,493,097 | £5,554,260 £4,888,977 £4,223,694 | £5,404,591 £4,739,309 £4,074,026 |
| 60% LAR : 40% CIR | 50% | £5.208.871 | £3.919.286 | £3.890.675 | £3.872.715 | £3.827.815 | £3.558.411 | £3.408.743 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--------------------------|--|--|--|--|---|--|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone C - | E1,350 psf | | |
| No Units Site Area | 30 0.1 Ha | | • | Sales value inflation | | Base |] | |
| Residual land values: | 0.1 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 9% LAR: 49% GR 6% LAR: 49% GR 6% LAR: 49% GR | % AH 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E1875582 E1875783 E1887783 E1887783 E1887783 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 2106, CIL, Building Regs 2022 & Staircases 215,518,524 £14,666,54 £12,962,24 £12,962,24 £12,962,24 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$15.92.55 \$15.93.33 \$15.93.33 \$15.93.33 \$15.93.33 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £15,224.553 £13,767,944 £13,767,944 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 15(27/82) 15(47/52) 15(47/52) 15(47/72) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £16,00279 £15,158,049 £14,056,056 £12,001,060 £11,060,060 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15,586,591 11,364,512 11,364,512 11,364,513 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £13,962,326 £13,003,625 £12,044,923 £11,086,222 | £12.110.004 £11,257,774 £10,405,544 £9,553,314 | £12.081.394 £11,229,164 £10,376,934 £9,524,705 | £12.063.433 £11,211,203 £10,358,974 £9,508,744 | £12.018.533 £11,166,303 £10,314,073 £9,461,843 | £11.749.129 £10,896,900 £10,044,670 £9,192,440 | £11.599.461 £10,747,231 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £12,044,523 £11,086,222 £10,127,521 | £9,553,314 £8,701,085 | £9,524,705 £8,672,474 | £10,556,574 £9,506,744 £8,654,514 | £9,461,843 £8,609,614 | £9,192,440 £8,340,210 | £9,042,772 £9,042,772 |
| 60% LAR : 40% CIR | 50% | £10,127,521 £9,168,819 | £8,701,085 £7,848,855 | £8,672,474 £7,820,244 | £8,654,514 £7,802,284 | £8,609,614 £7,757,384 | £8,340,210 £7,487,981 | £8,190,542 £7,338,312 |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land values | s | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 25,990,932 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 8599 853 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £514782 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 55.245.379 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Esses710 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £8,032,231 £7,073,529 | £5,754,024 £4,901,794 | £5,725,413 £4,873,183 | £5,707,453 £4,855,223 | £5,662,553 £4,810,323 | £5,393,149 £4,540,919 | £5,243,481 £4,391,251 |
| | 20% | £5,156,127 £5.156,127 | £3,197,334 £2,345,104 | £3.168.723 £2.316.494 | £3.150.763 £2.298.533 | £3,856,083 £3.105.862 £2.253.633 | £2,836,460 £1,984,229 | £2,686,792 £1,834,561 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £3,238,725 £2,280,023 | £1,492,874 £640,644 | £1,464,264 £612,034 | £1,446,303 £594,074 | £1,401,403 £549,173 | £1,132,000 £279,770 | £982,331 £130,101 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £1,321,322 £362,621 | -£211,586 -£1,063,815 | | | | | -£722,128 -£1,574,358 |
| Residual Land values compared to benchn | | -£598,081 | +£1,916,045 | +£1,944,656 | -£1,962,616 | -£2,007,516 | ∗£2,276,919 | -£2,426,588 |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £13.037.232 £12,078,531 | £10.652.553 £9,800,324 | £10.623.943 £9,771,713 | £10.605.983 £9,753,753 | £10.561.082 £9,708,853 | £10.291.679 £9,439,449 | £10.142.010 £9,289,781 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% 20% | £11,119,829 £10,161,128 £9,202,427 | £8,948,094 £8,095,864 £7,243,634 | £8,919,483 £8,067,253 £7,215,023 | £8,901,523 £8,049,294 £7,197,063 | £8,850,623 £8,004,393 £7,152,162 | £8,587,219 £7,734,990 £6,882,760 | £8,437,551 £7,585,321 £6,733,092 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £8,243,726 £7,285,025 | £6,391,404 £5,539,174 | £6,362,794 £5,510,564 | £6,344,833 £5,492,603 | £6,299,933 £5,447,703 | £6,030,529 £5,178,300 | £5,880,861 £5,028,631 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £6.326.323 £5.367.622 | £4.686.944 £3.834.714 | £4.658.334 £3.806.105 | £4.640.374 £3.788.144 | £4.595.473 £3.743.243 | £4.326.070 £3.473.840 | £4.176.401 £3.324.172 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £4,408,921 £3,450,219 | £2,982,485 £2,130,255 | £2,953,874 £2,101,644 | £2,935,914 £2,083,684 | £2,891,014 £2,038,784 | £2,621,610 £1,769,381 | £2,471,942 £1,619,712 |
| Residual Land values compared to benchm | nark land values | | | | | | | |
| Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Stalricases 2022 & Stalricases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Ustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £13,755,131 £12,796,429 | £11,476,924 £10,624,694 | £11,448,313 £10,596,083 | £11,430,353 £10,578,123 | £11,385,453 £10,533,223 | £11,116,049 £10,263,819 | £10,986,381 £10,114,151 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £11.837.728 £10,879,027 £9,920,338 | £9.772.484 £8,920,234 £8,068,004 | £9.743.853 £8.891,623 £8.039.394 | £9.725.894 £8,873,663 £8,021.433 | £9.680.993 £8.828,762 £7.976.533 | £9.411.590 £8,559,360 £7,707,139 | £9.201.921 £8,409,692 £7,557.461 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £8,961,625 £8.002.923 | £7,215,774 £6.363.544 | £7,187,164 £8.334.934 | £7,169,203 £6.316.974 | £7,124,303 £6.272.073 | £6,854,900 £6.002.670 | £6,705,231 £5.853.001 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £7,044,222 £6,085,521 | £5,511,314 £4,659,085 | £5,482,705 £4,630,474 | £5,464,744 £4,612,514 | £5,419,843 £4,567,614 | £5,150,440 £4,298,210 | £5,000,772 £4,148,542 |
| Residual Land values compared to benchn | | 20,120,819 | 1.3,000,005 | 23,778,244 | £3,700,264 | £3,715,364 | 23,445,961 | £3,290,31Z |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure 6% LAR: 4% GR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$15,000,732 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Stalrcases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £15,737,031 £14,778,329 £13.819.628 | £13,458,824 £12,606,594 £11.754,364 | £13,430,213 £12,577,983 £11,725.753 | £13,412,253 £12,560,023 £11.707.794 | £12,515,123 £11,662.893 | £13,097,949 £12,245,719 £11,393,490 | £12,948,281 £12,096,051 £11,243,821 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £12,860,927 | £10,902,134 £10,049,904 | £10,873,523 £10,021,294 | £10,855,563 £10,003,333 | £10,810,662 £9,958,433 | £10,541,260 £9,689,029 | £10,391,592 £9,539,361 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £11,902,220 £10,943,525 £9,984,823 | £9,197,674 £8,345,444 | £9,169,064 £8,316,834 | £9,151,103 £8,298,874 | £9,106,203 £8,253,973 | £8,836,800 £7,984,570 | £8,687,131 £7,834,901 |
| 60% LAR : 40% CIR | 40% | £9,026,122 £8,067,421 | £7,493,214 £6,640,985 | £7,464,605 £6,612,374 | £7,446,644 £6,594,414 | £7,401,743 £8,549,514 | E7,132,340 £6,280,110 | £6,982,672 £6,130,442 |
| 60% LAR : 40% CIR | 50% | 27.100./19 | 1 23.788.700 | 20.700.144 | £0.74Z.184 | 20.087.284 | E0.927.001 | E0.218.212 |

| March Marc | Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|--|---|--|--|--|---|---|--|---|
| Transpare | Resi 9 - 30 Flats | | | | Value Area | Zone C - | £1,500 psf | | |
| Company Comp | No Units | 30 | l | - | Sales value inflation | | Base | 1 | |
| Base Baid Costs Base Baid Costs Base Baid Costs Base Baid Costs Base Baid Costs Base Baid Costs Base Baid Costs Base Baid Costs Baid Baid Baid Baid Baid Baid Baid Baid | | 0.1 Ha | l | | Tenure | | LAR : CIR | |] |
| Base Build Costs, Base | Tenure 60% LAR: 40% CR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | and Access Prt M4(2) & Building Safety Levy E21,605,604 £20,504,472 £16,402,034 £17,200,845 £18,998,655 £18,997,276 £12,796,085 £11,894,895 £11,594,895 £11,594,895 £11,594,895 | Access Prt M4(2), Building Safety Levy & \$106, CiL, Building Regs 2022 & Staircases £19,175, 358 £18, 182, 917 £17,190,477 £16,198,037 £15,205,597 £14,213,158 £13,220,717 £12,228,277 £11,228,837 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E19.148 747 E19.148 747 E11.279 867 E11.279 867 | Access Prt M4(2), Building Safety Levy, S106, Cit. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E1912786 E1913027 E19151497 E19151497 E19151497 E1915189027 E1915189027 E1915189027 E1915189027 E1915189027 | Access Prt M4(2), Building Safey Levy, S106, Clt., Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Perwable Offset Perwable Clfset 15(18):586 £15(18):586 £15(18):586 £15(18):586 £15(18):586 £15(18):586 £15(18):586 £15(18):586 £15(18):586 £15(18):586 £15(18):586 £15(18):586 £15(18):586 £15(18):586 £15(18):586 | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renowable Offset Payments & Sustainability £18,814,833 £18,824,843 £18,827,183 £18,827,183 £18,827,183 £18,827,183 £18,827,183 £18,827,183 £18,827,183 £18,827,183 £18,827,183 £18,827,183 £18,827,183 £18,827,183 £18,827,183 £18,827,183 | Biodoversity, Renewable Offse Payments, Sustainability & £18,664,814 £17,672,374 £16,679,934 £15,687,494 |
| Base Build Costs, Base | , | 1 | | | 1 | I | 237,043,000 | | Base Build Costs |
| | | | and Access Prt M4(2) & Building | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2) Building Safety Levy, S106, CIL, Build Regs 2022 Staircases, Wcha Prt M4(3), BREEA Excellent, Biodoversity, Renewable Offse Payments, |
| Column C | | | £11.840.704 | £9.410.458 | £9.381.847 | £9.363.886 | £9.318.986 | £9.049.583 | £8.899.914 |
| | 60% LAR: 40% CIR | 5% 10% | £10,739,515 £9,638,324 | £8,418,017 £7,425,577 | £8,389,407 £7,396,967 | £8,371,447 £7,379,007 £6,386,567 | £8,326,546 £7,334,106 | £8,057,143 £7,064,703 | £7,907,474 £6,915,034 |
| ### Annual Lance Comment of Security (Comment) ### Annual Lance Comment | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £7,435,945 £6,334,755 | £5.440.697 | £5,412,087 £4,419,647 | £5.394.127 £4.401.686 | £5,349,226 £4,356,786 | £5.079.823 £4.087.382 | £4.930.155 £3.937.714 |
| ### Annual Lance Comment of Security (Comment) ### Annual Lance Comment | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £5,233,565 £4,132,376 | £3,455,817 | £3,427,207 £2,434,767 | £3,409,246 £2,416,806 | £3,364,346 £2,371,906 | £3,094,942 £2,102,503 | £2,945,274 £1,952,834 |
| Markin Value Secondary Offices | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% | £3,031,185 £1,929,995 | £1,470,937 £478,497 | £1,442,326 £449,886 | £1,424,367 £431,927 | £1,379,466 £387,026 | £1,110,063 £117,623 | £980,394 -£32,046 |
| ### March Value Secondary Offices Page Build Costs Base Build Costs Access PT M4(2) Base Build Costs Access PT M4(2) Building Safety Lawy 5106, CLL Building Safety Lawy 5 | | | £828,806 | -£513,944 | -£542,554 | -£580,514 | -£605,415 | -£874,818 | -£1,024,487 |
| Base Build Costs | | illiai k iailu value | • | | | | £57,186,000 |] | |
| Column | Tenure | % АН | and Access Prt M4(2) & Building | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Building Safety Levy, S106, CIL, Build Regs 2022 i Staircases, Wcha Prt M4(3), BREEA Excellent, Biodoversity, Renewable Offse Payments, |
| Column C | 60% LAR : 40% CIR | 0% 5% | £15.887.004 £14.785.815 | £13.456.758 £12.464.317 | £13.428.147 £12.435.707 | £13.410.186 | £13.365.286 £12.372.846 | £13.095.883 £12.103.443 | £12.946.214 £11.953.774 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £13,684,624 £12,583,434 | £11,471,877 £10,479,437 | £11,443,267 £10,450,826 | £11,425,307 £10,432,867 | £11,380,406 £10,387,966 | £11,111,003 £10,118,563 | £10,961,334 £9,968,894 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £11,482,245 £10,381,055 | £9,486,997 £8,494,558 | £9,458,387 £8,465,947 | £9,440,427 £8,447,986 | £9,395,526 £8,403,086 | £9,126,123 £8,133,682 | £8,976,455 £7,984,014 |
| Residual Land values concerned to benchmark tand values Land values | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £9,279,865 £8.178.676 | £7,502,117 £6.509.677 | £7,473,507 £6,481.067 | £7,455,546 £6.463.106 | £7,410,646 £6.418.206 | £7,141,242 £6.148.803 | £6,991,574 £5,999.134 |
| Residual contents to bunchmark load values command to bunchmark load values load values command to bunchmark load values | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £7,077,485 £5,976,295 £4,875,106 | £5,517,237 £4,524,797 £3,532,356 | £5,466,026 £4,496,186 £3,503,746 | £5,470,007 £4,478,227 £3,485,786 | £5,425,766 £4,433,326 £3,440,885 | £5,156,363 £4,163,923 £3,171,482 | £4,014,254 £3,021,813 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, | Residual Land values compared to bench | | s | 20,002,000 | | 100,000,000 | | 20,000 | |
| Base Build Costs Building Safety Levy A 5106, CIL Building Regs 2022 Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircase, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Excellent, Building Regs 2022 Staircases, Wichalr Prt M4(3), BREEAM Prt M4(| Ewel Value Secondary Offices / Committee | The space | | Base Build Costs, Access Prt M4(2). | Access Prt M4(2), Building Safety | Access Prt M4(2), Building Safety Levy, S106, CIL, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs Access Prt M4(2) Building Safety Levy, S106, CIL, Build Regs 2022 (Staircases, Wcha Prt M4(3), BREEA Excellent. |
| Tenure | | | | Building Safety Levy | Build Regs 2022 & | Staircases, Wchair | Excellent, | BREEAM Excellent, | Biodoversity, |
| Secondary IndustrialStorageDistribution | | | M4(2) & Building | Building Regs 2022 | Prt M4(3) & | Excellent & | Renewable Offset | Offset Payments & | Payments, |
| Column | | | Safety Levy £17.563.604 | & Staircases £15.133.358 | BREEAM Excellent £15.104.747 | Biodiversity £15.086.786 | Payments £15.041.886 | Sustainability £14.772.483 | Sustainability & £14.622.814 |
| 10 10 10 10 10 10 10 10 | 60% LAR: 40% CIR | 10% | £16,462,415 £15,361,224 | £14,140,917 £13,148,477 | £14,112,307 £13,119,867 | £14,094,347 £13,101,907 | £14,049,446 £13,057,006 | £13,780,043 £12,787,603 | £13,630,374 £12,637,934 |
| Control Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £14,260,034 £13,158,845 | £12,156,037 £11,163,597 | £12.127.426 £11,134,987 | £12.109.467 £11,117,027 | £12.084.566 £11,072,126 | £11,795,163 £10,802,723 | £11.645.494 £10,653,055 |
| Control Cont | 60% LAR: 40% CIR | | £10,956,465 £9,855,276 | £9,178,717 £8,186,277 | £9,150,107 £8,157,667 | £9,132,146 £8,139,706 | £9,087,246 £8,094,806 | £8,817,842 £7,825,403 | £8,668,174 £7,675,734 |
| Reactional principation Page Pa | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £8,754,085 £7,652,895 | £7,193,837 £6,201,397 | £7,165,226 £6,172,786 | £7,147,267 £6,154,827 | £7,102,366 £6,109,926 | £6,832,963 £5,840,523 | £6,683,294 £5,690,854 |
| Secondary Industrial Storage/Distribution | | | £6,551,706 | £5,208,956 | £5,180,346 | £5,162,386 | £5,117,485 | £4,848,082 | £4,698,413 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability S106, VIC, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability S106, VIC, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability S106, VIC, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability S106, VIC, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, S106, VIC, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, S106, VIC, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, S106, VIC, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, S106, VIC, Build Regs 2022 & Staircases, Whalar Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, S106, VIC, Build | | | • | | | | £20,601,000 | | |
| 60% LAR. 40% CR 65% CR 15442415 CR 1522477 CR 15642477 CR 15670247 | Tenure | | and Access Prt M4(2) & Building | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2) Building Safety Levy, S106, CIL, Build Regs 2022 Staircases, Wcha Prt M4(3), BREEA Excellent, Biodoversity, Renewable Offse |
| 60% LAF 40% CP 25% \$14,001.505 \$13,03.605 \$1 | 60% LAR : 40% CIR 60% LAP : 40% CIP | 5% | £19,545,504 £18,444,315 £17,343,124 | £17,115,258 £16,122,817 £15,130,377 | £17,086,647 £16,094,207 £15,101,767 | £17,068,686 £16,076,247 £15,083,807 | £17,023,786 £16,031,346 £15,038,906 | £16,754,383 £15,761,943 £14,769,503 | £16,604,714 £15,612,274 £14,610,834 |
| 60% LAR, 40% CR 25% £4.099,555 £2,153,569 £2,124,447 £2,106,488 £12,091,588 £11,762,182 £11,462,514 60% LAR, 40% CR 35% £1,200,717 £11,226,77 £11,140,61 £10,091,46 £10,7742 £10,650,744 60% LAR, 40% CR 35% £1,267,179 £10,180,770 £10,182,60 £10,073,768 £10 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £17,343,124 £16,241,934 £15,140,745 | £13,130,377 £14.137.937 £13,145.497 | £13.116.887 | £14.091.367 £13,098.927 | | £14,769,503 £13,777,063 £12,784,623 | £13.627.394 £12.634.955 |
| 600-LAF 500-CR 555 CT 527 TH 500 TH 5 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £14,039,555 | £12,153,058 £11,160,617 | £11,132,007 | £12,106,486 £11,114,046 | £12,061,586 £11,069,146 | £11,792,182 £10,799,742 | £11,642,514 £10,650,074 |
| 65 LN: 65 CR 505 B550 66 F760 665 F7762 46 F7744 66 F704 65 F7 | 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £11,837,176 £10,735,985 | £10,168,177 £9,175,737 | £10,139,567 £9,147,126 | £10,121,606 £9,129,167 | £10,076,706 £9,084,266 | £9,807,303 £8,814,863 | £9,657,634 £8,665,194 |
| | 60% LAR: 40% CIR | 50% | £8.533.606 | £7.190.856 | £7.162.246 | £7.144.286 | £7.099.385 | £6.829.982 | £6.680.313 |

Resi 9 - 30 Flats Zone C - £1.750 psf No Units Site Area Base Base LAR : CIR 30 0.1 Ha Residual land values Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs Raso Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £23.757.580 S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewal Offset Payments & Sustainability £23,488,157 Building Safety Levy, S106, CIL, Build Regs Wchair Prt M4(3), BREEAM Excellent Base Build Costs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent a Biodiversity Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 5% Residual Land values compared to Higher Value Secondary Offices mark land values Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Siddiversity Renowahl Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases Wchair Prt M4(3), BREEAM Excellent lodoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy odiversity, Renewat Offset Payments & Sustainability Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 40% 45% 50% sidual Land values compared to edium Value Secondary Offices rk land values Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewal Offset Payments & Sustainability BREEAM Excellent Base Build Costs. Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases Base Build Costs and Access Prt M4(2) & Building Safety Levy 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space £40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs Base Build Costs, Access Prt M4(2), 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments S106, Cil., Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewal Offset Payments & Sustainability Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Wchair Prt M4(3), BREEAM Excellent, odoversity, Renewa Offset Payments, Sustainability & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases Rase Ruild Costs and Base Build Costs and Access Prt M4(2) & Building Safety Levy Embodied Carbon Tenure %AH Biodiversity 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to ben Secondary Industrial/Storage/Distributi £20,601,000 Base Build Costs, Access Prt M4(2), Base Build Costs Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent iodoversity, Renewa Offset Payments, Sustainability & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewab Offset Payments & Sustainability Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Reg 2022 & Staircases Rase Build Costs and Wchair Prt M4(3) & BREEAM Excellent Access Prt M4(2) & Building Safety Levy Tenure %AH Biodiversity Payments Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 0% LAR : 40% 0% LAR : 40% 0% LAR : 40% 0% LAR : 40%

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|---|---|--|--|---|--|--|---|
| Resi 9 - 30 Flats | | | | Value Area | Zone C - | £1,900 psf | | |
| No Units Site Area | 30 0.1 Ha | | - | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.1110 | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 |
| Tenure 6% LAR : 6% CR 6% LAR : 6% CR | % AH 5% 10% 10% 15% 15% 15% 15% 10% 14% 145% 15% 15% 15% 15% 15% 15% 15% 15% 15% 1 | Base Build Costs and Access Prt M4(2) & Building Safety Levy 250,502 505,424,78 505,424, | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Rogs 2022 & Staircases 2022 & Staircases 2023 & Staircases 2024 (1978) 2024 (1978) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 25,602,505 (27,505) (21,155,605) (21,15 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BrEEAM Excellent & Blodiversity 25,005,654 52,343,664 52,247,665 52,144,655 51,144 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Brical Recollent, Biodiversity & Renewable Offset Payments 22,58174 521,582,582 521,582 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 25,925,950 22,13,956,92 22,13,956,92 22,13,956,92 22,13,956,92 22,13,956,92 23,13,956,92 24,13,956,92 25,13,956,92 25,13,956,92 25,13,956,92 26,13,956,93 26,13,956, | Base Build Costs, Access Prt M4(2), Building Safety Leg. S166, Cit., Build Regs 2022 & Stafrcases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 205, 141,004 202,014,004 |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% | £14,393,403 | £12,989,895 | £12,961,285 | £12,943,325 | £12,898,424 | £12,629,021 | £12,479,352 |
| Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 |] | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% | £19.440.097 £17,958,938 | £16.888.335 £15,522,001 | £16.859.725 £15,493,390 | £16.841.764 £15,475,431 | £16.796.864 £15,430,530 | £16.527.460 £15,161,127 | £16.377.792 £15,011,458 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £14,996,619 £13,515,459 | £12,789,333 £11,422,999 | £12,760,723 £11.394.388 | £12,742,762 £11.376.429 | £12,697,862 £11.331.528 | £12,428,459 £11.062.125 | £12,278,790 £10.912.457 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £12,034,299 £10,553,140 | £10,056,665 £8,690,331 | £10,028,055 £8,661,720 | £10,010,094 £8,643,761 £7,277,426 | £9,965,194 £8,598,860 | £9,695,791 £8,329,457 £6,963,122 | £9,546,122 £8,179,788 |
| 60% LAR: 40% CIR | 35% 40% 45% | £9,071,980 £7,590,821 £6,100,662 | £7,323,998 £5,957,663 £4,591,330 | £7,295,387 £5,929,053 £4,582,719 | £7,277,426 £5,911,093 | £7,232,526 £5,866,192 £4,499,859 | £6,963,122 £5,596,789 | £6,813,454 £5,447,120 £4,080,787 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | £4,628,503 | £3,224,995 | £3,196,385 | £3,178,425 | £3,133,524 | £2,864,121 | £2,714,452 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land values | 5 | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% 5% | £23.486.397 | £20.934.635 | £20.906.025 | £20.888.064 | £20.843.164 | £20.573.760 | £20.424.092 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £20,524,078 £19,042,919 | £18,201,967 £16,835,633 | £18,173,357 £16,807,023 | £18,155,396 £16,789,062 | £18,110,495 £16,744,162 | £17,841,092 £16,474,759 | £17,691,424 £16,325,090 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £17,561,759 £16,080,599 | £15,469,299 £14,102,985 | £15,440,688 £14,074,355 | £15,422,729 £14,056,394 | £15,377,828 £14,011,494 | £15,108,425 £13,742,091 | £14,958,757 £13,592,422 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £14,599,440 £13,118,280 | £12,736,631 £11.370.298 | £12,708,020 £11.341.687 | £12,690,061 £11.323.728 | £12,645,160 £11.278.826 | £12,375,757 £11.009.422 | £12,226,088 £10.859.754 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £10,155,962 £8.674.803 | £8,637,630 £7,271,295 | £8,609,019 £7,242,685 | £8,591,059 £7,224,725 | £8,546,159 £7,179,824 | £8,276,755 £6,910.421 | £8,127,087 £8,760,752 |
| Residual Land values compared to benchr | nark land values | 5 | | | | | 1 | |
| Lower Value Secondary Offices / Communi | ty Space | | | Г | Г | £40,420,000 | | |
| Tenure | % АН 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Eurose7 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircasse | Base Build Costs, Access Prt M4(2), Building Safety Legs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Excellent |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £23,681,838 £22,200,678 | £21,244,901 £19,878,567 | £21,216,290 £19,849,957 | £21,198,331 £19,831,996 | £21,153,430 £19,787,095 | £20,884,027 £19,517,692 | £20,734,358 £19,368,024 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £19,238,359 £17,757,199 | £16,512,233 £17,145,899 £15,779,565 | £16,483,623 £17,117,288 £15,750,955 | £16,465,662 £17,099,329 £15,732,994 | £16,420,762 £17,054,428 £15,688,094 | £16,785,025 £15,418,691 | £16,635,357 £15,269,022 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £16,276,040 £14.794.880 | £14,413,231 £13,046,898 | £14,384,620 £13.018.287 | £14,366,661 £13.000.326 | £14,321,760 £12,955,426 | £14,052,357 £12,686,022 | £13,902,688 £12,536,354 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £13,313,721 £11,832,562 £10,351.403 | £11,680,563 £10,314,230 £8,947.895 | £11,051,953 £10,285,619 £8,919.285 | £11,633,993 £10,267,659 £8,901.325 | £11,589,092 £10,222,759 £8,856.424 | £11,319,689 £9,963,355 £8,587.021 | £11,170,020 £9,803,687 £8,437.352 |
| Residual Land values compared to benchn | | 5 | | | | | 1 | |
| Secondary Industrial/Storage/Distribution | | | ı | | | £20,601,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2/44897 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E2545 564 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent, Biodiversity & Renewable Offset Payments [24,501664 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 12402592 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £25,663,738 £24,182,578 | £23,226,801 £21,860,467 | £23,198,190 £21,831,857 | £23,180,231 £21,813,896 | £23,135,330 £21,768,995 | £22,865,927 £21,499,592 | £22,716,258 £21,349,924 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £22.701.419 £21,220,259 £19,739,000 | £20,494,133 £19,127,799 £17,761,485 | £20.465.523 £19,099,188 £17,732.855 | £20,447,562 £19,081,229 £17,714,894 | £20.402.662 £19,036,328 £17,669.994 | £20.133.259 £18,766,925 £17,400.501 | £19.983.590 £18.617,257 £17.250.922 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £18,257,940 £16,776,780 | £16,395,131 £15,028,798 | £16,366,520 £15,000,187 | £17,714,894 £16,348,561 £14,982,226 | £16,303,660 £14,937,326 | £16,034,257 £14,667,922 | £17,250,922 £15,884,588 £14,518,254 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £15,295,621 £13,814,462 | £13,662,463 £12,296,130 | £13,633,853 £12,267,519 | £13,615,893 £12,249,559 | £13,570,992 £12,204,659 | £13,301,589 £11,935,255 | £13,151,920 £11,785,587 |
| 60% LAR : 40% CIR | 50% | £12.333.303 | £10.929.796 | £10.901.185 | £10.883.225 | £10.838.324 | £10.568.921 | £10.419.252 |

| Site Ares 0.1 Ha Build cost inflation Base Tenure LAR: CIR | Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|--|---|--|--|--|---|---|--|--|
| April Company Compan | Resi 9 - 30 Flats | | | | Value Area | Zone C - | £2,000 psf | | |
| Table Tabl | No Units | 30 | | • | Sales value inflation | | Base | | |
| Trainer | Residual land values: | 0.1 Ha | | | Tenure | | LAR : CIR | |] |
| Race Build Costs, Access PT MA(2), Building Select (Levy), Access PT MA(2), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Access PT MA(3), Building Select (Levy), Buildi | Tenure 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy Building Safety Levy Building Safety Levy Building Safety Safety Building Safety Build | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases E27 082.897 E27 082.897 E24 143.282 E24 143.282 E24 283.475 E24 223.665 E16 344.245 E16 344.245 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$27,034,286 \$24,146,671 \$22,554,864 \$21,156,057 \$18,275,442 \$18,675,442 \$18,685,844 | Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £28,476,133 £27,016,326 £28,556,919 £21,177,097 £19,777,290 £18,577,455 £15,577,455 £15,577,455 | Access Prt M4(2), S106, Cit., Building sfety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 28, 517,238 28, 517,238 21, | Access Prt M4(2), Sulding Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 253.04.215 25 | Access Prt M4(2), Building Safety Levy, S106. Cill, Building Safety Levy, S106. Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon D88/25/51 Ext. S02.244 Ext. S02.244 Ext. S02.245 Ext |
| | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column | | 0% 5% | £21,339,946 £19,763,794 | £18,757,804 £17,297,997 | £18,729,194 £17,269,386 | £18,711,233 £17,251,426 | £18.666.333 £17,206,526 | £18,396,930 £16,937,123 | £18.247.261 £16,787,454 |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | | £18,187,641 £16,611,489 | £15,838,189 £14,378,382 | £15,809,579 £14,349,771 | £15,791,619 £14,331,812 | £15,746,718 £14,286,911 | £15,477,315 £14,017,508 | £15,327,646 £13,867,839 |
| Column | | 20% 25% 30% | £15.035.338 £13,459,186 £11.883.034 | £12.918.575 £11,458,767 £0.008.080 | £12.889.964 £11,430,157 £9.970.349 | £12.872.004 £11,412,197 £9.952.300 | £12.827.103 £11,367,296 £9.907.489 | £12.557.700 £11,097,893 £9.638.086 | £12,408,031 £10,948,224 £9,488,417 |
| Company Comp | | | £10,306,882 £8 730 730 | £8,539,152 67,079,345 | £8,510,542 67,050,734 | £8,492,582 £7,032,775 | £8,447,681 £6,987,874 | £8,178,278 £6,718,471 | £8,028,609 £6,568,802 |
| Marchan From Princip Base Build Costs, Access Pri M4(2), Base Build Costs, Access Pri M4(2), Building Safety Levy, Building Safe | 60% LAR: 40% CIR | 45% 50% | £7,154,579 £5,578,427 | £5,619,537 £4,159,730 | £5,590,927 £4,131,119 | £5,572,967 £4,113,160 | £5,528,066 £4,068,259 | £5,258,663 £3,798,856 | £5,108,994 £3,649,187 |
| Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Building Safety Levy, Store, Cit., Building Safety Levy, Building | Residual Land values compared to bench | mark land value | | | | | CE7 490 000 | 1 | |
| | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Commonweal of the commonweal | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £23,810,094 £22,233,941 | £22,804,104 £21,344,297 £19,884,489 | £21,315,686 £19.855,879 | £22,787,833 £21,297,726 £19,837,919 | £22,712,033 £21,252,826 £19,793,018 | £22,443,230 £20,983,423 £19,523,615 | £22,253,361 £20,833,754 £19,373,946 |
| | 60% LAP - 40% CIP | 15% 20% | £20,657,789 £19,081,638 | £18,424,682 £16,964,875 | £18,396,071 £16,936,264 | £18,378,112 £16,918,304 | £18,333,211 £16,873,403 | £18,063,808 £16,604,000 | £17,914,139 £16,454,331 |
| Page | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £17,505,486 £15,929,334 | £15,505,067 £14,045,260 | £15,476,457 £14,016,649 | £15,458,497 £13,998,690 | £15,413,598 £13,953,789 | £15,144,193 £13,684,386 | £14,994,524 £13,534,717 |
| Page | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £14.353.162 £12,777,030 £11.200.879 | £12,585,452 £11,125,645 £9,665,837 | £12,556,842 £11,097,034 £9,637,227 | £12.536.882 £11,079,075 £9.619.267 | £12,493,981 £11,034,174 £9,574,366 | £12.224.578 £10,764,771 £9.304.983 | £12.074.909 £10,615,102 £9.155.294 |
| Tenure | 80% LAR : 40% CIR | 50% | £9,624,727 | £8,206,030 | £8,177,419 | £8,159,460 | £8,114,559 | £7,845,156 | £7,695,487 |
| Base Build Costs, Access Prt M4(2), Building Safety Lowy Strict Costs, Access Prt M4(2), Building Safety Lowy Stric | | | 5 | | | | £40,420,000 |] | |
| C951_LR, 495_CR 195, | | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Cont. 1.07. | 60% LAR : 40% CIR | 10% 15% | £23,910,541 £22,334,389 | £23,020,897 £21,561,089 £20,101,282 | £21,532,479 £20,072.671 | £22,974,320 £21,514,519 £20,054,712 | £22,929,420 £21,469,618 £20,009.811 | £22,000,023 £21,200,215 £19,740,408 | £22,510,354 £21,050,546 £19,590,739 |
| Cont. Apr. Cont. | 60% LAR: 40% CIR | 20% 25% | £20,758,238 £19,182,086 | £18,641,475 £17,181,667 | £18,612,864 £17,153,057 | £18,594,904 £17,135,097 | £18,550,003 £17,090,196 | £18,280,600 £16,820,793 | £18,130,931 £16,671,124 |
| ## 120 | 60% LAR: 40% CIR | 35% | £17,005,934 £16,029,782 £14,453,630 | £15,721,880 £14,262,052 £12,802,245 | £15,693,249 £14,233,442 £12,773,634 | £15,675,290 £14,215,482 £12,755,675 | £10,030,389 £14,170,581 £12,710,774 | £15,360,986 £13,901,178 £12,441,371 | £10,211,317 £13.751.509 £12.291.702 |
| Raciolary industrial/Storage/Distribution | 60% LAR: 40% CIR | 45% | £12,877,479 £11,301,327 | £11,342,437 £9,882,630 | £11,313,827 £9,854,019 | £11,295,867 £9,836,060 | £11,250,966 £9,791,159 | £10,981,563 £9,521,756 | £10,831,894 £9,372,087 |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wehair Prt M4(3), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wehair Prt M4(3), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wehair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments & Sustainability & Payments & | Residual Land values compared to benchr | | | | | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Lowy, S106, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Lowy, S106, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Lowy, S106, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Lowy, S106, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Lowy, S106, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Lowy, S106, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability of Safety Lowy, S106, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability of Safety Saf | secondary industrial/Storage/Distribution | | | 1 | 1 | 1 | £20,601,000 | 1 | ı |
| 60% LAR. 40% CR 55. C7 (44,504 CR 25,007) C1447.189 C1449.226 C1441.220 C1447.240 C144 | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAF 40% CF 25% CF 15388 F5 163.507 E5 154.607 E5 155.607 E5 15 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £25,044,740 £27,468,594 £25,892,441 | £25,002,797 £23,542,989 | £24,974,186 £23,514,379 | £24,956,226 £23,496,419 | £20,3/1,133 £24,911,326 £23,451,518 | £24,641,923 £23,182,115 | £23,052,001 £24,492,254 £23,032,446 |
| 65-LAR-45-CR 355. (161)469 (1623492 (161)30 (1 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £24.316.289 £22,740,138 | £22.083.182 £20,623,375 | £22.054.571 £20,594,764 | £22,036,612 £20,576,804 | £21.991.711 £20,531,903 | £21.722.308 £20,262,500 | £21.572.639 £20,112,831 |
| 60% LR. 40% CR 40% £16,455,530 £14,784,145 £14,755,534 £14,737,775 £14,692,674 £14,422,271 £14,273,692 60% LR. 40% CR 45% £14,853,379 £13,234,337 £13,256,727 £13,277,767 £13,272,686 £12,863,486 £12,861,374 £12,813,744 £12,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £13,745 £14,727,745 £1 | 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £21,163,986 £19,587,834 | £19,163,567 £17,703,760 | £19,134,957 £17,675,149 | £19,116,997 £17,657,190 | £19,072,096 £17,612,289 | £18,802,693 £17,342,886 | £18,653,024 £17,193,217 |
| 60% LAR. 40% CR 50% E13283-227 E11384 5300 E11385 919 E11417 8600 E11773 0599 E1130 860 E1130 877 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £16,011,682 £16,435,530 £14,859,379 | £10,243,952 £14,784,145 £13,324,337 | £10,215,342 £14,755,534 £13,295,727 | £10,197,382 £14,737,575 £13,277,767 | £10,152,481 £14,692,674 £13,232,868 | £15,883,078 £14,423,271 £12,983,483 | £15,733,409 £14,273,602 £12,813,794 |
| | 60% LAR : 40% CIR | 50% | £13.283.227 | £11.864.530 | £11.835.919 | £11.817.960 | £11.773.059 | £11.503.656 | £11.353.987 |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|---|--|---|--|--|--|--|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone C - RP Per | iphery £2,250 psf | | |
| No Units Site Area | 30 0.1 Ha | | - | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | - |
| Residual land values: | | | | Tenure | | LAR : CIR | | 1 |
| Tenure 50% LAR, 45% CER | % AH 5% 10% 15% 20% 35% 35% 45% 45% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1515:554:56 234:04033 230:055 231:050 231 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106. CIL, Building Rega 2022 & Staircases 2022 & Staircases 231.89.378 278.115,941 278.115,942 279.105,943 271.105 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 131.07.797 131.04.277 121.00.057 121.00.057 121.00.057 121.00.057 121.00.057 121.00.057 121.00.057 121.00.057 121.00.057 121.00.057 121.00.057 121.00.057 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 516s. CIL, Building Safety Levy, 516s. CIL, Building Safety Levy, Chair Prt M4(3), BREEAM Excellent & Biodiversity 531.46.907 531.46.918 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$31,04,807 \$31,04,155 \$23,04,433 \$23,04,045 \$23,04,433 \$23,04,045 \$23,04,045 \$23,04,045 \$23,04,065 \$23,04,0 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E22,355,501 521,455,502 526,615,503 522,474,555 520,474,555 521,474,556 521,474,556 521,474,556 521,474,556 521,474,556 521,474,556 521,474,556 521,474,556 521,474,556 521,474,556 521,474,556 521,474,556 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renowable Offsset Payments, Sustainability & Embodied Carbon E12 885, 355 E17 884, 325 E17 885, 32 |
| | | | | | | | 1 | |
| Tonure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2008 596 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2920 935 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £24,275,933 £22,462,300 | £21,737,987 £20,044,496 | £21,709,377 £20,015,885 | £21,691,416 £19,997,924 £18,304,434 | £21,646,515 £19,953,024 £18,250,533 | £21,377,112 £19,683,621 £17,990,130 | £21,227,444 £19,533,952 £17,840,462 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £18.835.035 £17,021,402 | £16.657.513 £14,964,022 | £16,628,903 £14,935,412 | £16.610.942 £14,917,452 | £16,566,042 £14,872,551 | £16.296.639 £14,603,148 | £16.146.970 £14,453,480 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £15,207,769 £13,394,136 | £13,270,531 £11,577,040 | £13,241,921 £11,548,429 | £13,223,960 £11,530,470 | £13,179,060 £11,485,569 | £12,909,657 £11,216,166 | £12,759,988 £11,066,498 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £9,766,869 £7,953,236 | £8,190,058 £6,496,567 | £8,161,447 £6,467,956 | £8,143,487 £6,449,996 | £8,098,586 £6,405,096 | £7,829,184 £6,135,692 | £7,679,516 £5,986,024 |
| Residual Land values compared to benchr Medium Value Secondary Offices | mark land value | s | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £30.135.866 £28,322,233 | £27.477.778 £25,784,287 | £27.449.167 £25,755,677 | £27.431.207 £25,737,716 | £27.386.307 £25,692,815 | £27.116.904 £25,423,412 | £26.967.235 £25,273,744 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £26,508,600 £24,694,967 £22,881,335 | £24,090,796 £22,397,304 £20,703,813 | £24,062,185 £22,368,694 £20,675,203 | £24,044,224 £22,350,734 £20,657,242 | £23,999,324 £22,305,833 £20,612,342 | £23,729,921 £22,036,430 £20,342,939 | £23,580,252 £21,886,762 £20,193,270 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £21,067,702 £19,254,069 | £19,010,322 £17,316,831 | £18,981,712 £17,288,221 | £18,963,752 £17,270,260 | £18,918,851 £17,225,360 | £18,649,448 £16,955,957 | £18,499,780 £16,806,288 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £17,440,436 £15,626,802 £13,813,169 | £15.623.340 £13,929,849 £12,236,358 | £15.594.729 £13,901,239 £12,207,747 | £15.576.770 £13,883,278 £12,189,787 | £15.531.869 £13,838,378 £12,144,886 | £15.262.466 £13,568,975 £11.875.484 | £15.112.798 £13,419,306 £11.725.816 |
| 60% LAR: 40% CIR Residual Land values compared to benchr | 50% | £11,999,536 | £10,542,867 | £10,514,256 | £10,496,296 | £10,451,396 | £10,181,992 | £10,032,324 |
| Lower Value Secondary Offices / Commun | ity Space | 5 | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £31.812.488 £29,998,833 £28,185,200 | £29.154.378 £27,460,887 £25,767,396 | £29.125.767 £27,432,277 £25,738,785 | £29.107.807 £27,414,316 £25,720,824 | £29,062,907 £27,369,415 £25,675,924 | £28.793.504 £27,100,012 £25,406,521 | £26,950,344 £25,256,852 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £26.371.567 £24,557,935 £22,744,302 | £24.073.904 £22,380,413 £20,686.922 | £24.045.294 £22,351,803 £20,658.312 | £24.027.334 £22,333,842 £20,640,352 | £23,982,433 £22,288,942 £20,595,451 | £23.713.030 £22,019,539 £20,336.048 | £23.563.362 £21,869,870 £20,176.380 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £20,930,669 £19,117,036 | £18,993,431 £17,299,940 | £18,964,821 £17,271,329 | £18,946,860 £17,253,370 | £18,901,960 £17,208,469 | £18,632,557 £16,939,066 | £18,482,888 £16,789,398 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £17,303,402 £15,489,769 £13,676,136 | £15,606,449 £13,912,958 £12,219,467 | £15,577,839 £13,884,347 £12,190,856 | £15,559,878 £13,866,387 £12,172,896 | £15,514,978 £13,821,486 £12,127,998 | £15,245,575 £13,552,084 £11,858,592 | £15,095,906 £13,402,416 £11,708,924 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | 1 | |
| , mouse who list against 10000 | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £33,794,366 | 2022 & Staircases £31,136,278 | BREEAM Excellent £31,107,667 | Biodiversity £31,089,707 | Payments £31,044,807 | Sustainability £30,775,404 | Embodied Carbon £30,625,735 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% I AR : 40% CIR | 0% 5% 10% 15% 20% 25% 30% | £31,980,733 £30,167,100 | £29,442,787 £27,749,296 £28,055,904 | £29,414,177 £27,720,685 £26,027,194 | £29,396,216 £27,702,724 £26,000,224 | £29,351,315 £27,657,824 £25,964,333 | £29,081,912 £27,388,421 £25,694,930 | £28,932,244 £27,238,752 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £26,539,835 £26,539,835 £23,646,202 | £24,362,313 £22,668,822 | £24,333,703 £22,640,212 | £26.009.234 £24,315,742 £22,622,252 | £24,270,842 £22,577,351 | £24,001,439 £22,307,948 | £23,851,770 £22,158,280 |
| 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 35% | £22,912,589 £21,098,936 £19,285,302 | £20,975,331 £19,281,840 £17,588,349 | £20,946,721 £19,253,229 £17,559.739 | £20,928,760 £19,235,270 £17,541.778 | £20,883,880 £19,190,369 £17,496.878 | £20,614,457 £18,920,966 £17,227.475 | £20,464,788 £18,771,298 £17,077.806 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £17,471,669 £15.658.036 | £15,894,858 £14.201.367 | £15,866,247 £14.172.756 | £15,848,287 £14.154.798 | £15,803,386 £14,109,896 | £15,533,984 £13,840,492 | £15,384,316 £13.690.824 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|--|--|--|--|---|--|--|
| Resi 9 - 30 Flats | | | | Value Area | Zone C - RP Per | iphery £2,450 psf | | |
| No Units Site Area | 30 0.1 Ha | | - | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 90% LAR, 45% CR, 60% CR, 60% LAR, 45% CR, 60% LAR | % AH 5% 5% 10% 15% 20% 45% 45% 56% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Lovy (\$19.654.16) (\$19.654.16) (\$11.64.19) (\$11.64.19) (\$11.64.19) (\$11.64.19) (\$11.64.19) (\$11.64.19) (\$11.64.19) (\$11.64.19) (\$11.64.19) (\$11.64.19) (\$11.64.19) | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases 213,535,317 24,555,476 21,124,153 22,275,557 22,175,557 23,177,557 24,175,557 25,175,557 26,177,57 26,177 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 255.056,269 121.355.252 121.355.252 125.54.269 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.476 125.54.276 125.5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 516s. CIL, Building Safety Levy, 516s. CIL, Building Safety Levy, 516s. CIL, Building Safety Levy, 516s. CIL, Building Safety Levy, 516s. CIL, Building Safety, 516s. CIL, Safety, 516s | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 18,843.345 18,843.345 18,843.345 19,843.345 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 202.2 Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$8,574.441 \$1,446.056. \$2,573.441 \$1,446.056. \$2,573.125. | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safery Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon [58,024,773] E14,444,598 [51,733,869] E15,733,869 [51,733,869] E15,733 |
| | | | | | | | | Dana Build Casts |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £27,885,645 £25,882,027 | £25,289,979 £23,409,540 | £25,261,368 £23,380,930 | £25,243,408 £23,362,970 | £25,198,507 £23,318,069 | £24,929,104 £23,048,666 | £24,779,436 £22,898,997 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £23,878,409 £21.874.792 £19,871,173 | £21,529,103 £19.648.664 £17,768,226 | £21,500,492 £19.620.054 £17,739,616 | £21,482,531 £19.602.094 £17,721,656 | £21,437,631 £19.557.193 £17,676,755 | £21,168,226 £19.287.790 £17,407,352 | £21,018,560 £19.138.122 £17,257,683 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £17,867,556 £15,863,938 | £15,887,789 £14,007,350 | £15,859,178 £13,978,739 | £15,841,217 £13,980,780 | £15,796,317 £13,915,879 £12,035,441 | £15,526,914 £13,646,476 £11,766,038 | £15,377,246 £13,496,807 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £11,856,702 £9,853,085 | £10,246,475 £8,366,036 | £10,217,864 £8,337,425 | £10,199,904 £8,319,466 | £10,155,004 £8,274,565 | £9,885,600 £8,005,162 | £9,735,932 £7,855,493 |
| Residual Land values compared to benchm Medium Value Secondary Offices | mark land value | | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £33.935.563 £31,931,945 £29,928,327 | £31.216.717 £29,336,279 £27,455,840 | £31.188.106 £29,307,668 £27,427,230 | £31.170.145 £29,289,708 £27,409,270 | £31.125.245 £29,244,807 £27,364,369 | £30.855.841 £28,975,404 £27,094,966 | £30.706.173 £28,825,736 £26,945,297 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £27,924,709 £25,921,092 £23,917,473 | £25,575,403 £23,694,964 £21,814,526 | £25,546,792 £23,666,354 £21,785,916 | £25,528,831 £23,648,394 £21,767,956 | £25,483,931 £23,603,493 £21,723,055 | £25,214,528 £23,334,090 £21,453,652 | £25,064,860 £23,184,422 £21,303,983 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £21,913,856 £19.910.238 | £19,934,089 £18.053.650 | £19,905,478 £18,025,039 | £19,887,517 £18.007.080 | £19,842,617 £17.962.179 | £19,573,214 £17.692.776 | £19,423,546 £17.543.107 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £17,906,620 £15,903,002 £13,899,385 | £16,173,212 £14,292,775 £12,412,336 | £16,144,602 £14,264,164 £12,383,725 | £16,126,641 £14,246,204 £12,365,766 | £16,081,741 £14,201,304 £12,320,865 | £15,812,338 £13,931,900 £12,051,462 | £15,662,669 £13,782,232 £11,901,793 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Communi | mark land value | 8 | | 1.0,000,000 | | £40,420,000 | 1 | 2.1,02.1,02 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £33,608,545 £31,604,927 | £31,012,879 £29,132,440 | £30,984,268 £29,103,830 | £30,966,308 £29,085,870 | £30,921,407 £29,040,969 | £30,652,004 £28,771,566 | £30,502,336 £28,621,897 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £25,597,692 £25,594,073 | £27,252,003 £25,371,564 £23,491,126 | £27,223,392 £25,342,954 £23,462,516 | £27,205,431 £25,324,994 £23,444,556 | £27,160,531 £25,280,093 £23,399,655 | £25,010,690 £23,130,252 | £20,741,460 £24,861,022 £22,980,583 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £23,590,456 £21,586,838 £19,583,220 | £21,610,689 £19,730,250 £17,849,812 | £21,582,078 £19,701,639 £17,821,202 | £21,584,117 £19.683,680 £17,803,241 | £21,519,217 £19.638.779 £17,758.341 | £21,249,814 £19,369,376 £17,488,938 | £21,100,146 £19,219,707 £17,339,269 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £17,579,602 £15,575,985 | £15,969,375 £14,088,936 | £15,940,764 £14,080,325 | £15,922,804 £14,042,366 | £15,877,904 £13,997,485 | £15,608,500 £13,728,062 | £15,458,832 £13,578,393 |
| Residual Land values compared to benchin Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 |] | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levys S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £35,590,445 £33,586,827 | £32,994,779 £31,114,340 | £32,966,168 £31,085,730 | £32,948,208 £31,067,770 | £32,903,307 £31,022,869 | £32,633,904 £30,753,466 | £32,484,236 £30,603,797 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £31.583.209 £29,579,592 £27,575,973 | £29.233.903 £27,353,464 £25,473,026 | £29.205.292 £27,324,854 £25,444,416 | £29.187.331 £27,306,894 £25,426,456 | £29.142.431 £27,261,993 £25,381,555 | £28.873.028 £26,992,590 £25,112,152 | £28.723.360 £26,842,922 £24,962,483 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £25,572,356 £23,568,738 £21,565,120 | £23,592,589 £21,712,150 £19,831,712 | £23,563,978 £21,683,539 £19,803,102 | £23,546,017 £21,665,580 £19,785,141 | £23,501,117 £21,620,679 £19,740,241 | £23,231,714 £21,351,276 £19,470,838 | £23,082,046 £21,201,607 £19,321,169 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £21,365,120 £19,561,502 £17.557.885 | £17,951,275 £16,070,836 | £17,922,664 £16.042.225 | £15,785,141 £17,904,704 £16.024.266 | £15,740,241 £17,859,804 £15,979,365 | £15,470,838 £17,590,400 £15,709,962 | £15,321,169 £17,440,732 £15.560.293 |
| | | | | | | | | |

| Local Fian Viability Testing 2 | | | 1 | | | |] | |
|--|--|---|---|--|---|---|---|--|
| Resi 10 - 50 Flats | | | | Value Area | Zone C - | £1,050 psf | | |
| No Units Site Area | 50 0.14 Ha | 1 | • | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.14 Ha | ı | | Build cost inflation Tenure | | LAR : CIR | I |] |
| Tenure 50% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR | % AH 0% 5% 50% 20% 20% 30% 30% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2181-187) (5,449-359 (4,29-31) (4,29-31) (7,72-36) (1,195-369 (1,195-369) (1,195-369) | Base Build Costs, Access Prt M4(2), Building Safey Levi 2006, CIL, Building Regs 2022 & Staincases 24, 225, 241, 241, 241, 241, 241, 241, 241, 241 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5,480,505 (2,685,507) (2,685,507) (1,481,506) (1,48 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wicharl Prt M4(2), BreEAM Excellent & Biodiversity 1,276,274 1,276,274 1,276,274 1,440,610 1,400,610 1,400,610 1,400,610 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), Biodiversity & Renewable Offset Psyments 1, 102, 102, 102, 102, 102, 102, 102, 10 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 100, 100, 100, 100, 100, 100, 100, 100, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CH, Building Safety Levy, S166, CH, Building Safety Levy, S166, CH, Buildings (Wchalf Prt M4(3)), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1, 276,585 2, 115,695 2, 115,695 2, 115,695 2, 115,695 2, 115,695 2, 115,695 2, 115,7305 2, 115,7305 2, 115,7305 |
| 60% LAR : 40% CIR Residual Land values compared to benchma | 50% ark land values | £415,451 | £1,862,241 | -£1,646,207 | £1,689,550 | -£1,797,908 | £2,448,055 | *£2,809,247 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% | | | | | | | -£11,241,805 -£11,817,385 -£12,397,891 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | -£11.889.976 -£12.483,267 -£13.081.017 | | | | | -£12.983.274 -£13,573,486 -£14,180.762 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£14,817,935 -£15,460,085 |
| 60% LAR : 40% CIR Residual Land values compared to benchma | 50% | *£13,534,408 | -£15,612,098 | -£15,598,084 | -£15,639,407 | -£15,747,765 | -£16,397,912 | -£16,759,104 |
| Medium Value Secondary Offices | irk land values | | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M47 Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£4.890.770 -£5,461,376 -£6.036.956 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | -£6,617,462 -£7,202,845 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | | -£6,702,838 -£7,300,589 -£7,902,750 | | -£6,728,819 -£7,326,498 -£7,928,598 | | | -£7,793,058 -£8,400,333 -£9,037,507 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | | | | | | -£9,679,656 -£10,326,729 |
| Residual Land values compared to benchma | rk land values | 103,511 | -29,031,009 | +20,010,030 | £3,030,575 | -65,501,330 | 1 1210,017,403 | £10,970,070 |
| Lower Value Secondary Offices / Community | Space | | | | | £40,420,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2177 02 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 222-65441 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £455.57 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £1,443,851 £706,023 £36,418 | | | | | | -£3,066,233 -£3,641,813 -£4,222,320 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | | | | | | | -£4,807,702 -£5,397,915 -£6,005,100 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | -£3,051,396 -£3,816,217 | | | | | | -£6.642.364 -£7,284,513 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£4,585,378 -£5,358,834 | £6,782,987 -£7,436,526 | -£6,766,936 -£7,420,492 | -£6,810,339 -£7,463,836 | -£6,918,847 -£7,572,193 | £7,589,894 -£8,222,341 | -£7,931,588 -£8,583,532 |
| Residual Land values compared to benchma Secondary Industrial/Storage/Distribution | rk land values | | | | | £20,601,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & BIOdiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £4,275,137 £3,537,309 | £869,558 £289,911 | £884,962 £305,260 | £843,226 £263,678 | £738,887 £159,723 | £112,850 -£484,010 | •£234,947 •£810,528 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £2.794.868 £2,047,860 £1,296,331 | | | | | £1,045,690 £1,632,145 £2,223,325 | £1,391,034 -£1,976,416 -£2,566,629 |
| | 35% | £540,326 -£220,110 -£984,931 | | | | -£2,202,801 -£2,804,671 -£3,438,798 | | -£3,173,905 -£3,811,078 -£4,453,227 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£1,754,092 -£2,527,549 | £3,951,701 £4.605.241 | -£3,935,651 -£4,589,207 | -£3,979,054 -£4.632.550 | -£4,087,561 -£4,740.908 | -£4,738,608 -£5.391.055 | -£5,100,300 -£5,752,247 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | , | | | | | |
|--|--|---|--|--|---|--|--|---|
| Resi 10 - 50 Flats | | | Value Area | Zone C -: | E1,150 psf | | | |
| No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR |] | 1 |
| Residual land values: | | | | Tenure | | EAR: CIR | | ı |
| Tonure 60% LAR 40% CIR 60% CIR 60% CI | % AH 5% 10% 15% 20% 20% 30% 30% 30% 40% 40% 40% Anark land values | Base Build Costs and Access Prt M4(2) & Building Safety Ley Building Safety Ley Exp. 589.834 Exp. 589.835 Exp. Base Build Costs, Access Prt M4/27, & S106, CIL, Building Safety Levy 2022 & Starcases 2022 & Starcases 21,559,840 21,547,841 21,842,844 21,715,542 21,715,542 21,715,542 21,715,542 21,715,542 21,715,542 | Base Build Costs, Access Prt M4(2), Building Sefety Lovy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 52,945,731 53,945,731 54,945,7 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety, \$106, CIL, Bu | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety, Building Safety, Building Safety, Building Safety, Sa | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Bodiversity, Romewable Offset Payments & Sustainability 51,173,142 51,173,142 51,173,143 51,173 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Starcases, Wchair Prt M4(3), Brezam Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 51,4825,344 41,183,358 41,183,358 41,183,358 41,183,358 41,183,358 |
| | | | | | | | | Base Build Costs, |
| Tonure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | -£10,158,129 -£10,856,020 -£11,558,637 | -£10,503,472 -£11,200,291 -£11,901,940 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | -£8,881,070 -£9,754,754 -£10,632,821 | | | | | | -£12,608,389 -£13,319,530 -£14,039,345 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchin | 50% | -£11,515,230 -£12,401,933 | £13,674,759 -£14,428,148 | -£13,659,653 -£14,412,115 | -£13,700,505 -£14,455,458 | -£13,802,635 -£14,563,816 | £14,443,121 -£15,213,962 | -£14,804,813 -£15,575,155 |
| Medium Value Secondary Offices | nark rand value | • | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bloidiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £2.043.773 £1,200,406 £349,331 | -£1.553.134 -£2,239,579 -£2,930,663 | | | | | -£2.662.042 -£3,344,085 -£4,031,101 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | | | | | | | -£4,723,043 -£5,419,863 -£6,121,511 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | -£8,485,504 -£7,197,431 -£7,913,942 | |
| 60% LAR : 40% CIR | 50% | -£5,734,802 -£6,621,505 | -£7,894,331 -£8,647,719 | -£7,879,225 -£8,631,686 | -£7,920,076 -£8,675,029 | -£8,022,206 -£8,783,387 | -£8,662,692 -£9,433,533 | -£9.024,385 -£9,794,726 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | | \$ | | | | £40,420,000 |] | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$438.916 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$7(0)814 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Sustainability | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £3,595,549 £2,744,474 £1.888.786 | £155,584 -£535,520 -£1.231.198 | £170,967 -£520,170 -£1.215.898 | £129,231 -£561,753 -£1.257.338 | £24,892 -£665,708 -£1,360,940 | -£601,144 -£1,289,440 -£1,982,558 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £1,028,530 £163,754 -£705,499 | -£1,931,422 -£2,636,150 -£3,345,336 | | | | | -£3,024,720 -£3,726,368 -£4,432,797 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | -£1.579.182 -£2,457,250 -£3,339,659 | | | | | | -£5.143.958 -£5.863,774 -£8.629,242 |
| 60% LAR: 40% CIR Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | 50% nark land value | £4,226,362 s | -£6,252,576 | -£6,236,543 | -16,279,887 | -£5,385,244 | -£7,038,391 | -£7,399,583 |
| Secondary industrial/Storage/Distribution | | | | | | £20,601,000 | <u>.</u> | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$2720202 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S 106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 53:68-77 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Ly, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 25,564,387 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £6,426,834 £5,575,759 £4.720.071 | £2,986,850 £2,295,766 £1,600,089 | £3,002,253 £2,311,116 £1.615.390 | £2,960,517 £2,269,533 £1.573.948 | £2,856,178 £2,165,578 £1.470.345 | £2,230,142 £1,541,845 £848.728 | £1,882,344 £1,195,328 £503.386 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £3,859,816 £2,996,039 £2,125,787 | £899,864 £195,136 -£514,051 | £915,120 £210,353 •£498,868 | £873,807 £169,156 -£539,980 | £770,526 £66,165 -£642,691 | £150,837 -£551,780 -£1,259,075 | -£193,434 -£895,083 -£1,601,511 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £1,252,104 £374,036 -£598,373 | -£1,227,648 -£1,945,615 -£2,687,902 | | -£1,253,496 -£1,971,408 -£2,693,648 | | | -£2,312,672 -£3,032,488 -£3,797,958 |
| 60% LAR : 40% CIR | 50% | -£1.395.076 | -£3.421.291 | -£3.405.257 | -£3.448.601 | -£3.556.959 | -£4.207.105 | -£4.568.298 |

| Local Plan Viability Testing | 2025 | | , | | | | | |
|--|---|---|--|---|---|--|--|--|
| Resi 10 - 50 Flats | | | | Value Area | Zone C - | £1,350 psf | | |
| No Units | 50 | | l | Sales value inflation | | Base |] 1 | |
| Site Area | 0.14 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 |
| Residual land values: | | | | | • | | | |
| Tenure 50% IAR. 40% CIR 60% IAR. 40% CIR 60% IAR. 40% CIR 60% IAR. 40% CIR 60% IAR. 40% CIR 60% IAR. 40% CIR 60% IAR. 40% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 80% IAR. 40% CIR | % AH 5% 10% 10% 20% 20% 35% 40% 50% ark land value | Base Build Costs and Accass Prt M4(2) & Building Safety Levy E1,1805,521 E1,1805,521 E1,1805,925 E1,1805 E | Base Build Costs, Access Prt M4(2), Building Safety Lavy & S166, CIL, Building Regs 2022 & Staircases 2022 & Staircases 5 10 164.34 5 10 164.34 6 10 1 | Base Build Costs, Access Prt Md(2), Building Safety Levy, 3202.2 & Staircases, Wchair Prt Md(3) & BREEAM Excellent 15.0.79.837 27.432.066 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S196, Ctl. Building Safety Levy S196, Ctl. Buildings Whali Regular Whali Received the Safety Safety Safety Safety Safety br>Safety Safet | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety, S166, CIL, S1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 1106, Cit, Building Safety Levy, 1106, Cit, Building Safety Levy, 1106, Cit, Building Safety Levy, 1106, Cit, Building Safety Levy, 1106, Cit, Building Safety, 1107, Sa | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wichair Prt M4(3), BORREPAM Exclarable BORREPAM Exclarable Sustainability & Embodied Carbon Sustain |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% | -£314,536 -£1,385,140 | | | | | | -£4,889,930 -£5,799,819 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | -£2,480,287 -£3,539,932 -£4,624,031 | | | | | | -£6,714,634 -£7,634,326 -£8,558,847 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | -£9,488,149 -£10,422,182 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | -£10,277,998 -£11,223,159 | | | | | -£11,360,899 -£12,304,251 |
| 60% LAR: 40% CIR Residual Land values compared to benchm | | *£10,136,966 | £12,172,590 | £12,157,505 | £12,196,301 | +£12,300,291 | £12/912,225 | *£13,252,189 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Ptt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy | 2022 & Staircases £2.904.323 | BREEAM Excellent | Biodiversity £2.877.883 | Payments £2.773.128 | Sustainability £2.144.597 | Embodied Carbon £1.795.414 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £5,465,893 £4,395,289 £3,320,142 | £1,995,005 £1,081,048 £162,499 | £2,010,408 £1,096,398 £177,799 | £1,968,672 £1,054,815 £136,357 | £1,864,333 £950,860 £32,755 | £1,236,297 £327,128 -£588,863 | -£19,390 -£934,205 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £2,240,497 £1,156,397 | | | | | | -£1,853,898 -£2,778,418 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £67,889 -£1.029.896 -£2.134.459 | | | | | | -£3,707,720 -£4.641.754 -£5,580,471 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | | | | | | | -£6,523,823 -£7,471,761 |
| Residual Land values compared to benchm | | 3 | | | | | 1 | |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £7,861,036 £6,790,432 | £4,390,148 £3,476,191 | £4,405,551 £3,491,541 | £4,363,815 £3,449,958 | £4,259,476 £3,346,003 | £3,633,440 £2,722,271 | £3,285,842 £2,375,753 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £5,715,285 £4,635,640 £3,551,540 | £2.557.642 £1,634,544 £706.943 | £2.572.942 £1,649,800 £722.159 | £2.531.500 £1,608,487 £680.963 | £2,427,897 £1,505,205 £577,973 | £1.806.280 £885,517 | £1.460.938 £541,245 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £2,463,032 £1.365,247 | -£225,116 -£1.161.588 | -£209,934 -£1,146,435 | -£251,027 -£1.187.436 | -£353,757 -£1.289,936 | -£970,142 -£1.904,942 | -£1,312,577 -£2,246,611 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £260,684 -£848,220 | | | | | | -£3,185,328 -£4,128,680 |
| Residual Land values compared to benchm | | 21,001,410 | -23,997,025 | -20,051,954 | -24,022,730 | -E4,124,719 | -24,730,004 | 20,010,016 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (178398) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £8,104,372 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £199:559 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability SUSTAIRES | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon EF 201842 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £10,692,321 £9,621,718 | £7,221,434 £6,307,477 | £7,236,837 £6,322,827 | £6,104,312 £7,195,101 £6,281,244 | £7,090,762 £6,177,289 | £6,464,725 £5,553,557 | £6,116,928 £5,207,039 |
| | 15% 20% | £8.548.570 £7,486,925 | £5,388,927 £4,465,830 | £5.404.228 £4,481,086 | £5.362.786 £4,439,773 | £5.259.183 £4,336,491 | £4.637.566 £3,716,803 | £4.292.223 £3,372,531 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 25% 30% 35% | £5,294,318 £4,196,533 | £2,606,170 £1,669,698 | £2,621,351 £1,684,851 | £3,512,248 £2,580,259 £1,643,850 | £2,477,529 £1,541,350 | £1,81,144 £926,344 | £1,518,709 £584,675 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £3,091,969 £1,983,066 | £728,859 -£216,302 | £743,986 -£201,195 | £703,066 -£242,047 | £600,765 -£344,178 | -£13,039 -£956,959 | -£354,042 -£1,297,394 |
| 60% LAR : 40% CIR | 50% | £869.869 | -£1.165.739 | -£1.150.648 | -£1.191.444 | £1.293.433 | -£1.905.368 | -£2.245.332 |

| Value Description Descri | Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|--|--|--|--|---|---|---|--|
| Transport Property | Resi 10 - 50 Flats | | | | Value Area | Zone C - | £1,500 psf | | |
| Trainer | No Units Site Area | 50 0.14 Ha | | - | Sales value inflation | | |] | |
| Base Brid Costs | | 0.14110 | | | Tenure | - | LAR : CIR | - | 1 |
| | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% 25% 30% 35% 40% 45% | and Access Prt M4(2) & Building Safety Levy £18,067,440 £18,833,119 £15,594,209 £14,350,757 £13,102,806 £11,850,402 £10,593,589 £9,332,412 £8,066,916 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £14,935,589 £13,323,242 £12,248,326 £11,168,887 £10,003,303 £8,988,547 £7,899,334 £6,775,708 | Access Prt M4(2), Building Safety Levy, S106, CtL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent E14.308.819 E14.308.814 £12.203.445 £11.81.957 £10.098.559 £5.00.261 £5.800.861 £5.800.861 | Access Prt M4(2), Building Safety Levy, S106, Cit. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £13,307,365 £13,307,365 £10,357,246 £10,057,246 £5,965 £5,965 £5,965 £5,965 £5,965 £5,965 | Access Prt M4(2), Building Safety Levy, S106, Cit. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Renewable Offset Payments E1424,366 E11344,535 E11344,53 | Access Prt M4(2), S106, CIL, Build Rogs Suiziding Saffaceses, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £13,247,267 £11,563,469 £13,354,76 £13,354, | Access Prt M4(2), Bullding Safety Levy, S106, Cit., Bulld Regs 2022 & Staircases, William Excellent, Biodoversity, Renewable Offset Payments, Sustainability & E13301347 E1158382 E1070-88 |
| Base Build Costs, | Residual Land values compared to benchr | | | 25,440,007 | 23,403,030 | 25,425,162 | | | 22,000,214 |
| Section 1975 | | | and Access Prt M4(2) & Building | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, |
| Ministration of Control | 60% LAR - 40% CIR | 5% | £2,883,262 £1,644,352 | -£628,615 -£1,701,531 | -£611,443 -£1,688,412 | -£652,552 -£1,727,370 | -£755,322 -£1,829,762 | | |
| ### Received For Middle | 60% LAR : 40% CIR | | £400,900 -£847.051 | -£2,780,970 -£3,866,554 -£4,981,310 | | | | | |
| ### Start Costs Co | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | -£4,561,310 -£6,060,523 -£7,164,149 | | | | | |
| Marchan Value Secondary Offices | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | -£8,272,142 -£9,384,458 | | | | | |
| Base Build Costs, | | | -£8,438,279 | -£10,501,051 | -£10,485,960 | -£10,526,755 | -£10,628,744 | -£11,240,679 | -£11,580,643 |
| Base Build Costs, Access Pri M4(2), Building Safety Levy, 5166, CIL, Building Safety Levy, 5166, CI | Medium Value Secondary Offices | mark land values | • | | | | £57,186,000 | | |
| Company Comp | | | and Access Prt | Access Prt M4(2), Building Safety Levy & S106, CIL, | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset |
| Cont. 1.65 | Tenure | | Safety Levy | & Staircases | BREEAM Excellent | Biodiversity | Payments 68 094 937 | Sustainability | Sustainability & |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £8,663,690 £7,424,781 | £5,153,814 £4,078,898 | £5,168,986 £4,094,017 | £5,127,877 £4,053,059 | £5,025,106 £3,950,666 | £4,408,479 £3,335,912 | £4,065,908 £2,989,393 |
| Residual Land values Common Commo | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £6,181,329 £4,933,378 | £2,999,458 £1,913,874 | £3,014,528 £1,929,130 | £2,973,710 £1,887,818 | £2,871,664 £1,784,537 | £2,252,766 £1,164,848 | £1,907,423 £820,577 |
| Residual Land values Common Commo | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £3,680,974 £2,424,161 | £819,119 -£280,095 | £834,336 -£264,912 | £793,140 -£306,004 | £690,148 -£408,736 | £72,203 -£1,025,120 | -£271,100 -£1,367,556 |
| Raise law idvancement to include the content of t | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £1.162.983 -£102,513 | -£1.383.721 -£2,491,714 | | | -£1.512.069 -£2,619,808 | | +£2,468,744 +£3,574,615 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit. Building Safety Levy, S106, | 60% LAR: 40% CIR | 45% | -£1,374,783 -£2,657,850 | -£3,604,029 -£4,720,622 | -£3,588,922 -£4,705,531 | -£3,629,774 -£4,746,326 | -£3,731,905 -£4,848,316 | -£4,344,687 -£5,460,250 | -£4,685,122 -£5,800,214 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S16 | Residual Land values compared to benchr | mark land values | : | | | | C40 420 000 | 1 | |
| C9% LAR - 49% CR | | | and Access Prt M4(2) & Building | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, |
| Cont. LAC. 40% CR | 60% LAR: 40% CIR | 5% 10% | £11,058,833 £9,819,924 | £7,548,957 £6,474,041 | £7,564,129 £6,489,159 | £7,523,020 £6,448,202 | £7,420,249 £6,345,809 | £6,803,622 £5,731,054 | £6,461,050 £5,384,536 |
| Corp. LAF. 49% CR 35% E4819320 E215548 E21562575 E265575 | 60% LAR: 40% CIR | 20% | £8.576.471 £7,328,521 | £5.394.601 £4,309,017 | £5,409,671 £4,324,273 £3,220,470 | £5.368.853 £4,282,960 | £5.266.807 £4,179,679 | £4.647.909 £3,559,990 | £4.302.566 £3,215,719 |
| Copy April Copy | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £4,819,303 £3,558,128 | £3,214,202 £2,115,048 £1,011,422 | £3,229,479 £2,130,231 £1,026,575 | £3,166,262 £2,089,138 £985,574 | £3,045,291 £1,986,407 £883,074 | £2,407,346 £1,370,023 £268,069 | £1,027,587 |
| Resideal Land values commented to benchmark land values Case | 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | £2,292,630 £1,020,360 | -£96,571 -£1,208,887 | -£81,444 -£1,193,780 | -£122,364 -£1,234,631 | -£224,665 -£1,336,762 | -£838,470 -£1,949,544 | -£1,179,473 -£2,289,979 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, & Bouldward Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, & Renewable Offset Payments & Sustainability & Su | | | £262,708 | £2,325,479 | -£2,310,388 | -£2,351,183 | -£2,453,173 | £3,065,107 | -£3,405,071 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Regs 2022 & Staircases Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Regs 2022 & Staircases Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Regs 2022 & Staircases Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Building Regs 2022 & Staircases Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Biodiversity & Biodiversity & Biodiversity & Biodiversity, Renewable Offset Payments & Sustainability & Sustainabil | Secondary Industrial/Storage/Distribution | nur k rand Valües | • | | | | £20,601,000 |] | |
| 69% LAR-49% CR 5% \$13.890.19 \$10.380.342 \$10.386.414 \$10.354.305 \$10.251.555 \$18.64.907 \$12.223.305 \$10.364.405 \$10.364.305 \$10.364.305 \$10.364.307 \$10.364.305 \$1 | Tenure | | and Access Prt M4(2) & Building | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAN Excellent, Biodoversity, Renewable Offset Payments, |
| 60% AR. 40% CR 15% 11407757 18.22.887 18.240.957 18.20138 18.008.099 17.479.185 17.138.82 18.20138 18.008.099 17.479.185 17.138.82 18.20138 18.008.099 17.479.185 17.138.82 18.20138 18 | 60% LAR : 40% CIR 60% LAR : 40% CIR | | £15,124,440 £13,890,119 £12,651,209 | £11,450,589 £10,380,242 £9,305,326 | £11,465,819 £10,395,414 £9,320,445 | £11,424,547 £10,354,305 £9,279.488 | £11,321,986 £10,251,535 £9,177,095 | £10,702,281 £9,634,907 £8,562,340 | £10,358,347 £9,292,336 £8,215,822 |
| 60% LAR 40% CR 35% 55.389 42 33.427.08 23.57.861 13.816.800 02.714.359 53.099.555 22.757.885 60% LAR 40% CR 40% CR 40% 55.723.916 52.734.715 52.749.842 52.708.952 52.008.621 51.962.816 51.852.8162.816 51.852.8 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £11.407.757 £10,159,806 | £8.225.887 £7,140,303 | £8.240.957 £7,155,559 | £8.200.138 £7,114,246 | £8.098.093 £7,010,965 | £7.479.195 £6,391,276 | £7.133.852 £6,047,005 |
| 60% LAR: 40% CR 35% £5.389.42 £3.842.708 £3.857.861 £3.816.860 £3.714.359 £3.099.355 £2.757.865 60% LAR: 40% CR 40% £5.723.916 £2.734.715 £2.749.842 £2.708.952 £2.00.621 £1.982.816 £1.852.391 60% LAR: 40% CR 45% £3.851.646 £1.822.399 £1.875.506 £1.986.854 £1.844.523 £81.742 £541.307 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £8,907,402 £7,650,589 | £6,045,547 £4,946,334 | £6,060,764 £4,961,517 | £6,019,568 £4,920,424 | £5,916,577 £4,817,693 | £5,298,632 £4,201,308 | £4,955,329 £3,858,873 |
| 00% LAT: 40% E 5.350, L40 L3,203, L40 L3,202,299 L3,245,506 E 1,506,564 E 1,494,523 E 831,742 E 541,307 E 50% L824, 40% E 6 50% E 2,508,578 E 550,507 E 52,088 E 480,102 E 378,113 E 273,1822 E 571,776. | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £6,389,412 £5,123,916 | £3,842,708 £2,734,715 | £3,857,861 £2,749,842 | £3,816,860 £2,708,922 | £3,714,359 £2,606,621 | £3,099,355 £1,992,816 | £2,757,685 £1,651,813 |
| | 60% LAR: 40% CIR | 45% 50% | £3,851,646 £2.568.578 | £1,622,399 £505.807 | £1,637,506 £520.898 | £1,596,654 £480.102 | £1,494,523 £378.113 | £881,742 -£233.822 | £541,307 -£573.786 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--|--|---|--|--|--|--|--|
| Resi 10 - 50 Flats | | | | Value Area | Zone C - i | E1,750 psf | | |
| No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | _ |
| Residual land values: | | | | Tenure | | LAR: CIR | |] |
| Tenure .60% LAR. 40% CR60% | % AH 5% 10% 10% 20% 20% 30% 30% 30% 40% 40% 40% Advalues Advalues | Base Build Costs and Access Prt M4(2) & Building Safety Levy (CS-87710) (CS-8 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases (1971), 100 (1771), 100 (| Base Build Costs, Access Prt M4(2), Suliding Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & SREEAM Excellent (10,000) & Common Com | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, C.H., Building Safety Levy, S166, C.H., Building Safety Levy, S166, C.H., Building Safety Levy, S166, C.H., S1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (\$1,784,259,1 (\$1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$19,165/25, \$19,165/2 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carrbon (16.82) 209 (16.82 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% | £9.727.753 £8,212,923 | £5.964.194 £4,617,824 | £5.979.424 £4,632,996 | £5.938.153 £4,591,888 | £5.834.972 £4,489,117 | £5.215.887 £3,872,489 | £4.871.952 £3,529,919 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £6,693,505 £5,169,544 | £3,266,886 £1,911,422 | £3,282,005 £1,928,493 | £3,241,047 £1,885,675 | £3,138,655 £1,783,629 | £2,524,296 £1,171,354 | £2,182,986 £831,201 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £3.641.086 £2,108,173 £570.851 | £551.480 -£812,899 -£2.181.668 | £566.506 -£797,911 | £525.815 -£838,488 -£2 207 189 | £424.085 -£939,931 -£2.308.375 | -£186.290 -£1,548,590 -£2,015,406 | £525.388 -£1,886,732 -£3,252,786 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | -£970,834 -£2,516,840 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£4,087,119 -£5,621,629 | -£6,319,958 -£7,715,140 | -£8,304,849 -£7,700,049 | -£8,345,702 -£7,740,845 | -£8,447,832 -£7,842,834 | -£7,060,615 -£8,454,769 | -£7,401,049 -£8,794,733 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | \$ | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% 15% | £15.508.181 £13,993,352 | £11.744.623 £10,398,253 | £11.759.853 £10,413,425 | £11.718.581 £10,372,317 | £11.615.400 £10,269,545 | £10.996.316 £9,652,918 | £10.652.380 £9,310,348 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £12,473,934 £10,949,973 £9,421,514 | £9,047,315 £7,691,851 | £9,062,433 £7,706,922 £6,346,935 | £9,021,476 £7,666,103 £6,308,243 | £8,919,083 £7,564,057 £6,204,514 | £8,304,724 £6,951,783 £5,504,138 | £7,983,415 £6,611,630 £5,255,041 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £5,421,014 £7,888,601 £6,351,280 | £4,967,529 £3,598,761 | £4,982,518 £3,613,715 | £4,941,941 £3,573,240 | £4,840,498 £3,472,053 | £4,231,839 £2,864,932 | £3,893,696 £2,527,643 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £4.809.595 £3,263,589 | £2.225.645 £848,227 | £2.240.569 £863,127 | £2.200.186 £822,822 | £2.099.225 £722,059 | £1.493.463 £109,479 | £1.152.939 -£231,522 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,713,309 £158,799 | -£539,528 -£1,934,712 | +£524,421 +£1,919,621 | -£565,274 -£1,980,416 | -£667,404 -£2,062,405 | -£1,280,186 -£2,674,340 | -£1,620,620 -£3,014,304 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | | s | | | | £40,420,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1940394 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircasse | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & BIOdiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable, Offset Payments, Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £16,388,494 £14,869,077 | £12,793,396 £11,442,458 | £12,808,568 £11,457,576 | £12,767,460 £11,416,619 | £12,664,688 £11,314,226 | £12,048,061 £10,699,867 | £11,705,490 £10,358,558 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £13,345,110 £11,816,657 £10,283,744 | £8,727,051 £7,362,672 | £8,742,078 £7,377,661 | £8,701,386 £7,337,084 | £8,599,656 £7,235,640 | £7,989,281 £6,626,982 | £7,650,184 £6,288,839 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £8,746,423 £7.204,737 | £5,993,904 £4.620,788 | £6,008,858 £4.635.712 | £5,968,383 £4.595,329 | £5,867,196 £4.494.368 | £5,260,075 £3.888.606 | £4,922,785 £3,548,082 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £5,658,732 £4,108,452 £2,553,942 | £3,243,370 £1,855,615 £480 431 | £3,258,270 £1,870,722 £475,522 | £3,217,985 £1,829,889 £434.727 | £3,117,202 £1,727,739 £332,737 | £2,504,622 £1,114,957 £279,197 | £2,163,620 £774,523 £619,181 |
| Residual Land values compared to benchn | | 3 | 2.10,401 | 21.0,022 | | 222,107 | | |
| Secondary Industrial/Storage/Distribution | | | ı | I | ı | £20,601,000 | | I |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 102,734(1) 102,107,700 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, Cil., Building Regs 2022 & Saircases \$1527,501 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 15,66,974 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Offset Payments & Statarcases 16222740 164276346 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$15,5378,609 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £17,700,363 £16.176.402 | £14,273,743 £12,918,280 | £14,288,862 £12,933,350 | £13,098,743 £14,247,904 £12.892.532 | £15,495,974 £14,145,512 £12,790,486 | £13,531,153 £12,178,211 | £13,189,843 £11.838.059 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £14,647,943 £13,115,030 | £11,558,337 £10,193,958 | £11,573,363 £10,208,946 | £11,532,672 £10,168,370 | £12.790.486 £11,430,942 £10,066,926 | £10,820,567 £9,458,268 | £10,481,469 £9,120,125 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £11,577,708 £10,036,023 £8,490,017 | £8,825,189 £7,452,073 £6,074,656 | £8,840,143 £7,466,998 £6,089,556 | £8,799,669 £7,426,614 £6,049,251 | £8,698,482 £7,325,654 £5,948,488 | £8,091,361 £6,719,891 £5,335,908 | £7,754,071 £6,379,368 £4,994,008 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £6,939,738 £5,385,228 | £4,686,901 £3,291,717 | £4,702,008 £3,306.808 | £4,661,155 £3,266.013 | £7,325,654 £5,948,488 £4,559,025 £3,164,023 | £3,946,242 £2.552.089 | £3,605,808 £2,212,125 |
| | | | | | | | | |

| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs S166, | Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|---|---|---|--|---|--|--|--|
| March Marc | Resi 10 - 50 Flats | | | | Value Area | Zone C - : | 21,900 psf | | |
| Description | No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation | | Base Base | - | _ |
| Trunce | Residual land values: | | | | Tenure | | LAR : CIR | |] |
| Base Build Costs, | 60% LAR: 40% C/R 60% LAR: 40% C/R 60% LAR: 40% C/R 60% LAR: 40% C/R 60% LAR: 40% C/R 60% LAR: 40% C/R 60% LAR: 40% C/R 60% LAR: 40% C/R 60% LAR: 40% C/R 60% LAR: 40% C/R 60% LAR: 40% C/R | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy E27043,712 E25.980.577 E23.672.854 E21.980.589 E20.283.824 E18.852.607 E18.676.980 E15.656.989 E15.1734.094 E10.011.279 | Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases £23 226,329 £21,714,346 £20,197,793 £18,876,716 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £21,729,518 £11,768,186 £15,686,155 £15,686,155 £12,022,978 £11,019,023 | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & E300287 21 1688.409 20 171558 E17,725,449 E15,556,577 E16,603,284 E10,078 617 | Access Prt M4(2), Suliding Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22,507,009 21,005,001 21,005 | Access Prt M4(2), Suliding Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 22,775,029 21,795,021 21,795,021 21,795,021 21,795,021 21,795,021 21,795,021 21,795,021 21,795,021 21,795,021 21,795,021 21,795,021 21,795,021 21,795,021 21,795,021 21,795,031 | Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 22, 154,007 15, 15, 15, 15, 15, 15, 15, 15, 15, 15, |
| Base Build Costs, | | | | | | | | | Base Build Costs. |
| Company Comp | 60% LAR : 40% CIR | 0% 5% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column | 60% LAR : 40% CIR | 15% 20% | £8,030,731 £6,333,967 | £4,726,858 £3,201,302 | £4,741,929 £3.216.329 | £4,701,111 £3.175.636 | £4,599,065 £3.073.908 | £3,986,790 £2,463,532 | £3,646,637 £2,124,435 |
| | 60% LAR: 40% CIR | 25% | £4,632,750 £2,927,122 | £1,671,309 £136,926 | £1,686,298 £151,880 | £1,645,720 £111,405 | £1,544,277 £10,219 | £935,619 -£596,902 | £597,476 -£934,192 |
| Page | 60% LAR : 40% CIR | 40% 45% | -£497,178 -£2,215,764 | -£1,401,603 -£2,944,835 -£4,492,122 | -£1,380,076 -£2,929,935 -£4,477,243 | | | | |
| March Marc | • | | -£3,938,578 | -£6,043,624 | -£6,028,759 | -£6,069,298 | -£6,171,287 | -£6,783,223 | -£7,123,186 |
| Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Base Build Costs, Base Build Costs, Access PT M4(2), Base Build Costs, Base Build Costs, Access PT M4(2), Base Build Costs, Base B | Medium Value Secondary Offices | nark land value | 5 | | | | £57,186,000 |] | |
| Tenuro | Tenure | %AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Control Cont | | 0% 5% | £18 874 284 | £15.056.901 £13,544,917 | £15.072.131 £13,560,089 | £15.030.858 £13,518,980 | £14.927.677 £13,416,209 | £14.308.594 £12,799,581 | £13.964.658 £12,457,011 |
| Page | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £15,503,426 £13,811,160 £12,114,396 | £12,028,364 £10,507,287 £8,981,730 | £12,043,483 £10,522,358 £8,996,757 | £12,002,526 £10,481,539 £8,956,065 | £11,900,132 £10,379,493 £8,854,336 | £11,285,775 £9,767,219 £8,243,961 | £10,944,464 £9,427,066 £7,904,863 |
| Residual Land values communed to innochrank fined values commune | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £10,413,179 £8,707,551 | £7,451,738 £5,917,355 | £7,466,726 £5,932,309 | £7,426,148 £5,891,834 | £7,324,706 £5,790,648 | £6,716,047 £5,183,526 | £8,377,905 £4,846,237 |
| Residual Land values communed to innochrank fined values commune | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £5,283,250 £3,564,665 | £4.378.626 £2,835,594 £1.288.306 | £4,393,550 £2,850,494 £1,303,186 | £4,353,166 £2,810,189 £1,262,948 | £4.252.206 £2,709,426 £1.162.352 | £3.646.444 £2,104,846 £558.515 | £3.309.909 £1,768,968 £218.081 |
| See Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Lowy, Step Cost, Base Build Costs, Access Prt M4(2), Building Safety Lowy, Step Cost, Building Safety Low, Step Cost, Building Safety | 60% DAR : 40% CIR | | £1,841,850 | -£263,195 | -£248,330 | -£288,869 | -£390,859 | -£1,002,794 | -£1,342,758 |
| Base Build Costs, Access Pri M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, | Lower Value Secondary Offices / Communi | ty Space | 5 | | | | £40,420,000 |] | |
| Cont. Lat | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Cont. Cont | 60% LAR: 40% CIR | 5% 10% | £19,586,291 £17,898,569 | £15,940,080 £14,423,507 | £15,955,232 £14,438,626 | £15,914,123 £14,397,669 | £15,811,352 £14,295,275 | £15,194,724 £13,680,918 | £14,852,154 £13,339,607 |
| Cont. Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £16.208.303 £14,509,538 £12,808,321 | £12,902,430 £11,376,873 £9,846,881 | £12.917.501 £11,391,900 £9,861,869 | £12.676.682 £11,351,208 £9,821,291 | £12.774.636 £11,249,479 £9,719,849 | £12.162.362 £10,639,104 £9,111,190 | £11.822.209 £10,300,006 £8,773,047 |
| Column C | 60% LAR: 40% CIR | 35% | £11,102,694 £9.392,704 £7,679,202 | £8,312,498 £6,773,769 | £8,327,452 £6,788,693 | £8,286,977 £6,748,308 | £8,185,790 £6,647,349 | £7,578,669 £6.041.586 | £7,241,380 £5,705,052 |
| Ease Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Building Safety Lovy, S10 | 60% LAR - 40% CIR | 45% | £5,959,808 £4,236,993 | £3,683,449 £2,131,948 | £3,698,329 £2,146,813 | £3,658,091 £2,106,273 | £3,557,495 £2,004,284 | £2,953,658 £1,392,348 | £2,613,224 £1,052,385 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wehair Prt M4(3), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wehair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wehair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wehair Prt M4(3), BEEAM Excellent, Biodiversity & Remeable Offset Payments Sustainability & Sustainabilit | Residual Land values compared to benchn | | | | | | 520.004.000 | 1 | |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Lovy, Solid, C.II., Build Rogs 2022 & Staircases, Whale Prt M4(3), BEEAM Excellent, Biodiversity & | | | | | Para Parii 12 | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs |
| Access Pt M4(2) & S106, Cil., Building Rafey Lord Static asses Suctainability & Sucta | | | Base Build Costs and | Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable |
| 0% LR4, 69% CR 5% C2247.577 E877.1949 E12824.599 E22.247.577 E877.1949 E1282.599 E22.247.577 E877.1949 E1282.599 E22.247.577 E877.1949 E1282.599 E22.247.577 E877.1949 E1282.599 E1282.509 E17.728.595 E17.728.590 E18.572.230 | Tonuro | 0/. ALI | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Sustainability & |
| 60% LAF 40% CF 20% \$1258.00 \$1248.00 \$1 | | 0% 5% | £24,100,712 £22,417,577 | £20,283,329 £18,771,348 | £20,298,559 £18.786.518 | £20,257,287 £18.745,409 | £20,154,108 £18.642.637 | £19,535,023 £18,028,010 | £19,191,087 £17.683.440 |
| 60% LAF 40% CF 20% \$1258.00 \$1248.00 \$1 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | £20,729,854 £19.037.589 | £17,254,793 £15,733,716 | £17,269,911 £15,748,786 | £17,228,955 £15,707,968 | £17,126,561 £15,605,922 | £16,512,203 £14,993,647 | £16,170,893 £14.653.495 |
| ON, LAF, 404, CR 505, T1222981 B366, GR 501979 B375, M 50195, M 50 | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £17,340,824 £15,639,607 £13,933,980 | £14,208,159 £12,678,166 £11,143.783 | £14,223,186 £12,693,155 £11,158.737 | £14,182,493 £12,652,577 £11,118.263 | £14,080,765 £12,551,135 £11,017.076 | £13,470,390 £11,942,476 £10,409.955 | £13,131,292 £11,604,333 £10,072.665 |
| 007s LMC 407s CRC 45% EB/91094 65.514,755 EB.20014 (5.489.376 EB.309.08 E5.716.933 EB.44509 (5.55 EB.910.08 E5.705 EB.20014 (5.489.376 EB.309.08 E5.705 EB.20014 (5.489.376 EB.309.08 E5.705 EB.20014 (5.489.376 EB.300.08 EB.300.08 EB.20014 (5.489.376 EB.300.08 EB.300.08 EB.20014 (5.489.376 EB.300.08 EB.300.08 EB.20014 (5.489.376 EB.300.08 EB.300. | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £12,223,989 £10,509,679 | £9,605,054 £8,082,023 | £9,619,979 £8,076,923 | £9,579,594 £8,038,617 | £9,478,635 £7,935,854 | £8,872,872 £7,331,274 | £8,536,338 £6,995,396 |
| | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £8,791,094 £7.068.279 | £6,514,735 £4.963.233 | £6,529,614 £4.978.098 | £6,489,376 £4.937.559 | £6,388,780 £4.835.570 | £5,784,943 £4,223,634 | £5,444,509 £3.883.671 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|--|---|---|--|--|--|--|
| Resi 10 - 50 Flats | | | | | 7 | | | |
| Resi 10 - 50 Flats | | | | Value Area | Zone C - | £2,000 psf | | |
| | | , | l | | | I= | | |
| No Units Site Area | 50 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 |
| Residual land values: | | | | Tenure | | LAR: CIR | | 1 |
| Tenure 50% LAR. 45% C.R. 60% LAR. 45% C.R. 60% LAR. 45% C.R. 60% LAR. 45% C.R. 60% LAR. 45% C.R. 60% LAR. 45% C.R. 60% LAR. 45% C.R. 60% LAR. 45% C.R. 60% LAR. 45% C.R. 60% LAR. 45% C.R. 60% LAR. 45% C.R. 60% LAR. 45% C.R. | % AH 5% 10% 15% 20% 20% 30% 30% 30% 55% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 129,327,590 129,327,590 121,592,516 121,207,517 151,602,518 151,447,227 151,602,533 151,447,227 151,602,533 151,133,313 | Base Build Costs, Access Prt M4(2), Building Safey Level 5106, CIL, Building Regs 2022 & Staircases 252,555,55 253,557 253,577 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 25,445/55 52,200,778 21,500,77 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), Biodiversity 253,6827 254,6827 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), Biodiversity & Renewable Offset Payments 225, 352-91 225, 352-91 235, 352-91 245, 352-91 255, | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 2448-270 211442-70 21144 | Base Build Costs, Access Prt M4(2), Building Safety Levi S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 22,342271 23,101,269 21 |
| Higher Value Secondary Offices | an k iana vaide | • | | | | £97,649,000 |] | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £15.337.923 £13,542,585 £11.742.659 | £11.484.657 £9,862,264 £8,235,302 | £9,877,436 £8,250,421 | £9,836,327 £8,209,464 | £11.355.434 £9,733,557 £8.107.070 | £9,116,929 £7,492,713 | £8,774,358 £7,151,402 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £9,938,189 £8,129,222 | £6,603,816 £4,967,850 | £6,618,886 £4,982,877 | £6,578,067 £6,578,067 | £8,101,070 £8,478,022 £4,840,455 | £5,863,747 £4,230,080 | £5,523,594 £3,890,983 |
| 60% LAR: 40% CIR | 25% | £6,315,801 £4,497,970 | £3,327,448 £1,682,655 | £3,342,437 £1,697,609 | £3,301,859 £1,657,135 | £3,200,416 £1,555,948 | £2,591,758 £948,828 | £2,253,614 £611,538 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £2,675,776 £849,263 | £33,517 -£1,619,923 | £48,442 -£1,605,023 | £8,057 -£1,645,328 | -£92,902 -£1,746,091 | +£698,665 +£2,350,672 | -£1,035,199 -£2,686,549 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£981,525 -£2,816,544 | -£3,277,621 -£4,939,531 | -£3,282,741 -£4,924,666 | -£3,302,979 -£4,964,850 | +£3,403,574 +£5,065,305 | -£4,007,147 -£5,668,858 | -£4,342,465 -£6,008,822 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% 5% | £21.118.351 £19.323.014 | £17.265.086 £15.642.693 | £17.280.316 £15.657.865 | £17.239.043 £15.616.756 | £17.135.863 £15.513.985 | £16.516.778 £14.897.358 | £16.172.843 £14.554.787 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £17,523,087 £15,718,618 | £14,015,731 £12,384,245 | £14,030,849 £12,399,315 | £13,989,893 £12,358,496 | £13,887,499 £12,256,451 | £13,273,141 £11,644,175 | £12,931,831 £11,304,023 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £13,909,650 £12,096,229 | £10,748,278 £9,107,877 | £10,763,305 £9,122,865 | £10,722,614 £9,082,287 | £10,620,884 £8,980,845 | £10,010,509 £8,372,186 | £9,671,411 £8,034,043 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £8.456.205 £6.629.691 | £5,813,946 £4,160,505 | £5.828.870 £4.175.405 | £5.788.486 £4.135.100 | £5,687,526 £4,034,337 | £5.081.764 £3.429.757 | £4.745.229 £3.093.879 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £4,798,903 £2,963,884 | £2,502,808 £840,898 | £2,517,687 £855,762 | £2,477,449 £815,579 | £2,376,854 £715,123 | £1,773,281 £111,570 | £1,437,984 -£228,394 |
| Residual Land values compared to benchm | | | | | | | | |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £23,913,494 £21,718,156 £19,918,230 | £18,037,836 £16,410,873 | £18,053,008 £18,425,992 | £18,011,899 £16,385,036 | £15,331,005 £17,909,128 £16,282,642 | £16,911,921 £17,292,501 £15,668,284 | £16,949,929 £15,326,973 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £18.113.760 £18,304,793 | £14.779.388 £13,143,421 | £14.794.457 £13,158,448 | £14.753.639 £13,117,756 | £14.651.594 £13,016,027 | £14.039.318 £12,405,652 | £13.699.166 £12,066,554 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £14,491,372 £12,673,542 | £11,503,019 £9,858,227 | £11,518,008 £9,873,181 | £11,477,430 £9,832,706 | £11,375,988 £9,731,519 | £10,767,329 £9,124,399 | £10,429,185 £8,787,110 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £9,024,834 £7,194,046 | £6,555,648 £4,897,951 | £6,570,548 £4,912,830 | £6,530,243 £4,872,592 | £6,429,480 £4,771,997 | £5,824,900 £4,168,424 | £5,489,022 £3,833,107 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | | £5,359,027 | £3,236,040 | £3,250,905 | £3,210,722 | £3,110,266 | £2,506,713 | £2,166,749 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | sark rand value | • | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2v), Suiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% 5% | £26,344,780 £24,549.442 | £22,491,514 £20,869.121 | £22,506,745 £20,884,293 | £22,465,472 £20,843.184 | £22,362,291 £20,740.414 | £21,743,207 £20,123.786 | £21,399,271 £19,781,215 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £22,749,516 £20.945.046 | £19,242,159 £17.610.673 | £19,257,278 £17.625.743 | £19,216,321 £17.584.925 | £19,113,928 £17.482.879 | £18,499,570 £16,870,604 | £18,158,259 £16.530.451 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £19,136,079 £17,322,658 | £15,974,707 £14,334,305 | £15,989,734 £14,349,294 | £15,949,042 £14,308,716 | £15,847,313 £14,207,273 | £15,236,937 £13,598,615 | £14,897,840 £13,260,471 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £13,682,633 £11,856,120 | £12,089,013 £11,040,375 £9 386 934 | £12,704,467 £11,055,299 £9.401.834 | £12,663,992 £11,014,914 £9,361,529 | £12,562,605 £10,913,955 £9,260,768 | £11,955,085 £10,308,192 £8,656,186 | £9,971,658 £9,320,308 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £10,025,332 £8,190,313 | £7,729,237 £6,087,328 | £7,744,116 £6,082 191 | £9,361,529 £7,703,878 £6,042,008 | £7,603,283 £5,941,552 | £6,999,710 £5,337,999 | £6,664,392 £4,998.035 |
| | | | 22.237.020 | | | | | |

| Training September Company September September Company September Company September Company September Company September Company September Company September Company September Company September Company September Company September Company September Company September Company September Company September September Company September Company September Company September | Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|---|--|---|--|--|---|--|--|
| March Marc | Resi 10 - 50 Flats | | | | Value Area | Zone C - RP Per | phery £2,250 psf | | |
| Target T | No Units | 50 | | • | Sales value inflation | | Base | | |
| Tenner | | 0.14 Ha | | | Tenure Tenure | | LAR : CIR | | 1 |
| Base Build Costs, Access PT M4(2), Access PT M4(2), Building Safety Levy, Street PT M4(2), Bui | Tenure 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy (S1487) 551 (S1487) 551 (S1287) 552 (S1487) 553 (S1741,689 (S1287) 557 (S1473,285 (S12473,285 (S12373,486 (S16,6211 (S16,6211 (S16,6211 (S16,63215 (S13,63,638) (S13,63,638) | Access Prt M4(2) Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 129 056,560 221,133,576 222,46,006 223,334,077 221,417,655 21,417,657 21,577,675 21,577,675 21,577,675 21,577,675 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$29,071,725 \$25,071,725 \$23,349,103 \$21,349,1 | Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £39,528,394 £21,127,738 £21,127,738 £21,127,738 £21,127,738 £21,127,738 £21,127,138 £21,127,138 £21,127,138 £21,127,138 £21,127,138 £21,127,138 £21,127,138 £21,127,138 £21,127,138 £21,127,138 £21,127,138 £21,127,138 £21,127,138 £21,127,138 £21,138,138 | Access Prt M4(2), S106, CIL, Build Regs Suilding Safety Levy, S106, CIL, Build Regs S202 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments \$20,05575 \$20,05 | Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability C0306870 C0406870 | Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 50,045,045,045,045,045,045,045,045,045,0 |
| Base Build Costs, Access PT M4(2), Access PT M4(2), Building Safety Levy, Street PT M4(2), Bui | | | | | | | | | |
| ## 15 | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Company Comp | 60% LAR : 40% CIR | 5% | £20.948.094 £18,872,246 | £17.005.119 £15,106,703 | £17.020.350 £15,121,875 | £16.979.077 £15,080,767 | £16.875.897 £14,977,998 | £16.256.813 £14,361,368 | £15.912.877 £14,018,798 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £16,791,812 £14,706,833 £12,617,358 | £13,203,719 £11,296,209 £9,384,220 | £13,218,838 £11,311,280 £9,399,248 | £13,177,880 £11,270,461 £9,358,555 | £13,075,487 £11,168,415 £9,256,826 | £12,461,128 £10,556,141 £8,646,450 | £12,119,819 £10,215,988 £8,307,352 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% | £10,523,428 £8,425,089 | £7,467,795 £5,546,980 | £7,482,783 £5,561,934 | £7,442,206 £5,521,459 | £7,340,763 £5,420,272 | £6,732,105 £4,813,151 | £6,393,961 £4,475,861 |
| Martial Left value of bendered the following of the following property of the following proper | 60% LAR : 40% CIR | 40% | £6,322,387 £4,215,364 | £3,621,817 £1,692,355 | £3,636,743 £1,707,255 | £3,596,358 £1,666,949 | £3,495,398 £1,566,185 | £2,889,635 £961,605 | £2,553,101 £625,727 |
| ### Annual Receivaly Offices ### Annual Receival Offices ### Base Build Costs, Access PT MA(2), Access PT | 60% LAR : 40% CIR | 50% | £2,104,068 -£11,459 | +£241,300 +£2,179,299 | -£220,466 -£2,164,436 | -£206,724 -£2,204,618 | +£307,321 +£2,305,074 | *£970,693 *£2,907,813 | *£1,300,211 *£3,242,667 |
| Base Build Costs, Access PT M4(2), Acc | Residual Land values compared to benchr Medium Value Secondary Offices | mark land values | • | | | | £57,186,000 | | |
| Septiment Control Co | Tenure | %AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column C | 60% LAR : 40% CIR | 0% 5% | £26.728.522 £24,652,675 | £22.785.548 £20,887,132 £18.984.147 | £22.800.778 £20,902,304 £18.990.288 | £22,759,506 £20,861,196 £18,958,300 | £22.656.326 £20,758,424 £18.855.916 | £22.037.241 £20,141,797 | £21.693.306 £19,799,227 £17,900.247 |
| Column C | | 20% | £20,487,262 £18,397,787 | £17,076,637 £15,164,649 | £17,091,708 £15,179,675 | £17,050,890 £15,138,983 | £16,948,843 £15,037,255 | £16,336,569 £14,426,878 | £15,996,416 £14,087,781 |
| Retidual Land values consumed to benchmark land values | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £16,303,856 £14,205,518 | £13,248,224 £11,327,408 | £13,263,211 £11,342,362 | £13,222,635 £11,301,887 | £13,121,191 £11,200,701 | £12,512,534 £10,593,579 | £12,174,390 £10,256,290 |
| Retidual Land values consumed to benchmark land values | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £12.102.815 £9,995,793 £7.884.497 | £9,402,246 £7,472,783 £5,539,063 | £9.417.171 £7,487,683 £5.553.942 | £9.376.787 £7,447,377 £5.513.704 | £9.275.826 £7,346,614 £5.413.108 | £8.670.064 £6,742,034 £4.809.536 | £8.333.529 £6,406,156 £4.474,217 |
| Base Build Costs, Access Prt M4(2), Building Safety, Lovy, Store, Cliff, Building S | 60% LAR : 40% CIR | 50% | £5,768,969 | £3,601,129 | £3,615,993 | £3,575,811 | £3,475,355 | £2,872,616 | £2,537,762 |
| Base Build Costs, Access Prt M4/2, Building Safety Lowy S166, CIL, Build Regs S202 & Staircases, Wchair Prt M4(3), Building Safety Lowy S166, CIL, Build Regs S202 & Staircases, Wchair Prt M4(3), Building Safety Lowy S166, CIL, Build | | | s | | | | £40,420,000 |] | |
| Column | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Cont. Cont | 60% LAR : 40% CIR | 5% 10% | £27,047,817 £24,967,383 | £23,282,275 £21,379,290 | £23,297,447 £21,394,409 | £23,256,339 £21,353,451 | £23,153,567 £21,251,059 | £22,536,940 £20,636,700 | £22,194,369 £20,295,390 |
| Cont. Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £22.882.405 £20,792,930 £18.698.999 | £19.471.780 £17,559,792 £15.643.387 | £19.486.851 £17,574,818 £15,658.354 | £19,446,033 £17,534,126 £15,617,778 | £19.343.986 £17,432,397 £15,516.334 | £18.731.712 £16.822,021 £14.907.677 | £18.391.559 £16,482,924 £14,589.533 |
| Cont. Lot. 40%.CR | 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £16,600,661 £14.497.958 | £13,722,551 £11.797.389 | £13,737,505 £11.812.314 | £13,697,030 £11,771,930 | £13,595,844 £11.670.969 | £12,988,722 £11,065,207 | £12,651,433 £10.728.672 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity & Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Break Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Break Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Break Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Break Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Break Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Break Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Break Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & Sustaina | 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £12,390,936 £10,279,640 £8,164,112 | £9,867,926 £7,934,206 £5,996,272 | £9,882,826 £7,949,085 £6,011,136 | £9,842,520 £7,908,847 £5,970,953 | £9,741,757 £7,808,251 £5,870,498 | £9,137,177 £7,204,679 £5,267,759 | £8,801,299 £6,869,360 £4,932,905 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Sept. Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, Sept. Prt M4(3), Building Safety Levy, | Residual Land values compared to benchr | | | | | | | 1 | |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs S106, | secondary industrial/Storage/Distribution | | | Г | Γ | I | £20,601,000 | <u> </u> | |
| 005 LAR-05 CR 105 124 62415 103 61677 124 643 103 125 624 103 125 | | 0% 5% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 27,892,754 225,944,853 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 0% LAR. 4% CR 20% 2264215 £20.991.077 £20.64.103 £20.985.412 £20.993.893 £19.653.367 £19.41.209 £00.000 £10.00 | | 10% 15% | £27,798,669 £25.713.691 | £24,210,576 £22,303,066 | £24,225,695 £22,318,137 | £24,184,737 £22,277,318 | £24,082,344 £22,175,272 | £23,467,986 £21,562,998 | £23,126,676 £21,222,845 |
| 60% LRX: 40% CR 55% £17,329,244 £14,628,075 £14,643,000 £14,600,215 £1,502,255 £13,896,492 £13,559,989 60% LRX: 40% CR 40% £15,222,221 £12,699,212 £12,74,112 £12,673,000 £14,573,043 £13,573,043 £13,603,043 £13 | 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 300 | £23,624,215 £21,530,285 | £20,391,077 £18,474,653 | £20,406,103 £18,489,640 | £20,365,412 £18,449,063 | £20,263,683 £18,347,620 | £19,653,307 £17,738,962 | £19,314,209 £17,400,818 |
| 60% LAR 40% CR 45% \$13,119,25\$ £10,766,361 £13,760,371 £10,760,230 £10,868,537 £10,565,564 £3,700,646 £13,710,646 £13,710,646 £13,710,646 £13,710,710,710,710,710,710,710,710,710,710 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £17,329,244 £15,222,221 | £14,628,675 £12,699,212 | £14,643,600 £12,714,112 | £14,603,215 £12,673,806 | £14,502,255 £12,573,043 | £13,896,492 £11,968,463 | £13,559,958 £11,632,585 |
| | 60% LAR: 40% CIR 60% LAR: 40% CIR | | £13,110,925 £10,995,398 | £10,765,491 £8.827.558 | £10,780,371 £8.842.421 | £10,740,133 £8.802.239 | £10,639,537 £8.701.783 | £10,035,964 £8.099.044 | £9,700,646 £7.764.190 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|--|--|--|--|--|--|---|
| Resi 10 - 50 Flats | | | | Value Area | Zone C - RP Per | phery £2,450 psf | | |
| No Units Site Area | 0.14 Ha | | | Sales value inflation Build cost inflation | | Base Base | - | _ |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 |
| Tenure 695-LAR -695-CR -695-LAR -695-CR | % AH 5% 5% 10% 5% 10% 5% 40% 5% 40% 5% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Ed. 385,085 Ed. 41,091 Ed. | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Straceses \$537,347 \$511,349 \$ | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent ES386.77 ES114.74 ES114.74 ES114.74 ES114.74 ES114.75 ES114.75 ES114.76 ES114.7 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity E83.45.05 511.02.79 529.74.24 529. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$15,342,724 \$2,441,845 \$2,441,845 \$3,441,845 \$4,441, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Ext 2019.85 50.858, 19. 50.858, 19 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Ex1279-104 |
| | | | | | | | | Base Build Costs, |
| Tenure 6% LAR: -6% CR 6% LAR: -6% CR | % AH 0% 5% 10% 15% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (25,458,279 (20,135,976 (20,831,134 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 519 302 256 51171452 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1214,68720 1519,34747 | Base Build Costs, Access Prt M4(2), Suiding Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Elodiversity E19276.319 517126.113 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 12(32/207 15(9)/32347 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £16,569,500 £16,455,662 | Access Prt M4(2). Building Safety Levy., S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2020/8247 £18.214.249 £18.04.552 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £16.207.867 £13,889,530 | £12.917.316 £10,780,072 | £12.932.343 £10,795,061 | £12.891.651 £10,754,483 | £12,789,922 £10,653,041 | £12.179.546 £10,044,382 | £11.840.449 £9,706,239 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £11,566,785 £9,239,675 | £8,638,439 £6,492,459 | £8,653,393 £6,507,383 | £8,612,918 £6,466,999 | £8,511,731 £6,366,038 | £7,904,610 £5,760,277 | £7,567,321 £5,423,742 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £8,908,246 £4,572,542 £2,232,609 | £4,342,176 £2,187,637 £28,886 | £4,357,076 £2,202,518 £43,750 | £4,316,771 £2,162,279 £3,567 | £4,216,008 £2,061,683 | £3,611,428 £1,458,110 £6896,627 | £3,275,550 £1,122,793 £1,034,482 |
| Residual Land values compared to benchr Medium Value Secondary Offices | | 12,252,005 | 220,000 | 240,700 | 20,007 | £57,186,000 | 12000,021 | -2.1,004,402 |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £31.216.658 £28,916,404 £26.611.563 | £27.201.919 £25,082,684 £22.958.880 | £27.217.149 £25,097,855 £22.973,999 | £27.175.876 £25,056,748 £22.933.042 | £27.072.695 £24,953,976 £22,830.649 | £26.453.611 £24,337,349 £22.216.290 | £26.109.675 £23,994,777 £21.874.980 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £24,302,178 £21,988,295 | £20,830,553 £18,697,744 | £20,845,623 £18,712,771 | £20,804,804 £18,672,080 | £20,702,759 £18,570,350 | £20,090,483 £17,959,975 | £19,750,331 £17,620,877 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £19,869,959 £17,347,214 £15,020,104 | £16,560,501 £14,418,867 £12,272,887 | £16,575,489 £14,433,821 £12,287,812 | £16,534,912 £14,393,347 £12,247,427 | £16,433,469 £14,292,160 £12,146,467 | £15,824,811 £13,685,039 £11.540,705 | £15,486,668 £13,347,749 £11,204,171 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £12,688,675 £10,352,971 | £10,122,605 £7,968,066 | £10,137,505 £7,982,946 | £10,097,200 £7,942,707 | £9,996,437 £7,842,112 | £9,391,857 £7,238,539 | £9,055,979 £6,903,221 |
| 60% LAR : 40% CIR Residual Land values compared to benchr | mark land value | £8,013,038 | £5,809,314 | £5,824,178 | £5,783,998 | £5,683,539 | £5,080,801 | £4,745,946 |
| Lower Value Secondary Offices / Commun | ity Space | | | | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2011) 071 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Legs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M42 Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Exposes Sustain |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £31,311,547 £29,008,705 | £27,477,827 £25,354,023 | £27,492,998 £25,369,142 £23,240,765 | £27,451,890 £25,328,184 | £27,349,119 £25,225,792 | £26,732,491 £24,611,433 | £26,389,920 £24,270,123 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 15% 20% 25% 30% | £24,383,438 £22,065,102 | £21,092,887 £18,955,644 | £21,107,914 £18,970,632 | £21,067,223 £18,930,054 | £20,965,493 £18,828,612 | £20,355,118 £18,219,953 | £20,016,020 £17,881,811 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £19,742,356 £17,415,247 £15,083,818 | £16,814,010 £14,668.030 £12,517,748 | £16,828,964 £14,682,955 £12,532,648 | £16,788,489 £14,642,570 £12,492,343 | £16,687,303 £14,541,610 £12,391,580 | £18,080,182 £13,935,848 £11,787,000 | £15,742,892 £13.599,314 £11,451,122 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £12,748,114 £10,408,181 | £10,363,209 £8,204,457 | £10,378,089 £8,219,321 | £10,337,850 £8,179,139 | £10,237,255 £8,078,682 | £9,633,682 £7,475,944 | £9,298,364 £7,141,089 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Stalireases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £36,443,086 £34,142,833 | £32,428,347 £30,309,112 £38,195,200 | £32,443,577 £30,324,284 | £32,402,305 £30,283,176 £38,150,470 | £32,299,124 £30,180,405 | £31,680,039 £29,563,777 | £31,336,104 £29,221,206 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £31,837,991 £29.528.607 £27,214,724 | £28,185,309 £26.056.981 £23,924,173 | £28,200,428 £26.072.051 £23,939,200 | £28,159,470 £26.031.233 £23,898,508 | £28,057,077 £25,929,187 £23,796,779 | £27,442,719 £25,316,912 £23,186,403 | £27,101,409 £24,976,759 £22,847,306 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £24,896,387 £22,573,642 | £21,786,929 £19,645,296 £17,499,316 | £21,801,918 £19,660,250 £17,514,241 | £21,761,340 £19,619,775 £17,473,856 | £21,659,898 £19,518,589 | £21,051,239 £18,911,467 £16,767,134 | £20,713,096 £18,574,178 £16,430,599 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £20,246,533 £17,915,103 £15,579,400 | £15,349,034 £13,194,494 | £17,514,241 £15,363,934 £13,209,375 | £15,323,628 £13,169,136 | £17,372,895 £15,222,865 £13,068,541 | £16,767,134 £14,618,285 £12,464,967 | £10,430,599 £14,282,407 £12,129,650 |
| 60% LAR : 40% CIR | 50% | £13.239.466 | £11.035.743 | £11.050.607 | £11.010.424 | £10.909.968 | £10.307.230 | £9.972.375 |

| Local Fian Viability Testing 2 | | | | | | | | | | |
|--|---|--|--|---|---|---|--|---|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone C - | £1,050 psf | | | | |
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation | | Base Base | 1 | | | |
| Residual land values: | 0.14110 | ı | | Build cost inflation Tenure | | LAR : CIR | |] | | |
| Tenure 50% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR 60% LAR: 45% CIR Residual Land values compared to benchms | % AH 0% 5% 5% 5% 20% 20% 30% 30% 40% 40% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 15,48547 28,810,556 15,850,548 15,850,487 15,342,55 15,342,55 12,342,55 12,342,55 12,342,55 12,342,55 12,342,55 12,342,55 12,342,55 12,342,55 12,342,55 12,342,55 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases (5.24494) 4.595,111 4.595,111 4.190,044 5.11,0044 6.11,0044 6.11,0044 6.11,0044 6.11,0045 6.11,0044 6.11,0044 6.11,0044 6.11,0044 6.11,0044 6.11,0044 6.11,0044 6.11,0044 6.11,0044 6.11,0044 6.11,0044 6.11,0044 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (5.25/4598) 4.553.445, 5.11.00-19 (2.450.976) (2.450.976) (2.450.976) (2.450.976) (2.450.976) (2.450.976) (2.450.976) (4.600.476) (4.600.476) (4.600.476) (4.600.476) (4.600.476) (4.600.476) (4.600.476) (4.600.476) (4.600.476) (4.600.476) (4.600.476) (4.600.476) (4.600.476) | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent & Biodiversity (5,504,74) 4,512,355 (2,399,744 (1,09,503) (2,399,744 (1,09,503) (2,399,744 (1,09,503) (1,00,503) (1,00,503) (1,00,503) (1,00,503) (1,00,504) | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staficases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 5,577741 43,385,778 5,279,319 1,259,319 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £4311999 £3562522 £1519.643 £1519.643 £1519.643 £1519.643 £1519.643 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety, \$106, CI | | |
| Higher Value Secondary Offices | ar iuno vuides | | | | | £97,649,000 |] | | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | -£11.305.686 -£12,021,186 -£12,742,101 | | | | -£12,266,798 -£12,979,601 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£12,393,642 -£13,327,045 | -£14,989,621 -£15,768,138 | -£15,020,687 -£15,797,170 | -£15,072,771 -£15,849,182 | -£15,202,979 -£15,979,211 | -£15,984,236 -£16,759,387 | -£16,418,267 -£17,192,818 | | |
| Residual Land values comeaned to benchmark land values Medium Value Secondary Offices E57,186,000 | | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £1.412.629 £537,209 -£343.800 | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | | -£6,308,762 -£7,029,678 -£7,755,954 | | -£6,388,854 -£7,109,575 -£7,835,681 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | | | | | | | | |
| Residual Land values compared to benchma | ark land values | -£7,614,621 | £10,053,714 | -£10,084,746 | -£10,136,759 | -£10,286,787 | -£11,046,964 | -£11,480,395 | | |
| Lower Value Secondary Offices / Community | Space | | | Г | Г | £40,420,000 | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (2779 54 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Legs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 418779 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £2,904,174 £2,023,164 £1,136,619 | | -£1,143,110 -£1,841,927 -£2,546,334 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £244,595 -£652,856 | | -£3,258,277 -£3,971,700 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£4,314,254 -£5,247,657 | £6,910,233 £7,686,749 | -£6,941,299 -£7,717,781 | -£6,993,383 -£7,769,794 | -£7,123,591 -£7,899,822 | -£7,904,848 -£8,679,999 | -£8,338,878 -£9,113,430 | | |
| Residual Land values compared to benchma Secondary Industrial/Storage/Distribution | ark land values | | | | | £20,601,000 |] | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & BIOdiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Offset Payments, Sustainability & Embodied Carbon S203207 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £5,702,150 £4,821,141 | £1,685,135 £986,211 | £1,654,867 £956,049 | £1,604,019 £905,389 | £1,476,902 £778,740 | £714,196 £18,840 | £290,470 -£403,326 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £3.934.596 £3,042,572 £2,145.121 | £281,708 -£428,321 -£1,143,821 | £251.642 -£458,300 -£1,173.723 | £201.154 -£508,632 -£1,223.913 | £74.934 -£634,461 -£1,349.388 | -£682.389 -£1,389,433 -£2,102.236 | | | |
| | 25% 30% 35% | £1,242,298 £334,159 | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | | | |
| 22.2.2.1.40.000 | | | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | | | |
|---|--|---|---|---|--|--|--|---|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone C - | £1,150 psf | | | | |
| No Units Site Area | 60 0.14 Ha | | - | Sales value inflation | | Base | 1 | | | |
| Residual land values: | 0.14 Ha | | | Build cost inflation Tenure | 1 | Base LAR : CIR | · |] | | |
| Tenure 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR | % AH 5% 10% 25% 25% 35% 40% 45% 50% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy 511,186,51 511,186,142 511,186,142 511,186,142 511,186,142 511,186,142 511,186,186 511,186 51 | Base Build Costs, Access Prt M4(2), Building Safey Levil 2006, CIL, Building Regs 2022 & Stalicases 2023 & Stalicases 2024 & Stalicases 2025 & Stalicases 20 | Base Build Costs, Access Prt M4(2), 9106, CIL, Build Regs 2022 & Staircases, Wchate Prt M4(3) & BREAM Excellent 15,719,185 15,274,915 16,274,915 17,79,185 1 | Base Build Costs, Access Prt M4(2), Building Seffey Levy, S106, Cit., Build Regs 2022 & Staircases, Wichair Prt M4(3), Biodiversity 1,759,972 1,525,918 1,52 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CLL, Build Regs Building Safety Levy, 5166, CLL, Build Regs Wester Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 87,745,755 15,955,747 15,955,747 15,955,747 15,955,747 15,955,747 15,955,747 15,955,747 15,955,747 15,955,747 15,955,757 15,955 | Base Build Costs, Access Prt Md(2), Building Safety Lovy, S166, Cil., Building Safety Lovy, S166, Cil., Building Safety Building Safety Lovy, S166, Cil., Buildingss, Wchair Prt Md(2), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability 16174-1626 1618-174-174-174-174-174-174-174-174-174-174 | Base Build Costs, Access Prt M4(2), Building Safety Levil S166, CIt, Build Regs 2022 & Staircasse, Wichair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15,75,698 15,154,698 | | |
| rigiter value secondary Offices | | | ı | 1 | | £97,649,000 | 1 | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | -£1.590.211 -£2,601,110 -£3,617,600 | | | | | | -£7,213,744 -£8,028,773 -£8,851,252 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | -£9,686,018 -£10.526,726 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | -£11,373,318 -£12,225,733 -£13,083,013 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | -£12,580,334 -£13,452,136 | | | | | -£13,954,662 -£14,864,608 | | |
| 60% LAR : 40% CIR | 50% | -£11,955,424 | -£14,353,719 | -£14,384,753 | £14,436,764 | -£14,586,794 | -£15,346,970 | -£15,780,401 | | |
| Residual Land value compared to benchmark land values Medium Value Scondary Offices 527.198.060 | | | | | | | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £4.122.212 £3,111,313 £2.094.824 | -£122.147 -£942,645 -£1.768.694 | | | | | -£1.501.320 -£2,316,349 -£3.138.828 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £1,072,801 £45,297 | -£2,600,239 -£3,437,227 | | | | | -£3,973,594 -£4,814,303 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£5,660,895 -£6,513,309 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£7.371,490 -£8,242,238 -£9,152,184 | | |
| | | +£6,243,000 | -£8,641,296 | -£8,672,329 | -£8,724,341 | -£8,854,370 | -£9,634,547 | -£10,067,978 | | |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | | s | | | | £40,420,000 | | | | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Biodoversity, Renewable, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £5,478,278 £4,481,789 | £1,424,319 £598,271 | £1,394,506 £568,562 | £1,344,423 £518,663 | £1,219,216 £393,917 | £467,973 -£354,562 | £50,615 -£771,863 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £3,439,766 £2,412,262 £1,379,332 | -£233.275 -£1,070,262 -£1,947,265 | | | | | -£1.608.629 -£2,447,338 -£3,283.830 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | £341,031 -£702 588 | -£2,773,150 -£3,634,395 | | | | | -£4,146,345 -£5.004.525 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£5,875,274 -£6,785,219 | | |
| Residual Land values compared to benchr | | £3,0/0,030 | -E0,279,531 | -20,300,364 | -20,057,376 | -20,487,403 | 17,207,002 | 427,701,013 | | |
| Secondary Industrial/Storage/Distribution | | | T | ı | ı | £20,601,000 | <u> </u> | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% | £9,287,153 £8,276,254 | £5,042,795 £4,222,296 | £5,012,866 £4,192,483 | £4,962,584 £4,142,400 | £4,836,878 £4,017,192 | £4,082,642 £3,265,949 | £3,663,621 £2,848,592 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £7,259,765 £6.237.742 | £3,396,247 £2.564.702 | £3,366,538 £2.535.087 | £3,316,639 £2,485,358 | £3,191,893 £2,361,035 | £2,443,414 £1.612.081 | £2,026,113 £1.191.347 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 25% 30% | £5,210,238 £4,177,308 £3,139.007 | £1,727,714 £880,711 £24.826 | £1,098,185 £850,810 -£5,007 | £1,648,610 £800,620 -£55,070 | £1,524,673 £675,144 -£180,228 | £770,068 -£77,704 -£931.176 | £350,638 -£495,953 -£1,348,368 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £2,095,388 £1,046,508 | -£836,419 -£1,702,970 | | | | | -£2,206,548 -£3,077,297 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | -£7,580 -£1.078,059 | -£2,574,771 -£3,476,355 | -£2,604,457 -£3,507,388 | -£2,654,228 -£3,559,399 | -£2,778,655 -£3,689,429 | -£3,553,212 -£4,469,606 | -£3,987,243 -£4,903,036 | | |
| | | | | | | | | | | |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|---|--|---|--|---|---|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone C - | £1,350 psf | | |
| No Units | 60 0.14 Ha | | 1 | Sales value inflation | | Base |] | |
| Site Area Residual land values: | 0.14 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual land values: | | | 1 | I | ı | ı | T | ı |
| Tenure 50% LAR 40% CR | % AH 5% 5% 10% 10% 15% 20% 35% 40% 45% 50% nark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy E17,012,07 E15,054,00 E13,055,00 E13,00 E13,00 E13,00 E13,00 E13,00 E13,00 E13,00 | Base Build Costs, Access Prt M4(2), Building Safey Levy & S106, CIL, Building Regs 2022 & Starcases £13,25,584 £10,05,714 £6,593,00 £6,593,10 £6,593,10 £13,30,91 £13,30,91 £13,30,91 £13,30,91 £13,30,91 £13,30,91 £13,30,91 | Base Build Costs, Access Prt M4(2), Stide, Cit., Building Safety Levy, Stide, Cit., Build Regs 2022 & Stidrcases, Wchair Prt M4(3) & SREEAM Excellent \$13,253,756 \$13,256 \$13, | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety, \$106, CIL, Bu | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety, Biodiversity & Renewable Offset Payments \$13,077,777 \$15,077,777 \$15,077,777 \$15,077,777 \$15,077,777 \$15,077,777 \$15,077,777 \$15,077,077 \$15,077 \$15, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £12,32,551 £19,562 £19,565,672 £19,565,673 £19,565,673 £1,727,127 £1,737,127 £1,738,674 £1,737,127 £1,738,674 £1,738,674 £1,738,674 £1,738,674 £1,738,674 £1,738,674 £1,738,674 £1,738,674 £1,738,674 £1,738,674 £1,738,674 £1,738,674 £1,738,674 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon F11365,511 G1561169 G15621 G1561169 G15621 G1 |
| | 1 | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renowable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR | 0% 5% | £3.828.956 £2,547,098 | -£502.057 -£1,589,181 | | | | | -£1.881.230 -£2,962,885 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £1,259,651 -£33,332 -£1,331,703 | -£2,681,856 -£3,780,027 -£4,883,640 | | -£2,761,463 -£3,859,371 -£4,962,744 | | | -£4,050,510 -£5,144,048 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£7,348,617 -£8,459,536 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | | -£8,226,596 -£9,351,439 | | | | | -£9,576,135 -£10,708,547 |
| 60% LAR: 40% CIR | 50% | -£9,234,603 | £10,462,623 £11,629,758 | -£10,512,508 -£11,659,412 | £10,562,278 £11,709,114 | -£10,686,705 -£11,833,369 | -£11,433,263 -£12,578,895 | -£11,848,018 -£12,993,076 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | 5 | | | | £57,186,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & Solo, Cill, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Legs \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £9.541.380 £8,259,522 | £5.210.366 £4,123,242 | £5.180.438 £4,093,428 | £5.130.155 £4,043,346 | £5.004.450 £3,918,139 | £4.250.213 £3,166,896 | £3.831.194 £2,749,538 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £6,972,075 £5,679,092 £4,380,630 | £3,030,568 £1,932,396 £828,783 | £3,000,859 £1,902,783 £799,255 | £2,950,961 £1,853,053 £749,679 | £2,826,214 £1,728,730 £625,742 | £2,077,735 £982,789 £117,885 | £1,661,913 £568,378 £531,011 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £3,076,741 £1,767,482 | -£280,219 -£1,394,556 | -£309,671 -£1,423,941 | -£359,107 -£1,473,252 | -£482,698 -£1,596,528 | | -£1,636,193 -£2,747,113 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £452.906 -£866,934 | -£2.514.172 -£3.639,015 | | | | | -£3.863.711 -£4,996,124 |
| 60% LAR: 40% CIR | 50% | -£3,522,180 | -£4,770,399 -£5,917,334 | -£5,946,989 | -£4,849,855 -£5,996,691 | *£4,974,281 *£6,120,945 | +£6,866,471 | -£6,135,595 -£7,280,653 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | | s | | | | £40,420,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 5108,344 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, Cil., Building Regs 2022 & Staircases 27,77.331 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £7577.405 | Base Build Costs, Access Prt M4(2), Suiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £747,120 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 5687, 778 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 10,198,158 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £10,626,486 £9,339,039 £8,048,057 | £6,490,207 £5,397,532 £4,290,361 | £6,460,393 £5,367,824 £4,260,747 | £6,410,311 £5,317,925 £4,220,018 | £6,285,103 £5,193,178 £4,095,694 | £5,533,860 £4,444,699 £3,349,754 | £5,116,503 £4,028,878 £2,935,342 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £6,747,595 £5,443,708 | £3,195,748 £2,086,746 | £3,166,219 £2,057,294 | £3,116,644 £2,007,858 | £2,992,707 £1,884,269 | £2,249,080 £1,142,734 | £1,835,954 £730,771 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £4,134,447 £2.819.870 | £972,409 -£147,208 | £943,023 -£176,535 | £893,713 -£225.735 | £770,436 -£348.737 | £30,774 -£1.086.743 | £380,148 -£1.498.746 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £1,500,031 £174,985 -£1,155,215 | -£1,272,050 -£2,403,434 -£3,550,370 | | | | | -£2,029,159 -£3,768,630 -£4,913,688 |
| Residual Land values compared to benchm | | | | | | | | |
| Secondary Industrial/Storage/Distribution | 1 | | 1 | | I | £20,601,000 | ı I | 1 |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £14,706,321 £13,424,463 | £10,375,307 £9,288,183 | £10,345,380 £9,258,369 | £10,295,097 £9,208,287 | £10,169,391 £9,083,080 | £9,415,154 £8,331,837 | £8,996,135 £7,914,479 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £12,137,016 £10.844.033 | £8,195,509 £7.097.338 | £8,165,800 £7.067.724 | £8,115,902 £7.017.994 | £7,991,155 £6.893.671 | £7,242,676 £6.147.730 £5.047.057 | £6,826,854 £5,733,319 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £8,241,683 £6,932,424 | £4,884,722 £3,770,385 | £4,855,270 £3,741,000 | £4,805,834 £3,691,689 | £3,780,683 £4,682,245 £3,568,413 | £3,940,711 £2,828,751 | £3,528,748 £2,417,828 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 35% 40% 45% | £5,617,847 £4,298,008 | £2,650,769 £1,525,926 | £2,621,441 £1,496,647 | £2,572,241 £1,447,543 | £2,449,240 £1,324,782 | £1,711,234 £584,264 | £1,301,230 £168,817 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £2,972,962 £1.642.761 | £394,542 -£752.393 | £364,856 -£782.048 | £315,087 -£831.750 | £190,660 -£956,004 | -£555,899 -£1,701,530 | -£970,853 -£2.115.711 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|-------------------------------------|--|---|--|--|---|--|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone C - | £1,500 psf | | |
| No Units Site Area | 60 0.14 Ha | | - | Sales value inflation Ruild cost inflation | | Base Base | | |
| Residual land values: | 0.14110 | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 |
| Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | % AH 5% 10% 20% 35% 40% 40% 45% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 12(1975) CR 103365 17(27) (28 15(1975) (28 15(1975) (28 15(1975) (28 15(1985) (28 15(19 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CII., Building Rogs 2022 & Staircases £1785599 £1896519; £1496519; £1496519; £1496519; £1496519; £1496519; £1496519; £1596519; £1596519; £1596519; £1596519; | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £17525141 £1586,192,193 £1375,677 £1207,208 £1375,677 £1207,208 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 £1574,18 | Base Build Costs, Access Prt M4(2), Stiller, Stiller, Sti | Base Build Costs, Access Prt M4(2), Stofe, Cit., Building Seffy Levy, S106, Cit., Build Regs 2022 & Stafficases, Wchair Prt M4(3), Biodiversity & Renewable Offset Payments \$17,077,155 \$15,780,157 \$11,780,157 \$1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), SREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £15.92.516 £15.93.626 £11.55.554 £11.55.554 £11.55.554 £11.55.554 £11.55.554 £11.55.556 £12.55.556 £12.55.556 £12.55.556 | Base Build Costs, Access Prt M4(2), Building Safety Leg 1506, CIL, Build Regs 2022 & Stafrcases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 151503569 151402271 1510311577 1510311577 1510311577 151037157 151037 |
| Higher Value Secondary Offices | mark nama vance. | • | | | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Accoss Prt M4(2), Suldiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £7.893.330 £6,408,254 | £3.497.328 £2,210,235 | £3.467.399 £2,180,421 | £3.417.117 £2,130,338 | £3.291.412 £2,005,130 | £2.537.175 £1,253,887 | £2.118.155 £836,530 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £4,917,588 £3,421,387 £1,919,706 | £917,591 -£380,549 -£1.684_133 | £007,881 -£410,164 -£1.713.662 | £637,983 -£459,893 -£1.763.236 | £713,237 -£584,216 -£1.887.174 | -£35,242 -£1,330,158 -£2,630,801 | -£1,744,568 -£3,043,927 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £412,600 -£1,099,879 -£2,617,675 | -£2,993,104 -£4,307,410 | | | | -£3,937,115 -£5,249,044 | -£4,349,079 -£5,659,968 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | | | | | -£7,889,518 -£9,217,948 | -£8,298,721 -£9,628,470 |
| 60% LAR : 40% CIR Residual Land values compared to bench | 50% mark land values | ±7,202,416 | -£9,616,893 | -£9,646,102 | -£9,695,057 | -£9,817,443 | £10,554,363 | -£10,968,544 |
| Medium Value Secondary Offices £57,188,009 | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bloddversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £13.605.754 | £9.209.752 | £9.179.823 | £9.129.541 | £9.003.835 | £8.249.599 £6.988.311 | £7.830.578 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £10,630,011 £9,133,811 | £6,630,015 £5,331,874 | £6,600,305 £5,302,259 | £6,550,407 £5,252,531 | £6,425,660 £5,128,207 | £5,677,182 £4,382,266 | £5,261,360 £3,967,855 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £7,632,130 £6,125,023 £4,612,544 | £4,028,291 £2,719,319 £1,405,014 | £3,998,762 £2,689,867 £1,375,629 | £3,949,188 £2,640,431 £1,326,318 | £3,825,249 £2,516,842 £1,203,041 | £3,081,623 £1,775,309 £463,380 | £2,668,497 £1,363,345 £52,456 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £3.094.749 £1,571,692 | £85.428 -£1,239,384 | £56.101 -£1,268,663 | £6.900 -£1,317,767 | -£116.101 -£1,440,528 | -£854.108 -£2,177,095 | -£1.264.110 -£2,586,298 |
| 60% DAR : 40% CIR | 50% | £43,428 -£1,489,992 | -£2,569,388 -£3,904,469 | -£2,598,607 -£3,933,679 | -£2,647,630 -£3,982,633 | -£2,770,187 -£4,105,020 | -£3,505,524 -£4,841,939 | -£3,914,046 -£5,258,121 |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | | | | | | £40,420,000 | | |
| Tenure 60% LAR: 40% CR | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £15172719 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £1016-563 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$15,7543 |
| 60% LAR : 40% CIR | 5% 10% 15% | £14,467,642 £12,996,976 £11,500,775 | £8,996,979 £7,698,839 | £8,967,270 £7,669,224 | £8,917,371 £7,619,495 | £8,792,625 £7,495,172 | £9,333,276 £8,044,146 £6,749,231 | £7,628,325 £8,334,820 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £9,999,095 £8,491,988 £6,979,509 | £6,395,256 £5,086,284 £3,771,979 | £6,365,727 £5,056,832 £3,742,593 | £6,316,153 £5,007,396 £3,693,283 | £6,192,214 £4,883,807 £3,570,005 | £5,448,588 £4,142,273 £2,830,344 | £5,035,462 £3,730,310 £2,419,421 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £5,461,714 £3,938,657 | £2.452.393 £1,127,581 | £2.423.066 £1,098,302 | £2.373.864 £1,049,198 | £2 250.864 £926,437 | £1.512.857 £189,870 | £1.102.854 -£219,333 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £2,410,391 £876,972 | -£262,403 -£1,537,506 | -£231,642 -£1,586,714 | -£1,615,668 | -£403,222 -£1,738,055 | -£1,138,580 -£2,474,974 | -£1,347,081 -£2,889,156 |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | • | | | | £20,601,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S108, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Accoss Prt M4(2), Suldiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £18,770,695 £17,285,618 £15,794.952 | £14,374,693 £13,087,600 £11,794,956 | £14,344,764 £13,057,786 £11,765,246 | £14,294,482 £13,007,703 £11,715.348 | £14,168,776 £12,882,495 £11,590.602 | £13,414,540 £12,131,252 £10,842,123 | £12,995,519 £11,713,895 £10,426.301 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £14.298.752 £14.797.071 | £10.496.815 £9,193,232 | £10.467.200 £9,163,703 | £10,417,472 £10,417,472 £9,114,129 | £10.293.149 £8,990,191 | £9.547.207 £8,246,564 | £9.132.797 £7,833,438 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £11,289,984 £9,777,486 £8,259,690 | £7,884,260 £6,569,955 £5,250,369 | £7,654,808 £6,540,570 £5,221,042 | £7,805,373 £6,491,259 £5,171,841 | £7,681,783 £6,367,982 £5,048,841 | £6,940,250 £5,628,321 £4,310,834 | £5,528,288 £5,217,397 £3,900,831 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £6,736,633 £5,208,367 | £3,925,558 £2,595,573 £1,280,472 | £3,896,278 £2,566,334 £1,231,263 | £3,847,174 £2,517,311 £1,182,308 | £3,724,413 £2,394,755 £1,059,921 | £2,987,847 £1,659,417 | £2,578,643 £1,250,895 |
| 60% LAR: 40% CIR | 50% | 13.074.949 | £1.260.472 | £1.231.263 | £1.182.308 | £1:059.921 | £323.002 | -291.179 |

| Local Plan Viability Testing | 2025 | | | | | | _ | | | | |
|---|---|--|---|---|--|--|--|--|--|--|--|
| | | | | | | | | | | | |
| Resi 11 - 60 Flats | | | | Value Area | Zone C - | £1,750 psf | | | | | |
| No Units | en | | 1 | Sales value inflation | | Base |] | | | | |
| Site Area | 0.14 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 | | | |
| Residual land values: | | | | | | | | | | | |
| Tenure 805 L4R, 205 CP. 905 L4R, 205 CP. 905 L4R, 205 CP. 905 L4R, 205 CP. 905 L4R, 205 CP. 905 L4R, 205 CP. 905 L4R, 205 CP. 905 L4R, 205 CP. 905 L4R, 205 CP. 805 L4R, 205 CP. 805 L4R, 205 CP. 805 L4R, 205 CP. 805 L4R, 205 CP. 805 L4R, 205 CP. 805 L4R, 205 CP. 805 L4R, 205 CP. | % AH 5% 10% 15% 20% 30% 40% 35% 40% somark land values | Base Build Costs and Access Prt M4(2) & Building Safety Levy 173,444.89 173,444.89 173,464.84 173,765.84 183,778.84 183,778.84 183,778.84 183,778.84 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CL, Building Regs 2022 & Staticases 2022 & Staticases 22349,70 23349,70 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 123/98/75 123/98/75 115/92/16 115/92/16 115/92/16 115/92/16 115/92/16 115/92/16 115/92/16 115/92/16 115/92/16 115/92/16 115/92/16 | Base Build Costs, Access Prt M4(2), Building Safety Levy, Stride, CIL, Balding Safety Levy, Stride, CIL, Balding Safety Levy, Stride, CIL, Balding Safety Levy, Stride, Safety Levy, Safety Safety, Safety Safety, Safety Safety, Safety Safety, Safet | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 8 Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 223,742,794 221,212,223 231,212,231 231,242,275 231,342,377 241,342,377 251,342,377 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Safety Levy, S106, CIL, Safety Levy, S106, CIL, Safety Levy, S106, CIL, Safety Levy, S106, CIL, Safety Levy, S106, CIL, Safety Levy, S106, CIL, Safety Levy, S106, CIL, Safety Levy, S106, CIL, Safety Levy, S106, CIL, Safety, S | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodoversity, Renewable Offsset Payments, Sustainability & Embodied Carbon 272,99,338 273,99,339 273,99,39,39 273,99,39 2 | | | |
| riigiler value secondary Onices | 1 | | T | ı | 1 | £97,649,000 | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | | |
| 60% LAR : 40% CIR | 0% 5% | £14.659.158 £12,841,362 | £10.162.969 £8,542,594 | £10.133.041 £8,512,780 | £10.082.758 £8,462,697 | £9.957.053 £8,337,491 | £9.202.816 £7,586,247 | £8.783.797 £7,168,889 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £11,014,151 £9,179,252 £7,329,972 | £6,916,668 £5,285,246 | £6,886,959 £5,255,631 | £6,837,060 £5,205,903 | £6,712,314 £5,081,578 £3,445,340 | £5,963,835 £4,335,638 | £5,548,014 £3,921,226 £2,289,597 | | | |
| 60% LAR: 40% CIR | 25% | £7.338.873 £5,493,068 £3,641,892 | £3.648.381 £2,006,128 £358.540 | £3.618.852 £1,976,674 | £3.569.277 £1,927,239 £279.844 | £3.445.340 £1,803,651 £156,586 | £2.701.713 £1,062,116 £583.005 | £2.288.587 £650,152 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £1,785,398 | -£1,294,329 -£2,952,423 | -£1,323,656 -£2,981,702 | -£1,372,857 | -£1,495,858 -£3,153,567 | -£2,233,864 -£3,890,133 | -£2,643,867 -£4,299,336 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | +£5,960,367 +£7,628,901 | | | |
| Residual Land values compared to benchmark land values | | | | | | | | | | | |
| Medium Value Secondary Offices E87,186,000 | | | | | | | | | | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | | |
| Tenure | % AH 0% 5% | Building Safety Levy £20.371.581 | 2022 & Staircases £15.875.392 | BREEAM Excellent £15.845.465 | Biodiversity £15.795.182 | Payments £15.669.476 | Sustainability £14.915.240 | Embodied Carbon £14.496.220 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £18,553,785 £16,726,574 | £14,255,018 £12,629,092 | £14,225,204 £12,599,382 | £14,175,121 £12,549,484 | £14,049,914 £12,424,738 | £13,298,670 £11,676,259 | £12,881,313 £11,260,437 | | | |
| 60% LAR: 40% CIR | 20% | £14,891,676 £13,051,296 | £10,997,870 £9,360,805 | £10,968,055 £9,331,276 | £10,918,326 £9,281,701 | £10,794,002 £9,157,763 | £10,048,061 £8,414,137 | £9,633,650 £8,001,011 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 80% LAR: 40% CIR | 25% 30% 35% | £11,205,492 £9,354,315 £7,497,822 | £7,718,551 £6,070,963 £4.418.095 | £7,089,096 £6,041,578 £4,388,787 | £7,639,662 £5,992,267 £4,339,567 | £7,516,074 £5,868,990 £4,216,566 | £6,774,540 £5,129,329 £3,478,560 | £0,302,576 £4,718,405 £3,088,557 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £5,636,066 £3,769,103 | £2,760,001 £1,096,735 | £2,730,721 £1,067,496 | £2,681,617 £1,018,473 | £4,210,366 £2,558,857 £895,916 | £1,822,291 £160.578 | £1,413,088 -£247,943 | | | |
| | | £1,896,986 | -£571,648 | -£600,858 | -£649,812 | £772,200 | -£1,508,521 | -£1,914,478 | | | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | | 5 | | | | £40,420,000 | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £20,920,750 £19,093,539 | £16,621,982 £14,996,057 | £16,592,168 £14,966,347 | £16,542,085 £14,916,449 | £16,416,879 £14,791,703 | £15,665,635 £14,043,224 | £15,248,277 £13,627,402 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £17.258.641 £15,418,261 | £13.364.634 £11,727,769 | £13.335.020 £11,698,240 | £13.285.291 £11,648,665 | £13.160.967 £11,524,728 | £12.415.026 £10,781,101 | £12.000.615 £10,367,975 | | | |
| 60% LAR: 40% CIR | 25% 30% 35% | £13,572,457 £11,721,280 | £10,085,516 £8,437,928 | £10,056,063 £8,408,542 | £10,006,627 £8,359,232 | £9,883,039 £8,235,954 | £9,141,504 £7,496,293 | £8,729,541 £7,085,370 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £8,003,031 £6,136.068 | £5,126,966 £3,463.700 | £5,097,686 £3,434.461 | £5,048,582 £3,385.437 | £4,925,821 £3,262.881 | £4,189,256 £2,527.543 | £3,780,052 £3,780,052 £2,119.021 | | | |
| 60% LAR : 40% CIR | 50% | £4,263,951 | £1,795,316 | £1,766,107 | £1,717,152 | £1,594,765 | £860,444 | £452,487 | | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | | | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | | |
| Tenure | % AH 0% | Building Safety Levy £25,536,522 | 2022 & Staircases £21,040,334 | BREEAM Excellent £21,010,408 | Biodiversity £20,960,123 | Payments £20,834,417 | Sustainability £20,080,181 | Embodied Carbon £19,661,161 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £23,718,727 £21,891,515 | £19,419,959 £17,794,033 | £19,390,145 £17,764,323 | £19,340,062 £17,714,425 | £19,214,855 £17,589,679 | £18,463,611 £16,841,200 | £18,046,254 £16,425,379 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £20.056.617 £18,216,237 | £16.162.611 £14,525,746 | £16.132.998 £14,496,217 | £16,083,267 £14,446,642 £12,804,604 | £15.958.943 £14,322,704 | £15.213.003 £13,579,078 | £14.798.591 £13,165,952 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £10,370,433 £14,519,256 £12,682,763 | £12,863,492 £11,235,904 £9,583,038 | £12,654,039 £11,206,519 £9,553,708 | £12,804,604 £11,157,208 £9,504,508 | £12,081,015 £11,033,931 £9,381 507 | £11,939,481 £10,294,270 £8,643,501 | £11,327,517 £9,883,346 £8,233,498 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £10,801,007 £8,934,045 | £7,924,942 £6,261,676 | £7,895,663 £6,232,437 | £7,846,559 £6,183,414 | £7,723,798 £6,060,857 | £6,987,232 £5,325,520 | £6,578,029 £4,916,998 | | | |
| 60% LAR : 40% CIR | 50% | £7.081.928 | £4.593.293 | £4.564.084 | £4.515.129 | £4.392.741 | £3.658.420 | £3.250.464 | | | |

| Local Plan Viability Testing | 2025 | | _ | | | | | |
|--|---|---|--|--|--|--|---|--|
| Resi 11 - 60 Flats | | | | Value Area | Zone C - | £1,900 psf | | |
| No Units Site Area | 60 0.14 Ha | | - | Sales value inflation | | Base | 1 | |
| Residual land values: | 0.14112 | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 |
| Tenure 905 LAR - 205 CR 905 LAR - 905 CR 905 LAR - 905 CR 905 LAR - 905 CR 905 LAR - 905 CR 905 LAR - 905 CR 905 LAR - 905 CR 905 LAR - 905 CR | % AH 5% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | Base Build Costs and Access Prt M4(2) & Building Safety Levy Ext. 264.222 Crt. 408.416 Crt. 408. | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2024 & Staircases 2024 0.06 2024 0 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 227918,197 22440,550 22440,550 25440 2544 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 27 99 985 50 00 00 00 00 00 00 00 00 50 00 00 00 00 00 00 00 50 00 00 00 00 00 00 00 00 50 00 00 00 00 00 00 00 00 50 00 00 00 00 00 00 00 00 00 50 00 00 00 00 00 00 00 00 00 50 00 00 00 00 00 00 00 00 00 00 50 00 00 00 00 00 00 00 00 00 00 00 50 00 00 00 00 00 00 00 00 00 00 00 00 50 00 00 00 00 00 00 00 00 00 00 00 00 0 | Base Build Costs, Access Prt M4(2), Burcess Pressor Presso | Base Build Costs, Access Prt M4(2), Bucses Prt M4(2), Bucses Prt M4(2), Bucses Bardwidt Regs 202.8 Staticases, Wchair Prt M4(3), BREEAM Excellent Eliodiversity, Renewable Offset Payments & Sustainability 25, 597,451 25,597,452 25,597,453 25,597,457,457 25,597,457 | Base Build Costs, Access Prt M4(2), Building Safety Levy Building Safety Levy Building Safety Levy Building Safety Levy Building Safety Levy Building Safety Levy Building Safety Levy Building Safety Buildin |
| Residual Land values compared to benchm Higher Value Secondary Offices | mark land value | 5 | | | | £97,649,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £18.698.481 £16,678,718 £14.653.451 | £14.162.355 £12,342,009 £10.516.114 | £14.132.426 £12,312,196 £10.486.406 | £14.082.144 £12,262,113 £10.436.507 | £13.956.438 £12,136,906 £10.311.760 | £13.202.202 £11,385,663 £9.563.281 | £12.783.181 £10,968,305 £9.147.460 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £12,622,733 £10.586.615 | £8,684,723 £6.847.889 | £8,655,109 £6.818.360 | £8,605,379 £6.768.785 | £8,481,056 £6.644.847 | £7,735,116 £5.901.221 | £7,320,704 £5.488.095 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £8,541,349 £6,486,954 £4,427,243 | £5,005,666 £3,158,108 | £4,976,214 £3,128,723 | £4,926,778 £3,079,412 | £4,803,189 £2,956,136 | £4,061,654 £2,216,474 | £3,649,692 £1,805,552 |
| 60% LAR : 40% CIR | 40% 45% | £4,427,243 £2,362,268 £292,085 | -£552,791 -£52,416,027 | £1,275,944 -£582,071 -£2,445,267 | £1,220,743 -£831,175 -£2 494 289 | £1,103,743 -£753,938 -£2,616,845 | £305,737 -£1,490,502 -£3,352,184 | •£44,207 •£1,899,706 •£3,760,705 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchr | 50% | -£1,783,249 | -£4,284,379 | -£4,313,588 | -£4,362,543 | -£4,484,931 | -£5,219,253 | -£5,627,209 |
| Nesional Libro Values committee to pencimary anno values Medium Value Secondary Offices £57.186.000 Medium Value Secondary Offices | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% 5% | £24.410.904 | £19.874.778 | £19.844.849 £18.024.620 | £19.794.567 | £19.668.862 | £18.914.625 | £18.495.605 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £20,365,874 £18,335,156 | £16,228,538 £14,397,146 | £16,198,829 £14,367,533 | £16,148,931 £14,317,803 | £16,024,184 £14,193,480 | £15,275,705 £13,447,539 | £14,859,883 £13,033,128 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £16,299,038 £14,253,773 | £12,560,312 £10,718,089 | £12,530,783 £10,688,637 | £12,481,209 £10,639,202 | £12,357,271 £10,515,612 | £11,613,644 £9,774,078 | £11,200,518 £9,362,115 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £12,199,377 £10.139.666 | £8,870,532 £7.017.695 | £8,841,147 £6.988.368 | £8,791,836 £6,939,167 | £8,668,560 £6.816.166 | £7,928,898 £6.078.160 | £7,517,975 £5.668.157 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £8,074,692 £6,004,509 | £5,159,632 £3,296,397 £1,428,044 | £5,130,353 £3,267,157 £1,398,835 | £5,081,249 £3,218,135 £1,349,881 | £4,958,488 £3,095,578 | £4,221,921 £2,360,239 £493,171 | £3,812,718 £1,951,719 |
| Residual Land values compared to benchr | nark land value | 5 | 21,420,044 | 21,030,000 | 21,040,001 | E 1,EE1,900 | 2400,171 | 200,214 |
| Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E2777899 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity £2:161522 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 22(08)526 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 2021/281559 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Excellent |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% | £24,758,106 £22,732,839 | £20,421,398 £18,595,503 | £20,391,585 £18,565,794 | £20,341,502 £18,515,898 | £20,216,294 £18,391,149 | £19,465,051 £17,642,670 | £19,047,694 £17,226,848 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £18,666,003 £16,620,738 | £14,927,277 £13,085,054 | £14,897,748 £13,055,602 | £14,848,174 £13,006,168 | £14,724,235 £12,882,577 | £13,980,609 £12,141,043 | £13,567,483 £11,729,080 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £14,566,342 £12,506,631 | £11,237,497 £9.384.660 | £11,208,111 £9.355.332 | £11,158,801 £9,306,131 | £11,035,524 £9.183.131 | £10,295,862 £8.445.125 | £9,884,940 £8,035,121 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £10,441,656 £8,371,474 £6,296.139 | £7,526,597 £5,663,362 £3,795.009 | £7,497,318 £5,634,122 £3,765.800 | £7,448,213 £5,585,099 £3,716.845 | £1,325,453 £5,462,543 £3,594,458 | £6,588,886 £4,727,204 £2,860,136 | £6,179,683 £4,318,683 £2,452,179 |
| Residual Land values compared to benchn | | 5 | | | | | 1 | |
| Secondary Industrial/Storage/Distribution | | | ı | | ı | £20,601,000 | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 229:578:45 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill. Building Regs 2022 & Staircases (2539),719 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 225,099,791 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 22499509 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchalr Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 124333803 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchale Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability 224079-569 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 223000548 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £27,556,083 £25,530,815 | £23,219,374 £21,393,479 | £23,189,561 £21,363,770 | £23,139,478 £21,313,872 | £23,014,271 £21,189,125 | £22,263,027 £20,440,646 | £21,845,670 £20,024,825 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £23.500.097 £21,463,979 £19,418,714 | £19.562.088 £17,725,253 £15.883.030 | £19.532.474 £17,695,724 £15.853.578 | £19.482.744 £17,646,150 £15.804.143 | £19.358.421 £17,522,212 £15,680.553 | £18.612.480 £16,778,585 £14,939.019 | £18.198.069 £16,365,459 £14,527.056 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £17,364,319 £15,304,607 | £14,035,473 £12,182,636 | £14,006,088 £12,153,309 | £13,956,777 £12,104,108 | £13,833,501 £11,981,107 | £13,093,839 £11,243,101 | £12,682,916 £10,833,098 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £13,239,633 £11,169,450 | £10,324,573 £8,461,338 | £10,295,294 £8,432,098 | £10,246,190 £8,383,076 | £10,123,429 £8,260,519 | £9,386,862 £7,525,181 | £8,977,659 £7,116,660 |
| 60% LAR : 40% CIR | 50% | £9.094.115 | E6.592.985 | £6.563.776 | £6.514.822 | E6:392.434 | E5.658.112 | £5.250.155 |

| Local Plan Viability Testing | 2025 | | | | | | | | | |
|--|-------------------|--|---|---|---|--|--|--|--|--|
| Resi 11 - 60 Flats | | | | | 70 | | | | | |
| Resi 11 - 60 Flats | | | | Value Area | Zone C - | £2,000 psf | | | | |
| N. II-N. | | | ı | 0.1 | | In |] | | | |
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | | | |
| Residual land values: | | | | Tellule | | LAR . CIR | | | | |
| Tenure 60% IAR: 60% CIR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 135,177,103 133,022.697 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 230614.352 22800694 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 130,584,423 228,03,881 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £30,531,141 £25,80,798 | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent, Biodiversity & Renewable Offset Payments 139,468,456 228,455,591 | Base Build Costs, Access Prt M4(2), Building Safey, Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability 229,654,199 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S165, CIL Build legs 2022 (CIL Build legs 2022 Suchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodd Carbon 212,25,175 22,25,599 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £33,022,697 £30,862,786 £28,697,423 £26,526,681 | £28.660.694 £28,701,487 £24,736,782 | £28.630.881 £26,671,777 £24,707,168 £22,737,106 | £28,580,798 £26,621,879 £24,657,438 | £28,455,591 £26,497,133 £24,533,115 £22,563,593 | £27.704.348 £25,748,654 £23,787,175 | £27.286.990 £25,332,832 £23,372,763 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £26,526,661 £24,350,556 £22,169,161 | £22,766,635 £20.791.100 £18,810,230 | £22,737,106 £20.761.647 £18,780,844 | £22,687,532 £20,712,212 £18,731,534 | £22,563,593 £20.588.623 £18,608,257 | £21,819,967 £19.847.088 £17,868,595 | £21,406,841 £19,435,125 £17,457,672 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £22,169,161 £19,974,213 £17,773,759 | £18,810,230 £16,824,080 £14,832,704 | £18,780,844 £16,794,752 £14,803,425 | £18,731,534 £16,745,552 £14,754,321 | £18,608,257 £16,622,551 £14,631,559 | £17,868,595 £15,884,545 £13,894,993 | £17,457,672 £15,474,541 £13,485,790 | | |
| 60% LAR : 40% CIR | 40% | £17,773,759 £15,568,098 | £14,832,704 £12,836,155 | £14,803,425 £12,806,916 | £14,754,321 £12,757,894 | £14,631,559 £12,635,337 | £13,894,993 £11,899,999 | £13,485,790 £11,491,477 | | |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% | £13,357,283 | £10,834,490 | £10,805,281 | £10,756,326 | £10,633,939 | £9,899,617 | £9,491,660 | | |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% 10% | £21.391.362 £19,236,956 £17,077,045 | £10.828.011 £14,874,953 £12,915,746 | £16,798,082 £14,845,140 £12,886,036 | £16,748,400 £14,795,057 £12,836,138 | £16.622.094 £14,669,850 £12,711.302 | £13,918,607 £11,962,913 | £15,449,438 £13,501,249 £11,547,091 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £17,077,045 £14,911,682 £12,740,920 | £12,915,746 £10,951,041 £8 980 994 | £12,680,030 £10,921,427 £8,951,365 | £12,636,138 £10,871,697 £8,901,701 | £12,711,392 £10,747,374 £8,777,852 | £11,902,913 £10,001,433 £8,034,236 | £9,587,022 £9,621,100 | | |
| 60% LAR: 40% CIR | 25% | £12,740,920 £10,564,815 £8,383,410 | £5.500.694 £7,005,359 | £6,975,906 £4,995,103 | £6,926,471 £4,945,793 | £6,802,882 £4,822,515 | £6,061,347 £6,082,854 | £5,649,384 £3,671,931 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £6,188,471 £6,188,018 | £3,038,338 £3,046,063 | £3,009,011 | £2,959,811 | £4,822,515 £2,836,809 | £2,098,803 | £3,071,531 £1,688,800 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £3,966,016 £1,782,356 | £1,040,963 -£949,586 -£2,051,251 | £1,017,083 -£978,825 -£2,980,460 | -£1,027,847 | -£1,150,405 | £109,232 -£1,885,742 -£3,886,124 | -£2,294,284 -£4,294,081 | | |
| Residual Land values compared to benchmark land values | | | | | | | | | | |
| Medium Value Secondary Offices | | | | | | £57,186,000 |] | | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Tenure | % AH | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity 522 480 824 | Payments 622 335 118 | Sustainability 621 580 882 | Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £24,949,380 £22,789,468 | £20,587,377 £18,628,169 | £20,557,564 £18,598,460 | £20,507,481 £18,548,561 | £20,382,273 £18.423.815 | £19,631,030 £17,675,336 | £19,213,673 £17,259,515 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £20,624,105 £18,453,344 | £16,663,464 £14,693,317 | £16,633,850 £14,663,788 | £16,584,121 £14,614,214 | £16,459,797 £14,490,276 | £15,713,857 £13,746,649 | £15,299,445 £13,333,523 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £16,277,239 £14,095,843 | £12,717,782 £10,736,912 | £12,688,330 £10,707,527 | £12,638,894 £10,658,216 | £12,515,305 £10,534,939 | £11,773,771 £9 795 278 | £11,361,808 £9 384 354 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £11.900.895 £9.700.441 | £8.750.762 £6.759.386 | £8.721.434 £6.730.107 | £8.672.234 £6.681.003 | £8.549.233 £6.558.241 | £7.811.227 £5.821.675 | £7.401.223 £5.412.472 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £7,494,780 £5,283,965 | £4,762,838 £2,761,172 | £4,733,599 £2,731,963 | £4,684,576 £2,683,009 | £4,562,019 £2,560,621 | £3,826,681 £1,826,299 | £3,418,159 £1,418,342 | | |
| Residual Land values compared to benchm | | 5 | | | | | | | | |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £27,316,344 £25,156,433 | £22,954,341 £20,995,134 | £22,924,528 £20,965,424 | £22,874,445 £20,915,528 | £22,749,238 £20,790,780 | £21,997,995 £20,042,301 | £21,580,637 £19,626,479 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £22.991.070 £20,820,308 | £19.030.429 £17,060,282 | £19.000.815 £17,030,753 | £18.951.085 £16,981,179 | £18.826.762 £16,857,241 | £18.080.822 £16,113,614 | £17.686.410 £15,700,488 | | |
| 60% LAR: 40% CIR | 25% 30% | £18,644,203 £16,462,808 | £15,084,747 £13,103,877 | £15,055,295 £13,074,492 | £15,005,859 £13,025,181 | £14,882,270 £12,901,904 | £14,140,735 £12,162,243 | £13,728,773 £11,751,319 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £14.267.860 £12,067,406 | £11.117.727 £9,126,351 | £11.088.399 £9,097,072 | £11.039.199 £9,047,968 | £10.916.198 £8,925,206 | £10.178.192 £8,188,640 | £9.768.188 £7,779,437 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £9,661,745 £7,650,930 | £7,129,802 £5,128,137 | £7,100,563 £5,098,928 | £7,051,541 £5,049,973 | £0,928,984 £4,927,586 | £0,193,846 £4,193,264 | £5,785,307 | | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 | 1 | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| | 0% 5% | £32,268,726 | £27,705,976 | £27,676,047 | £27,625,765 | £27,500,059 | £26,745,823 | £26,326,802 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £30,114,321 £27,954,409 | £25,752,318 £23,793,110 | £25,722,505 £23,763,401 | £25,672,422 £23,713,502 | £25,547,214 £23,588,756 | £24,795,971 £22,840,277 | £24,378,614 £22,424,456 | | |
| 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £25,789,047 £23,618,285 | £21.828.405 £19.858,259 | £21.798.792 £19,828,730 | £21.749.062 £19,779,155 | £21.624.739 £19,655,217 £17,680,246 | £20.878.798 £18,911,591 | £20.464.387 £18,498,465 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £21,442,180 £19,260,784 £17,065,896 | £15,901,853 £13,915,702 | £17,653,271 £15,872,468 £13,886,370 | £17,003,830 £15,823,157 £13,837,170 | £17,680,246 £15,699,880 £13,714,174 | £10,538,712 £14,960,219 £12,976,169 | £10,020,749 £14,549,295 £12,588,184 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £14,865,383 £12,659,721 | £13,915,703 £11,924,328 £9,927,770 | £13,686,376 £11,895,048 £9,898,540 | £13,637,176 £11,845,944 £9,849,517 | £13,714,174 £11,723,182 £9,726,960 | £12,970,100 £10,986,617 £8,901,622 | £12,000,104 £10,577,413 £8,583,101 | | |
| 60% LAR : 40% CIR | 50% | £12,059,721 £10.448.906 | £9,927,779 £7.926.114 | £7.896.904 | £9,849,517 £7.847.950 | £9,725,960 £7.725.562 | £6,991,022 £6.991.240 | £6.583.284 | | |
| | | | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | | |
|--|--|--|---|---|--|--|--|--|--|
| Rosi 11 - 60 Flats | | | | Value Area | Zone C - RP Per | iphery £2,250 psf | | | |
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | - | _ | |
| Residual land values: | | | | Tenure | | LAR : CIR | |] | |
| ### Tenure 69% LAR 45% CR 69% LAR 4 | % AH 5% 5% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | Base Build Costs and Access Prt M4(2) & Building Safety Levy £41,965.97 £41,965.97 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 £41,415.99 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases \$17,250,75 \$3,956,867 \$3,956,867 \$2,956,97 \$4,956,97 \$4,956,97 \$1 | Base Build Costs, Access Prt M4(2), St06, Cil., Build Regs 2022 & Stiarcases, Wchair Prt M4(3) & BREEAM Excellent \$17,221 198 \$2,506,815 \$2,506 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$2022 & Staticcases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$77,77572 \$12,777572 \$12,777572 \$12,777572 \$12,777572 \$12,777572 \$12,777572 \$12,777572 \$12,777572 \$12,777572 \$12,777572 \$13, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 377,627,856 37,647,856 38,764,765 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16s, CIL, Building Safety Levy, S16s, CIL, Building Safety Levy, S16s, CIL, Building Safety Levy, S16s, CIL, Building Safety, S16s, CIL, Safety, | Base Build Costs, Access Ptt M4(2), Access Ptt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Ptt M4(3), BrEEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Pts. 862.722 Embodied Carbon Pts. 862.723 Embodied | |
| | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable | |
| | | Base Build Costs and | Building Safety Levy & | 2022 & Staircases, | Wchair Prt M4(3), | Biodiversity & | Biodiversity, Renewable | Offset Payments, | |
| Tenure | %AH | Access Prt M4(2) & Building Safety Levy | S106, CIL, Building Regs 2022 & Staircases | Wchair Prt M4(3) & BREEAM Excellent | BREEAM Excellent & Biodiversity | Renewable Offset Payments | Offset Payments & Sustainability | Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £28.123.566 £25,632,549 | £23,464,935 £21,185,370 | £23,435,457 £21,156,004 | £23,385,931 £21,106,673 | £23,262,114 £20,983,348 £18,699,053 | £22,519,213 £20,243,395 £17,961,823 | £22.108.491 £19.832,310 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | | £23,130,026 £20,634,055 £18.126.684 | £16,609,888 £14,313,408 | £16,580,719 £14,283,879 | £16,531,737 £14,234,303 | £16,099,033 £16,409,283 £14,110,366 £11,802,112 | £17,961,623 £15,667,229 £13,366,740 | £15,252,817 £12,953,614 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 25% 30% 35% | £15,613,968 £13,095,962 | £12,004,589 £9,690,438 £7,371,006 | £11,975,137 £9,661,052 £7,341,677 | £11,925,702 £9,611,742 | £11,802,112 £9,488,465 £7,169,477 | £11,060,578 £8,748,803 £6,431,470 | £10,648,615 £8,337,880 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £10,572,718 £8,044,292 | £7,371,006 £5,046,347 | £7,341,677 £5,017,068 | £7,292,477 £4,967,964 | £7,169,477 £4,845,203 | £6,431,470 £4,108,637 | £8,021,467 £3,699,434 | |
| 60% LAR : 40% CIR | 50% | £2,958,521 | £381,570 | £352,361 | £303,405 | £181,019 | -£553,303 | -£961,260 | |
| Residual Land values comeand to benchmark land values Medium Value Sociational Offices ES7.186.000 Medium Value Sociation Volume ES7.186.000 | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levi \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR | 0% 5% | £33.835.989 £31,344,973 | £29.177.359 £26,897,793 | £29.147.881 £26,868,427 | £29.098.355 £26,819,097 | £28.974.538 £26,695,771 | £28.231.637 £25,955,818 | £27.818.914 £25,544,734 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £26,846,452 £26,346,478 £23,830,108 | £24,612,760 £22,322,312 £20,025,831 | £24,583,497 £22,293,143 £10,996,302 | £24,534,348 £22,244,161 £19,946,727 | £24,411,477 £22,121,708 £19,822,790 | £23,674,246 £21,379,652 £19,079,163 | £23,258,592 £20,965,241 £18,666,037 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £23,839,108 £21,326,392 £18,808,385 | £20,025,831 £17,717,013 £15,402,861 | £19,996,302 £17,687,561 £15,373,476 | £19,946,727 £17,638,125 £15,324,165 | £19,822,790 £17,514,536 £15,200,888 | £19,079,163 £16,773,002 £14,461,227 | £16,666,037 £16,361,039 £14,050,303 | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 35% 40% 45% | £16.285.142 £13,756,716 | £13.083.429 £10,758,771 | £13.054.101 £10,729,492 | £13.004.901 £10,680,387 | £12.881.900 £10,557,627 | £12.143.893 £9,821,061 | £11.733.891 £9,411,858 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £11,220,458 £8,670,945 | £8,428,941 £6,093,993 | £8,399,701 £6,064,784 | £8,350,679 £6,015,829 | £8,228,123 £5,893,442 | £7,492,784 £5,159,120 | £7,084,262 £4,751,163 | |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | | | | | | £40,420,000 | 1 | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 258 202 594 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$31468-319 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$25,958,602 | Base Build Coets, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 250 1858 278 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £35,711,936 £31,215,417 £28,713,443 | £26,979,724 £24,689,277 | £26,235,392 £26,950,462 £24,660.107 | £26,901,313 £24,611.126 | £26,052,730 £26,778,442 £24,488.671 | £26,041,211 £23,746.617 | £27,911,099 £25,625,557 £23,332,206 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £26,206,072 £23,693,357 | £22,392,796 £20,083,978 | £22,363,267 £20,054,525 | £22,313,692 £20,005,090 | £22,189,754 £19,881,501 | £21,446,128 £19,139,966 | £21,033,002 £18,728,003 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £21,175,350 £18.652,107 £16,123,681 | £17,769,826 £15,450,394 £13,125,736 | £17,740,441 £15,421,066 £13,096,456 | £17,691,130 £15,371,865 £13,047,352 | £17,567,853 £15,248,865 £12,924,591 | £16,828,192 £14,510,858 £12,188,026 | £18,417,268 £14,100,855 £11,778,822 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £13,587,422 £11,037,910 | £10,795,906 £8,460,958 | £10,766,666 £8,431,749 | £10,717,644 £8,382,793 | £10,595,087 £8,260,407 | £9,859,749 £7,526,085 | £9,451,227 £7,118,128 | |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land value | | | | | 000.00 | 1 | | |
| occordary industrial/Storage/Distribution | _ | | 1 | | | £20,601,000 | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 25900330 | Base Build Costs, Access Prt M4(2), Building Safety Lev & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £4312,822 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 254139479 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$25283.855 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £36,509,914 £34,013,393 | £32,062,735 £29,777,701 | £32,033,368 £29,748,438 | £31,984,038 £29,699,290 | £31,860,712 £29,576,418 | £31,120,759 £28,839,188 | £30,709,675 £28,423,533 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £31.511.419 £29,004,049 | £27.487.253 £25,190,772 | £27.458.084 £25,161,243 | £27.409.102 £25,111,668 | £27.286.648 £24,987,731 | £26.544.594 £24,244,104 | £26.130.182 £23,830,978 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £20,491,333 £23,973,327 £21,450,083 | £22,881,954 £20,567,803 £18,248,371 | £22,852,502 £20,538,417 £18,219,042 | £22,803,066 £20,489,107 £18,169,842 | £22,679,477 £20,365,829 £18,046,842 | £21,937,943 £19,626,168 £17,308,835 | £21,525,980 £19,215,245 £16,898,832 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £18,921,657 £16,385,399 | £15,923,712 £13,593.882 | £15,219,042 £15,894,433 £13,564.643 | £15,845,329 | £15,722,568 £13,393,064 | £17,308,835 £14,986,002 £12,657,725 | £10,698,832 £14,576,799 £12,249.203 | |
| 60% LAR : 40% CIR | 50% | £13.835.886 | £11.258.935 | £11.229.725 | £13,515,620 £11.180.770 | £11.058.383 | £10.324.061 | £9.916.105 | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|--|--|--|--|---|---|---|
| Rosi 11 - 60 Flats | | | | Value Area | Zone C - RP Peri | phery £2,450 psf | | |
| No Units Site Area | 60 0.14 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | |
| Residual land values: | | | l | Tenure | | LAR : CIR | | |
| Tenure 60% LAR. 45% CR 60% LAR. 45% CR 60% LAR. 45% CR 60% LAR. 45% CR 60% LAR. 45% CR 60% LAR. 45% CR 60% LAR. 45% CR 60% LAR. 45% CR 80% LAR. 45% CR 80% LAR. 45% CR 80% LAR. 45% CR 80% LAR. 45% CR 80% LAR. 45% CR | % AH 5% 10% 10% 12% 22% 25% 35% 40% 35% 40% 35% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Extra Safety Levy Extra Safety Levy Extra Safety Levy Extra Safety Extra S | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases £4,595,271 £4,595,272 £4,595,27 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E42,500,043 E43,671,68 E43,671,671,671,671,671,671,671,671,671,671 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Buildi Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Ex. 297.1316 Ex. 297.177 Ex. Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (22.347,98) (23.449,98), 721 (23.459), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Ext | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 241,191,875 241,191 |
| | | | | | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (24) 50930 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 128, 735, 102 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 22895574 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 12(58)1758 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 227,81857 | Base Build Costs, Access Ptt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 227406,134 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £30,749,025 £27,983,216 £25,211,954 | £26,220,032 £23,670,016 £21,114,586 | £26,190,665 £23,640,754 £21,085,417 | £26,141,336 £23,591,605 £21,036,435 | £26,018,010 £23,468,732 £20,913,980 | £25,278,058 £22,731,503 £20,179,250 | £24,866,972 £22,321,931 £19,771,067 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £22,435,294 £19,653,290 | £18.553.795 £15,987,697 | £18.524.711 £15,958,688 | £18.475.881 £15,909,995 | £18.353.806 £15,788,264 | £17.621.355 £15,057,874 | £17.214.438 £14.648,000 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £16,865,996 £14,073,465 £11,275,750 | £13,416,345 £10,837,139 £8,245,855 | £13,387,401 £10,807,812 £8,216,576 | £13,338,832 £10,758,611 £8,167,471 | £13,217,408 £10,635,610 £8,044,711 | £12,481,562 £9,897,604 £7,308,145 | £12,070,639 £9,487,601 £6,898,942 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £8,472,906 £5,664,985 | £5,649,399 £3,047,826 | £5,620,160 £3,018,617 | £5,571,138 £2,969,662 | £5,448,581 £2,847,275 | £4,713,243 £2,112,953 | £4,304,721 £1,704,996 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% 5% | £39.221.753 £36,461,448 | £34,477,003 £31,932,455 | £34.447.525 £31,903,089 | £34.397.998 £31,853,759 | £34,274,181 £31,730,434 | £33.531.280 £30,990,481 | £33,118,558 £30,579,396 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £33,695,639 £30,924,378 £28,147,717 | £29,362,440 £26,827,009 £24,266,219 | £29,353,177 £28,797,840 £24,237,134 | £29,304,028 £26,748,858 £24,188,304 | £29,181,150 £26,626,404 £24,066,230 | £25,891,674 £23,333,778 | £28,034,354 £25,483,490 £22,926,861 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £25,365,714 £22,578,420 | £21,700,121 £19,128,769 | £21,671,112 £19,099,825 | £21,622,418 £19,051,256 £16,471,034 | £21,500,687 £18,929,831 | £20,770,297 £18,193,985 | £20,360,423 £17,783,063 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £16,988,174 £14,185,330 | £13,958,278 £11,361,823 | £13,929,000 £11,332,584 | £13,879,895 £11,283,561 | £13,757,134 £11,161,004 | £13,020,568 £10,425,666 | £13,200,024 £12,611,365 £10,017,145 |
| 60% LAR: 40% CIR Residual Land values compared to benchm | | £11,377,409 | £8,760,250 | £8,731,041 | £8,682,086 | £8,559,699 | £7,825,376 | £7,417,420 |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £41.588.718 £38,828,413 £36,062,604 | £38.843.968 £34,299,420 £31,749,404 | £38.814.490 £34,270,054 £31,720,142 | £36,764,963 £34,220,724 £31,670,993 | £36.641.146 £34,097,399 £31,548,121 | £35,898,245 £33,357,446 £30,810,891 | £35,485,522 £32,946,360 £30,401,319 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £33.291.342 £30,514,682 £27,732,679 | £29.193.974 £28.633,184 £24.067.086 | £29.164.805 £26.604.099 £24.038.076 | £29.115.823 £26,555,269 £23,989,383 | £28,993,368 £26,433,194 £23,867,652 | £28.258.639 £25,700,743 £23,137,262 | £27.850.455 £25,293,826 £22,727,388 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £24,945,384 £22,153,853 | £21,495,733 £18,916,528 | £21,466,790 £18,887,200 | £21,418,220 £18,837,999 | £21,296,796 £18,714,999 | £20,560,950 £17,976,993 | £20,150,028 £17.566.989 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £19,355,138 £16,552,295 £13,744,374 | £10,325,243 £13,728,787 £11,127,215 | £10,295,965 £13,699,548 £11,098,005 | £10,246,860 £13,650,526 £11,049,051 | £10,124,099 £13,527,969 £10,926,663 | £15,387,533 £12,792,631 £10,192,341 | £14,978,330 £12,384,109 £9,784,384 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Access Prt M4(2), B S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Legs 2102, Staticcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy | 2022 & Staircases £39,641,944 | BREEAM Excellent | Biodiversity £39,562,939 | Payments £39,439,122 | Sustainability | Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £41,626,389 £38,860,580 £36,089,319 | £37,097,396 £34,547,381 £31,991,950 | £37,068,030 £34,518,118 £31.962.781 | £37,018,701 £34,468,970 £31.913.799 | £36,895,375 £34,346,097 £31,791,345 | £36,155,422 £33,608,868 £31,056,615 | £35,744,337 £33,199,296 £30,648,431 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £33,312,659 £30,530,655 £27,743,381 | £29,431,160 £26,865,062 £24,293,740 | £29,402,075 £26,836,053 £24,264,766 | £29,353,246 £26,787,360 £24,216,197 | £29,231,171 £26,665,628 £24,094,772 | £28,498,720 £25,935,238 £23,358,927 | £28,091,802 £25,525,384 £22,948,004 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £24,950,829 £22,153,115 | £24,293,710 £21,714,504 £19,123,220 | £21,685,176 £19,093,941 | £21,635,975 £19,044,836 | £21,512,975 £18,922,075 | £20,774,969 £18,185,510 | £20,364,965 £17,776,306 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £19,350,271 £16.542.350 | £16,526,764 £13.925.191 | £16,497,525 £13.895.982 | £16,448,503 £13.847.027 | £16,325,945 £13.724.640 | £15,590,607 £12.990.318 | £15,182,086 £12,582,361 |

| Local Plan Viability Testing 20 | 025 | | | | | | 1 | | | | |
|--|---|---|--|---|--|--|--|--|--|--|--|
| Resi 12 - 75 Flats | | | | Value Area | Zone C -: | £1,050 psf | | | | | |
| No Units Site Area | 75 0.2 Ha | | • | Sales value inflation Build cost inflation Tenure | | Base Base LAR: CIR | 1 | | | | |
| Residual land values: | | | | Tenure | • | LAR: CR | |] | | | |
| Tenure 60% LAS - 60% CR 60% LAS - 60% CR 60% LAS - 60% CR 60% LAS - 60% CR 60% LAS - 60% CR 60% LAS - 60% CR 60% LAS - 60% CR 60% LAS - 60% CR 60% LAS - 60% CR 60% LAS - 60% CR 60% LAS - 60% CR 60% LAS - 60% CR Residual Last - 60% CR Residual Last - 60% CR | % AH 0% 5% 5% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10 | Base Build Costs and Access Prt M4(2) & Building Safety Lovy 151255-851 (1997) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases (5522)26 (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) (100.27) | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & SREEAM Excellent £4.52148 £1. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 4.357,006 4.357,0 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 4,116,072 1,146,072 1,146,073 1,146,074 1,117,094 1,146,074 1,146,0 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability C1240, 985 C1540, 595 C1540, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2,709,156 (109,888 (109,888 (109,888) (| | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | | | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | | | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£17,555,094 -£18,721.849 | -£21,885,714 -£22,854,859 | -£23,009,624 -£23,977,229 | -£23,074,729 -£24,042,243 | -£23,237,491 -£24,204,780 | -£24,214,061 -£25,180,000 | -£24,756,600 -£25,721,789 | | | |
| Residual and values command to benchmark land values Medium Value Secondry Offices | | | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £548.572 -£545,704 -£1.646.965 | -£5.763.779 -£6,626,168 -£7.495.923 | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | | | | |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | ark land value: | | | | | £40,420,000 | 1 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £2.763.375 £1,662,114 | -£3,317,089 -£4,186,844 | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £553,933 -£561,097 -£1,682,911 | -£5,948,168 -£6,839,593 | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£6.259.897 -£7,426,651 | -£10,590,516 -£11,559,661 | -£11.714.427 -£12,682,032 | -£11.779.532 -£12,747,046 | -£11.942.294 -£12,909,582 | -£12.918.864 -£13,884,803 | -£13.461.403 -£14,426,591 | | | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | ark land value: | • | | | | £20,601,000 |] | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 27-92-92 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1291877 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Ley, S106, CIL, Build Reys, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £6,675,020 £5,573,759 | £594,556 -£275,200 | -£502,595 -£1,368,320 | -£566,154 -£1,431,644 | -£725,050 -£1,589,957 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £4,465,578 £3,350,547 £2,228,734 | £1,152,250 -£2,036,523 -£2,927,949 | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | £1,100,206 -£34,968 -£1,188,038 | -£3,826,453 -£4,761,980 -£5,716,835 | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£2,348,252 -£3,515,007 | -£6,678,872 -£7,648,016 | -£7,802,782 -£8,770,387 | -£7,867,887 -£8,835,401 | -£8,030,649 -£8,997,938 | -£9.007,219 -£9.973.158 | -£9,549,758 -£10.514.946 | | | |

| Local Plan Viability Testing | 2025 | | | | | | | | | |
|---|-------------------------------|--|---|--|--|---|---|---|--|--|
| Resi 12 - 75 Flats | | | | Value Area | Zone C - 1 | E1,150 psf | | | | |
| No Units Site Area | 75 0.2 Ha | | • | Sales value inflation Build cost inflation | | Base Base LAR: CIR | | | | |
| Residual land values: | | | | Tenure | | LAR: CIR | | | | |
| Tenure ON LAR COVICE ON CAR COVICE | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$15,222,825 \$12,886,000 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £7,848.150 £6,819.429 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$77,848 \$5,77,489 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 55,074,885 55,71,141 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 15,058,347 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £11,410,497 £10.126,118 £8,834,955 | | £3,642,404 £3,642,791 £2,585,703 | £4,629,293 £3,579,877 £2,522,965 | £4 471 518 | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | £7,537,078 £6,232,555 | £3,761,624 £4,728,839 £3,668,704 £2,601,489 £1,527,267 £446,108 | £1,521,213 | £1,458,634 £386,960 | £3,422,591 £2,366,122 £1,302,187 £230,862 | £3,624,603 £2,478,875 £1,425,061 £363,503 -£737,585 -£1,864,443 | £1,956,547 £1,954,588 £902,250 -£164,395 -£1,282,092 -£2,407,887 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £4,921,455 £3,603,713 £2,265,506 | £446,108 -£670,812 -£1,816,508 | -£657,996 -£1,794,722 -£2,938,878 | -£723,210 -£1,859,827 -£3,003,893 | -£886,243 -£2,022,588 -£3,166,429 | -£1,864,443 -£2,999,158 -£4,141,650 | -£2,407,887 -£3,541,697 -£4,683,438 | | |
| Residual Land values compared to bench Higher Value Secondary Offices | mark land value | es | | | | £97.649.000 | 1 | | | |
| rigiler value decondary Offices | | | | | | 197,649,000 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% | | | | -£14,043,530 -£15,692,952 -£16,749,864 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£15,669,116 -£17.007.323 | -£19,943,641 -£21.089,337 | -£21,067,551 -£22,211,706 | -£21,132,656 -£22,276,722 | -£21,295,417 -£22,439,258 | -£22,271,987 -£23,414,479 | -£22,814,526 -£23.956.267 | | |
| Readiual Land values compared to benchmark land values 657,186,000 657,186,000 | | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excelled | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £3.935.551 £2,671,927 £1,401,316 | -£2,417,094 -£3,438,560 -£4,467,282 | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | -£1,160,593 -£2,451,755 | -£5,504,687 -£6,557,871 -£7,618,007 | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£7,682,998 -£9,021,204 | -£11,957,522 -£13,103,219 | -£13,081,433 -£14,225,588 | -£13,146,538 -£14,290,603 | -£13,309,298 -£14,453,140 | -£14,285,868 -£15,428,360 | -£14,828,408 -£15,970,149 | | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | mark land value nity Space | es | | | | £40,420,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £5.981.006 £4,710,395 £3.432.865 | -£129.481 -£1,158.203 | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £2,148,486 £857,324 | -£3,248,792 -£4,308,928 | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | -£4,373,919 -£5,712,125 | -£8,648,443 -£9,794,140 | -£9.772.354 -£10,916,509 | -£9.837,459 -£10,981,524 | -£11,144,061 | -£10,976,789 -£12,119,281 | -£11,519,329 -£12,661,070 | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | | | | | £20,601,000 | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £11,56,275 | Base Build Costs, Access Prt M4(2). Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases CASSASS | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$108, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability 2545.07 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £9,892,651 £8,622,040 £7,344,510 | £3,762,163 £2.753,442 £1,715,837 | £2,701,502 £1.668.478 £626,417 | £2,038,898 £1,605,154 £563,307 | £2,480,459 £1,446,841 £405,532 | £1,527,076 £496,968 -£541,121 | £997,420 -£30,740 -£1,067,039 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £6,060,131 £4,768,968 £3,471,091 | £662,852 -£397,283 -£1,464,498 | -£423,196 -£1,480,284 -£2,544,774 | | -£643,396 -£1,699,865 -£2,763,799 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £2,166,569 £855,468 | -£2,538,720 -£3,619,878 -£4,736,798 | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£1.800.481 | -£5.882.495 | -£7.004.864 | -£7.069.880 | -£7.232.416 | -£8.207.636 | -£8.749.425 | | |

| The state of the s | Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|---|--|---|---|--|--|--|---|
| Trans. State Part Cont. Base Bald Cont | Resi 12 - 75 Flats | | | | Value Area | Zone C - | £1,350 psf | | |
| Training Sept Property Pr | No Units | 75 | | • | Sales value inflation | | Base | | |
| Base Basic Costs and Base Basic Costs and Base Basic Costs and Base Basic Costs and Basic Costs and Basic Co | | 0.2 Ha | | | Tenure Tenure | | LAR: CIR | | 1 |
| Temps | Tenure | % AH | Access Prt M4(2) & Building Safety Levy £21,996,220 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases £15,535,257 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| Temps | 60% LAR: 40% CIR | 10% 15% | £17,168,362 | £11,449,318 | | £10,314,108 | £10,158,704 | £10,587,911 £9,226,279 | £10,068,133 £8,708,264 |
| ## Page Build Coats and Access Pri MiC(1) ## Page Build Coats and Access Pri MiC(2) ## Page Build Coats and Access | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% 40% 45% 50% | £12,278,849 £10,635,629 £8,985,830 £7,329,522 £5,666,772 | £7,299,348 £5,902,127 £4,495,174 | £4,835,885 £3,419,398 | £6,173,670 £4,773,447 £3,357,081 | £6,019,574 £4,617,349 £3,201,289 | £5,087,411 £3,680,766 £2,266,533 | £7.340,457 £5,963,580 £4,565,921 £3,160,442 £1,747,224 |
| Base Build Costs, Access PT MAD, 1, Access PT | Higher Value Secondary Offices | IIIIII K IIIII VAIIU | | | | | £97,649,000 |] | |
| | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £1,121,069 -£488,240 | -£5,092,319 -£6,454,323 | | | | | -£7,852,845 -£9,204,696 |
| Read Build Costs, | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£10,564,565 -£11,932,372 -£13,309,248 |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | | -£14,706,908 -£16,112,387 -£17,525,605 |
| Base Build Costs, Access Pt M4(2), Building Saffy Lowy, State Costs, Access Pt M4(2), Building Saffy Lowy, State Costs, Access Pt M4(2), Building Saffy Lowy, State Costs, Access Pt M4(2), Building Saffy Low, State Costs, Access Pt M4(2), Buildi | 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£11,943,307 -£13.606.057 | -£16,203,099 -£17.635.335 | -£17,277,094 -£18,707,857 | -£17,339,307 -£18.769.984 | -£17,494,840 -£18,925,303 | -£18,428,038 -£19,883,435 | -£18,946,482 -£20.425,224 |
| Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/I), Base Build Costs, Access PT MMC/II, Building Safety Levy, Safe Costs, Access PT MMC/II, Building Safety Levy, Safe Costs, Access PT MMC/II, Building Safety Levy, Safe Costs, Access PT MMC/II, Building Safety Levy, Safe Costs, Access PT MMC/III, Building Safety Levy, Safe Costs, Access PT MMC/III, Building Safety Levy, Safe Costs, Access PT MMC/III, Building Safety Levy, Safe Costs, Safe Costs, Access PT MMC/III, Safe Costs, Safe Costs, Access PT MMC/III, Safe Costs, S | Residual Land values compared to bench Medium Value Secondary Offices | nmark land valu | es | | | | £57,186,000 |] | |
| 10.00000000000000000000000000000000000 | T-1-1-1 | 9/ ALI | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Company Comp | | 0% 5% | £10.709.510 £9,107,187 | £4.248.547 £2,893,800 | £3.163.586 £1,813,137 | £3.100.732 £1,750,534 | £2.943.600 £1,594,025 | £2.000.805 £654,971 | £1.477.029 £133,274 |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £7,497,879 £5,881,651 £4,258,573 | £1,531,796 £162,607 £1 213,696 | £455,104 -£910,440 -£2 283,422 | £392,731 -£972,602 -£2,345,391 | £236,798 -£1,128,006 -£2,500,313 | | -£1,218,578 -£2,578,446 -£3,946,263 |
| Part | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £2,628,713 £992,138 | -£1,213,000 -£2,597,042 -£3,987,362 | | | | | -£5,323,130 -£6,720,790 |
| Content Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | | | | | | | | -£8,126,269 -£9,539,487 -£10,960,364 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Sign, Clt., Build Rogs Sign, Cl | Residual Land values compared to benci | 50% nmark land value | -£5,619,939 | -£9,649,217 | -£10,721,739 | -£10,783,866 | -£10,939,184 | -£11,897,316 | -£12,439,106 |
| Base Build Costs, Access Prt M4(2), & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Reg Safety Levy, S106, CIL, | Lower Value Secondary Offices / Commu | nity Space | | | | | £40,420,000 | | |
| Column | Tenure | % АН | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £12,416,266 £10,806,958 | £6,202,879 £4,840,875 | £5.122.216 £3,764,183 | £5.059,613 £3,701,810 | £4.903.104 £3,545,877 | £3.964.050 £2,610,279 | £3,442,353 £2,090,501 |
| Control Cont | 60% LAR : 40% CIR | 25% | £9,190,730 £7,567,652 £5,937,792 | £3,471,686 £2,095,383 £712,037 | £2,398,639 £1,025,657 -£354,688 | £2,336,477 £963,688 -£416,483 | £2,181,073 £808,766 -£570,969 | £1,248,647 -£120,767 -£1,497,887 | £730,633 -£637,175 -£2,014,051 |
| Residual Lead values concerned to benchmark land values | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £4,301,217 £2,657,997 £1,008.199 | -£678,283 -£2,075,504 -£3,482,458 | | | | | -£3,411,711 -£4,817,190 -£6,230,408 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Buildi | | 45% 50% | -£648.110 -£2,310,860 | -£4.907.902 -£6,340,138 | -£5.981.897 -£7,412,660 | -£6.044.109 -£7,474,787 | -£6.199.642 -£7,630,105 | -£7,132,841 -£8,588,237 | -£7.651.285 -£9,130,027 |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, Building Safet | Residual Land values compared to bench Secondary Industrial/Storage/Distribution | nmark land valu | es | | | | £20,601,000 |] | |
| 05 LPR -05 CF 155 CF 12 | | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & |
| GN-LIG-MO-CPC 205. C11479-977 GG07/28 (4.037)-305 (4.037)-333 (4.0 | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% I AP - 40% CIR | 5% 10% 16% | £16,327,911 £14,718.603 £13,102,275 | £10,114,524 £8,752,519 £7,383,234 | £9,033,861 £7.675.828 £6,340.284 | £8,971,258 £7.613.455 £6 249 424 | £8,814,749 £7,457,522 £6,092,748 | £7,875,695 £6,521,924 £5,180,292 | £7,353,998 £6,002,146 £4,642,277 |
| 65-LM, 65-CR 55- (5.59)442 (1.10), (6) (76)56 (70)46 (16)35 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)37 (16)35 (16)3 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £13,102,375 £11,479,297 £9,849,437 | £7,363,331 £6,007,028 £4,623,681 | £4,937,302 £3,556,957 | £4,875,333 £3,495,162 | £0,082,718 £4,720,410 £3,340,676 | £3,790,877 £2,413,758 | £3,274,470 £1,897,594 |
| 69%_LAR_59%_CR 45% 53283.55 598527 4270222 421246 4224759 4322156 4329440 66%_LAR_59%_CR 50%_LAR_59%_CR _59%_CR 50%_LAR_59% | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £8,212,862 £6,569,642 £4,919,844 | £3,233,361 £1,836,140 £429,187 | £2,169,321 £769,898 -£646,589 | £2,107,684 £707,460 -£708,906 | £1,953,587 £551,363 -£864,698 | £1,021,425 -£385,221 -£1,799,454 | £499,934 -£905,545 -£2,318,763 |
| | 60% LAR : 40% CIR | 45% | £3,263,535 £1,600,785 | -£995,257 -£2.428,493 | | | | -£3,221,196 -£4.676.593 | -£3,739,640 -£5,218,382 |

LB Camden

| LB Camden Local Plan Viability Testing | 2025 | | _ | | | | | |
|---|---|---|---|--|--|--|---|--|
| Resi 12 - 75 Flats | | | | Value Area | Zone C - | £1,500 psf | | |
| No Units Site Area | 75 0.2 Ha | | • | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | • | | Tenure | ' | Base LAR : CIR | | |
| Tenure | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 227/0689 Ex 520.343 223.357/010 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Stalircases Exp. 354.499 EXT. 377.614 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchai Prt M4(3), BREEAI Excellent, Biodoversity, Renewable Offset Payments, Sustainability & £11,762.971 £16,169.254 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £21,486,759 £19.609.658 £17,725,775 | £15,698,664 £14,072,399 £12,439,092 | £14,625,617 £13,002,673 £11,372,367 | £14,563,455 £12,940,704 £11,310,572 | £14,408,051 £12.785.783 £11,156,086 | £13,475,625 £11,856,250 £10,229,168 | £12,957,611 £11.339.843 £9,714,214 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £15,835,177 £13,937,933 | £10,798,810 £9,151,628 | £9,734,770 £8,089,959 | £9,673,132 £8,028,458 | £9,519,036 £7,874,707 | £8,594,458 £6,952,199 | £8,080,805 £6,439,695 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £12,034,111 £10,123,779 £8,207,006 | £7,497,613 £5,836,837 £4,168,150 | £6,438,005 £4,778,984 £3,095,637 | £6,376,625 £4,717,254 £3,033,510 | £6,223,173 £4,561,721 £2,878,192 | £5,302,466 £3,628,523 £1,946,283 | £4,784,022 £3,110,079 £1,428,558 |
| Residual Land values compared to benc | • | | £4,100,109 | £3,090,637 | £3,033,510 | 12,070,192 | £ 1,540,203 | £1,420,000 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | 1 | Base Build Costs |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchall Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchai Prt M4(3), BREdin Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £7,803,860 £5,947,514 £4,084,181 | £1,261,660 -£343.050 -£1,955,015 | £176,698 -£1,423,711 -£3,031,706 | £113,845 -£1,486,314 -£3,094,079 | | | -£1,509,858 -£3,103,575 -£4,705,388 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £2,213,930 £336,829 | -£3,574,165 -£5,200,430 | | | | | -£6,315,218 -£7,932,986 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% | | -£6,833,737 -£8,474,018 -£10,121,201 | | | | | -£9,558,615 -£11,192,024 -£12,833,134 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | -£11,775,216 -£13,435,992 | | | | | -£14,488,807 -£16,162,750 |
| 60% LAR: 40% CIR Residual Land values compared to benc Medium Value Secondary Offices | • | -£11.065.823 | £15.104.670 | ±16.177.192 | £16.239.319 | £57.186.000 | -£17.326.546 | -£17.844.271 |
| | | Base Build Costs and Access Prt M4(2) & Building | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments | Base Build Costs Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchai Prt M4(3), BREEAI Excellent, Biodoversity, Renewable Offset Payments, |
| Tenure | % AH | Safety Levy £15.789.978 | & Staircases £9.247.779 £7.643.069 | BREEAM Excellent £8.162.817 | Biodiversity £8.099.964 | Payments £7.942.831 £6.343.295 | Sustainability £7.000.036 | Sustainability & |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £12,070,300 £10,200,049 | £6,031,103 £4,411,954 | £4,954,412 £3,338,907 | £4,892,039 £3,276,744 | £4,736,106 £3,121,341 | £3,800,508 £2,188,915 | £3,280,730 £1,670,900 |
| 60% LAR : 40% CIR | 20% 25% 30% | £8,322,948 £6,439,064 £4,548,467 | £2,785,689 £1,152,381 | £1,715,963 £85,657 | £1,653,994 £23,861 £1,613,579 | £1,499,072 -£130,624 -£1.767,676 | £569,539 -£1,057,542 -£2,692,252 | £53,132 -£1,572,496 -£3,205,906 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £2,651,222 £747.401 | -£2,135,083 -£3.789.098 | | | | | |
| 60% LAR : 40% CIR | 45% 50% | -£1,162,931 -£3,079,704 | -£5,449,873 -£7,118,551 | -£6,507,727 -£8,191,074 | -£6,569,456 -£8,253,201 | -£6,724,989 -£8,408,519 | -£7,658,188 -£9,340,427 | -£8,176,632 -£9,858,153 |
| Residual Land values compared to benc Lower Value Secondary Offices / Commu | hmark land valu nity Space | es | | | | £40,420,000 | | |
| | | | Base Build Costs, Access Prt M4(2). | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3). | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchai Prt M4(3), BREEAI Excellent. |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Biodoversity, |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | % AH 0% 5% 10% | and Access Prt M4(2) & Building | Building Safety Levy & S106, CIL, Building Regs 2022 | Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Staircases, Wchair Prt M4(3), BREEAM Excellent & | Excellent, Biodiversity & Renewable Offset | BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Biodoversity, Renewable Offset Payments, |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% | and Access Prt M4(2) & Building | Building Safety Levy & S106, CIL, Building Regs 2022 | Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Staircases, Wchair Prt M4(3), BREEAM Excellent & | Excellent, Biodiversity & Renewable Offset | BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Biodoversity, Renewable Offset Payments, |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% 25% 30% 35% | and Access Prt M4(2) & Building | Building Safety Levy & S106, CIL, Building Regs 2022 | Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Staircases, Wchair Prt M4(3), BREEAM Excellent & | Excellent, Biodiversity & Renewable Offset | BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Biodoversity, Renewable Offset Payments, |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% 25% | and Access Prt M4(2) & Building | Building Safety Levy & S106, CIL, Building Regs 2022 | Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Staircases, Wchair Prt M4(3), BREEAM Excellent & | Excellent, Biodiversity & Renewable Offset | BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Biodoversity, Renewable Offset Payments, |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | and Access Prt M4(2) & Building | Building Safety Levy & S106, CIL, Building Regs 2022 | Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Staircases, Wchair Prt M4(3), BREEAM Excellent & | Excellent, Biodiversity & Renewable Offset Payments £11/251/910 £5.652/374 £5.6450/250 £5.176.655 £1.541/645 £1.541/645 £1.541/645 £1.541/645 £1.541/645 £1.541/645 £1.541/645 £1.541/645 £1.541/645 £1.541/645 £1.541/645 | BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 103.00116 1 | Biodoversity, Renewable Offset Payments, |
| 60% LAR - 40% CIR 60% LAR - 40% CIR 60% LAR - 40% CIR 60% LAR - 40% CIR 60% LAR - 40% CIR 60% LAR - 40% CIR 60% LAR - 40% CIR 60% LAR - 40% CIR 60% LAR - 40% CIR 60% LAR - 40% CIR | 0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | and Access Ptt M(2) & Building Safety Levy (150,000 ft 150,000 ft | Building Safety Levy & S106, CIL, Building Regs 2022 | Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Staircases, Wchaim Excellent & Blodiversity 1,200 1,000 1 | Excellent, Biodiversity & Renewable Offset Biodiversity & Renewable Offset Payments Payments (1998) 1999 1999 1999 1999 1999 1999 1999 | BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 103.00116 1 | Biodoversity, Renewable Ottor Payments, Sustainability & |
| 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR | 0% 5% 15% 15% 25% 25% 25% 25% 25% 25% 25% 25% 25% 2 | and Access Ptt (1923-315) and Access Ptt (1923-315) and Access Ptt (1923-315) and Access Ptt (1923-315) and Access Ptt (1923-315) and Access Ptt (1923-315) and Access Ptt (1923-315) and Access Ptt (1923-315) and Access Ptt (1923-315) and Access Ptt (1923-315) and Access Ptt (1923-315) | Building Safety Levy & S106, CIL, Building Regs 2022 & S1afrases 12.564, ESS | Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (1.2 of 1.2 o | Stalrcases, Wchain FYM M(3), BEREAM Excellent & Biodiversity E17 (2018) E17 (| Excellent, Biodiversity & Renewable Offset Payments 1 (2) 20 20 20 20 20 20 20 20 20 20 20 20 20 | BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (19.30) 115 (19 | Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAS - 60% CIR | 0% 5% 10% 10% 10% 25% 25% 25% 25% 25% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5 | and Access Ptt M(2) & Building Safety Levy (150,000 ft 150,000 ft | Building Safety Levy & 5106, Levy Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (1.2 of 1.2 o | Staircases, Wchaim Excellent & Blodiversity 1,200 1,000 1 | Excellent, Biodiversity & Renewable Offset Biodiversity & Renewable Offset Payments Payments (1998) 1999 1999 1999 1999 1999 1999 1999 | BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (19.30) 115 (19 | Biodoversity, Renewable Offset Payments, Sustainability & |
| 69% LAR. 49% CIR | 9% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 5% AH | and Access Ptt M(2) & Building Safety Levy (150,000 ft 150,000 ft | Building Safety Levy & 5106, Levy Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (1.2 of 1.2 o | Staircases, Wchaim Excellent & Blodiversity 1,200 1,000 1 | Excellent, Biodiversity & Renewable Offset Biodiversity & Renewable Offset Payments Payments (1998) 1999 1999 1999 1999 1999 1999 1999 | BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (19.30) 115 (19 | Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR 60% LAR- 40% CIR | 0% 5% AH % AH % AH % AH % \$6 | and Access Ptt M(2) & Building Safety Levy (150,000 ft 150,000 ft | Building Safety Levy & 5106, Levy Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (1.2 of 1.2 o | Staircases, Wchaim Excellent & Blodiversity 1,200 1,000 1 | Excellent, Biodiversity & Renewable Offset Biodiversity & Renewable Offset Payments Payments (1998) 1999 1999 1999 1999 1999 1999 1999 | BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (19.30) 115 (19 | Biodoversity, Renewable Offset Payments, Sustainability & |

| LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|--|---------------------------------|--|---|--|--|---|--|--|
| Rosi 12 - 75 Flats | | | | Value Area | Zone C - | £1,750 psf | | |
| No Units Site Area | 75 0.2 Ha | | | Sales value inflation Build cost inflation | | Base Rase | | |
| Residual land values: | 0.2114 | | | Tenure | | Base LAR: CR | | 1 |
| Tenure 931-MR 495-CR 931-MR 495-CR | % AH 5% 10% 15% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (35534) 177 23345192 28.64.909 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CII, Building Regs 2022 & Staircases 228,86,511 P. 845,228 E. 27,78,009 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 27,73,759 (21,73,787) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 227:19:29 237:01:653 216:45.099 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 2754545455 255454555 251460728 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 2,5616,789 24,666,669 2,565,787 | Base Build Costs, Access Prt M4(2), Building Safety Ley, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (2509)5022 (2509)5022 (2509)503 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £26,383,617 £24,076,361 £21,762,390 | £22,780,909 £20,738,041 £18,688,130 £16,631,246 | £19.668.315 £17,621,406 | £21,645,699 £19,606,346 £17,559,611 | £19.451.424 £17,405,125 £15.351.473 | £18.521.891 £16,478,207 £14.426.895 | £18.005.483 £15,963,253 £13,913,242 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £21,762,390 £19,441,774 £17,114,580 | £16,631,246 £14,567,461 £12,496,844 | £15,567,206 £13,505,792 £11,437,236 | £15,505,568 £13,444,292 £11,375,856 | £15,351,473 £13,290,540 £11,222,404 | £14,426,895 £12,368,032 £10,301,697 | £13,913,242 £11,855,528 £9,790,193 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £14,780,876 £12,440,729 | £10,419,466 £8,335,399 | £9,361,612 £7,278,995 | £9,300,334 £7,217,801 | £9,147,138 £7,064,817 | £8,227,965 £6,146,916 | £7,717,313 £5,636,969 |
| Residual Land values compared to benchigher Value Secondary Offices | hmark land value | es | | | | £97,649,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £10,261,346 £13,989,103 £11,704,884 | £5,553,712 £7,572,400 £5,543,832 | £6,491,738 £4,467,141 | £6,429,134 £4,404,768 | £6,272,626 £4,248,834 | £5,333,571 £3,313,236 | £4,811,875 £2,793,459 |
| 60% LAR : 40% CIR | 15% 20% 25% | £9,411,261 £7,110,788 £4,803,532 | £3,508,080 £1,465,212 | £2,435,032 £395,486 | £2,372,870 £333,517 | £2,217,467 £178,595 | £1,285,041 -£750,938 | £767,026 -£1,267,345 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £2,489,561 £168,945 | -£364,699 -£2,641,583 -£4,705,368 | | | | | -£5,359,576 -£5,359,587 -£7.417.301 |
| 60% LAR : 40% CIR | 45% | | | | | | | -£9,482,636 -£11,555,516 |
| 60% LAR : 40% CIR Residual Land values compared to bence | 50% hmark land value | -£6.832.100 | £10.937.430 | -£11.993.834 | -£12.055.028 | -£12.208.011 | -£13.125.913 | -£13.635.860 |
| Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £24.247.466 £21,975,222 | £17.579.831 £15,558,518 | £16.494.869 £14,477,857 | £16.432.016 £14,415,252 | £16.274.883 £14,258,744 | £15.332.088 £13,319,689 | £14.808.312 £12,797,993 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £19,691,003 £17,397,380 £15,096,906 | £13,529,950 £11,494,198 £9,451,331 | £12,453,259 £10,421,151 £8.381,605 | £12,390,886 £10,358,989 £8.319.636 | £12,234,953 £10,203,585 £8,164,713 | £11,299,355 £9,271,159 £7,235,180 | £10,779,577 £8,753,145 £6,718,773 |
| 60% LAR : 40% CIR | 25% 30% | £12,789,651 £10,475,680 | £7,401,420 £5,344,536 | £6,334,695 £4,280,496 | £6,272,901 £4,218,857 | £6,118,414 £4,064,762 | £5,191,496 £3,140,185 | £4,676,542 £2,626,531 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £8,155,063 £5,827,870 | £3,280,750 £1.210.133 | £2,219,082 £150,526 | £2,157,581 £89.145 | £2,003,830 -£64.306 | £1,081,322 -£985.014 | £568,818 -£1.496.518 |
| 60% LAR : 40% CIR | 50% | £1,154,019 | -£307,245 -£2,951,312 | -£4,007,715 | -£4,068,909 | -£4,221,893 | -£5,139,795 | -£5,649,741 |
| Residual Land values compared to benc Lower Value Secondary Offices / Commu | hmark land value inity Space | es | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 227:586;45 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 220.88.910 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £119.33.092 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £18641,168 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £25.284.301 £23,000,082 £20,706.459 | £18.867.597 £16,839,029 £14,803.277 | £17.786.936 £15,762,338 £13,730.230 | £17.724.331 £15,699,965 £13,668.068 | £17.567.823 £15,544,032 £13,512.664 | £16.628.768 £14,608,434 £12,580.238 | £16.107.072 £14,088,656 £12,062.224 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £18,405,985 £16,098,730 | £12,760,410 £10,710,499 | £11,690,684 £9,643,774 | £11,628,715 £9,581,980 | £11,473,792 £9,427,493 | £10,544,259 £8,500,575 | £10,027,852 £7,985,621 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £13,784,759 £11,464,142 £9,136,948 | £8,653,615 £6,589,829 £4,519.212 | £7,589,575 £5,528,161 £3,459,605 | £7,527,936 £5,466,660 £3,398.224 | £7,3/3,841 £5,312,909 £3,244.773 | £0,449,264 £4,390,401 £2,324.065 | £5,935,610 £3,877,897 £1,812.561 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £6.803.244 £4,463,098 | £2.441.834 £357,767 | £1.383.981 -£698,636 | £1.322.703 -£759,830 | £1.169.507 -£912.814 | £250.333 -£1,830,716 | -£260,318 -£2,340,662 |
| Residual Land values compared to benc Secondary Industrial/Storage/Distribution | hmark land value | es | | | | £20,601,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 5% 10% | £29,195,945 £26,911,726 | £22,779,242 £20,750,674 | £21,698,580 £19,673,983 | £21,635,976 £19,611,610 | £21,479,468 £19,455,676 | £20,540,413 £18,520,078 | £20,018,717 £18.000.301 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £24,618,103 £22,317,630 £20,040,374 | £18,714,922 £16,672,054 £14,622,142 | £17,641,875 £15,602,328 £13,555,410 | £17,579,712 £15,540,359 £13,403,625 | £17,424,309 £15,385,437 £13,339,439 | £16,491,883 £14,455,904 £12,442,220 | £15,973,869 £13,939,497 £11,897,266 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £17,696,404 £15,375,787 | £12,565,260 £10,501,474 | £11,501,220 £9,439,805 | £11,439,581 £9,378,305 | £11,285,486 £9,224,554 | £10,360,909 £8,302,046 | £9,847,255 £7,789,541 |
| 60% LAR: 40% CIR | 45% | £13,048,593 £10,714,889 | £8,430,857 £6,353,479 | £7,371,250 £5,295,626 | £7,309,869 £5,234,347 | £7,156,418 £5,081,152 | £6,235,710 £4,161,978 | £5,724,206 £3,651,327 |
| 60% LAR : 40% CIR | 50% | 10.5/4./43 | 1 24.209.412 | 13.213.009 | E3.101.814 | £2.998.831 | 12.080.929 | £1.57U.983 |

LB Camden

| See Build Costs. Tomor S. Ald Costs and Market Costs. See Build | LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|----------------------------------|--|---|---|---|---|--|--|
| Training Super Part Colors Super Par | Resi 12 - 75 Flats | | | | Value Area | Zone C - | £1,900 psf | | |
| Training Super Part Colors Super Par | No Units Site Area | 75 | | | Sales value inflation | | | | |
| Tention | Residual land values: | 0.2 Ha | ı | | Tenure | | LAR : CIR | |] |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | | Access Prt M4(2) & Building Safety Levy £40,583,330 £38,086,627 £35,527,043 £32,988,645 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases £33,855,772 £31,594,498 £29,315,970 £27,700,254 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BEEAM Excellent £32,780,810 £30,513,837 £22,299,278 | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 532/17.957 530/451 233 528, 176.904 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$22,00,255 \$25,00,251 \$25,70,641 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 215165 029 229 355 670 2270 275 5 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon 129, 1933-1973 120, 205, 205, 205, 205, 205, 205, 205, 2 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% I AR : 40% CIR | | | £24.737.426 £22,437,554 £20,130,709 | £23,667,700 £21,370,829 £19,066,669 | £23,605,731 £21,309,035 £19,005,030 | £23,450,809 £21,154,548 £18,850,934 | £22.521.276 £20.227,630 £17.926.357 | £22.004.869 £19,712,676 £17,412,703 |
| March Part | 60% LAR : 40% CIR | 40% | £20,162,861 | £17,816,961 £15,496,383 | £16,755,293 £14,436,775 | £16,693,792 £14,375,394 | £16,540,041 £14,221,944 | £15,617,533 £13,301,236 | |
| Base Build Coats Base Build | | | | £13,169,044 £10,835,014 | £12,111,189 £9,778,610 | £12,049,911 £9,717,417 | £11,896,715 £9,564,433 | £10,977,542 £8,646,531 | £10,466,890 £8,136,585 |
| Base Build Costs, Markey (Larry, 1997). State Build Costs, Markey (Larry, 1997 | Residual Land values compared to ben Higher Value Secondary Offices | chmark land value | es . | | | | £97,649,000 |] | |
| | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, Cil. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & |
| | | 0% | £21,310,501 £18,785,798 | £14,592,943 £12,321,669 | £13,507,981 £11,241,008 | £13,445,128 £11,178,404 | £13,287,996 £11,021,895 | £12,345,200 £10,082,841 | £11,821,425 £9,561,144 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% I AR : 40% CIR | 15% | £16,254,214 £13,715,816 £11,170,670 | £10,043,141 £7,757,425 £6,464,697 | £8,966,449 £6,684,378 £4 394 871 | £8,904,075 £6,622,217 £4,332,902 | £8,748,142 £6,466,812 £4 177 980 | £7,812,544 £5,534,386 £3,248,447 | £7,292,767 £5,016,372 £2,732,040 |
| ## 1500 1000 | 60% LAR : 40% CIR | 30% | £8,613,883 £6,045,890 | £3,164,725 £857,880 | £2,098,000 -£206,160 | £2,036,206 -£267,799 | £1,881,719 -£421,895 | £954,801 -£1,346,472 | £439,847 -£1,860,126 |
| Base Build Costs, Access Pri MAC), Building Safety Law, Subdiversity of the Costs, Base Build Costs, Building Safety Law, Subdiversity of the Costs, Building Safety Law, Subdiversity Costs, Building | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £3,471,250 £890,032 £1,697,696 | -£1.455.868 -£3,776,446 | | | -£2.732.788 -£5.050,885 -£7.376.114 | | -£4.167.800 -£6,483,097 -£8,805,938 |
| Rase Build Costs, Access Prt MACI), Base Build Costs, Access Prt MACI), Base Build Costs, Access Prt MACI), Building Safety, Lury, Buil | 60% LAR : 40% CIR | 50% | -£4.291.865 | -£8.437.815 | -£9.494.219 | -£9.555.412 | -£9.708.396 | -£10.626.298 | -£11.136.244 |
| Base Build Costs, Access PT MA(7), Statistics, Access PT MA(7), Acces | Medium Value Secondary Offices | cnmark land value | 15 | | | | £57,186,000 |] | |
| ## Tenure | | e/ ALI | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Column C | 80% LAD - 40% CID | 76 AFI 0% 5% | £29.296.620 £26.771.917 | £22.579.061 £20.307.788 | £21.494.100 £19.227.127 | £21.431.247 £19.164.522 | £21.274.115 £19.008.013 | £20.331.318 £18.068.959 | £19.807.544 £17.547.263 |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £24,240,333 £21,701,934 | £18,029,259 £15,743,544 | £16,952,568 £14,670,497 | £16,890,194 £14,608,335 | £16,734,260 £14,452,931 | £15,798,662 £13,520,505 | £15,278,886 £13,002,490 |
| Column C | 60% LAR : 40% CIR | 25% 30% | £16,600,002 £14,032,009 | £13,450,715 £11,150,843 £8,843,998 | £10,084,118 £7,779,958 | £12,319,020 £10,022,324 £7,718,320 | £12,164,099 £9,867,838 £7,564,223 | £8,940,920 £6,639,646 | £8,425,966 £6,125,993 |
| ## Community Space ## Page Build Costs and Access Prt M4(2), Building Safety Lovy, Store Secretary (Community Space) ## Page Build Costs and Access Prt M4(2), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Prt M4(3), Building Safety Lovy, Store Store Store Prt M4(3), Building Safety Lovy, Store Store Store Prt M4(3), Building Safety Lovy, Store Store Store Prt M4(3), Building Safety Lovy, Store Sto | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £11,457,368 £8.876.150 | £6,530,251 £4,209,672 | £5,468,582 £3,150,064 | £5,407,081 £3,088,683 | £5,253,330 £2,935,233 | £4,330,822 £2.014.526 | £3,818,318 £1.503.022 |
| ## Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, S166, CIL, Building Safety Levy, S166, CIL, Building S | 60% LAR : 40% CIR | 50% | £6,288,423 £3,694,253 | £1,882,333 -£451,697 | £824,479 -£1,508,100 | £763,201 -£1,569,293 | £610,005 -£1,722,277 | -£309,168 -£2,640,180 | -£819,820 -£3,150,125 |
| Base Build Costs, Access Prf M4(2), Building Safety Levy, Store (Class) Base Build Costs, Access Prf M4(2), Building Safety Levy, Store (Class) Base Build Costs, Access Prf M4(2), Building Safety Levy, Store (Class) Base Build Costs, Access Prf M4(2), Building Safety Levy, Store (Class) Base Build Costs, Access Prf M4(2), Building Safety Levy, Store (Class) Base Build Costs, Access Prf M4(2), Building Safety Levy, Store (Class) Buil | Residual Land values compared to ben Lower Value Secondary Offices / Comm | chmark land value unity Space | 25 | | | | £40,420,000 |] | |
| ## 150 Color | Tenure | % AH | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Control Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £30.080.995 £27,549,412 | £23.616.867 £21,338,338 | £22,536,205 £20,261,647 | £22,473,601 £20,199,273 | £22.317.092 £20,043,339 | £21.378.038 £19,107,741 | £20.856.342 £18,587,965 |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £22,465,867 £19,909,081 | £16,759,794 £14,459,922 | £15,690,068 £13,393,197 | £17,917,414 £15,628,099 £13,331,403 | £15,473,178 £13,176,916 | £14,543,645 £12,249,999 | £10,311,569 £14,027,237 £11,735,045 |
| Company Comp | 60% LAR : 40% CIR | 30% | £17,341,087 £14,766,447 | £12,153,077 £9,839,330 | £11,089,037 £8,777,661 | £11,027,398 £8,716,160 | £10,873,302 £8,562,409 | £9,948,725 £7,639,901 | £9,435,072 £7,127,397 |
| Races Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Lovy, Store Prt M4(3), Buildin | | 45% 50% | £12,185,229 £9.597.502 £7,003,332 | £7,518,751 £5.191.412 £2,857,382 | £4.133.558 £1,800,979 | £4.072.280 £1,739,785 | £3,919,084 £1,586,802 | £2,999,911 £668,899 | £4,812,100 £2,489,259 £158,954 |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, Stop, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, Stop, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, Stop, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, Stop, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, Stop, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Lovy, Stop, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity, Renewable Offset Payments & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity, Renewable Offset Payments & Sustainability, Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity, Building Safety Lovy, Stop, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity, Renewable Offset Payments, Wchair Prt M4(3), BREEAM Excellent Biodiversity, Building Safety Lovy, Stop, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments, Stop, Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Building Safety Lovy, Stop, CIL, Building S | Residual Land values compared to ben | | 15 | | | | C00 | 1 | |
| 0% DRAFT-MA CR 9% DRAFT-MA CR 997-89 CR 27 (4.82) CR 27 (5.84) CR 27 (| | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & |
| 0% LRC 40% CR 10% C3 1481 098 C25 24893 C24 173.241 C24 110.917 C2354.984 C22 093.386 C22 949.00 (55.14.% CR 10%) C25 454.985 C25 454.985 C24 173.247 C2354.984 C230.3386 C22 949.00 (55.14.% CR 10%) C25 454.986 C27 127 127 127 127 127 127 127 127 127 1 | 60% LAR : 40% CIR | 0% 5% | £36,517,343 £33,992,640 | £29,799,785 £27,528,512 | £28,714,823 | £28,651,970 £26,385,246 | £28,494,838 £26,228,737 | £27,552,042 £25,289,683 | £27.028.268 |
| 056 L94 - 056 CR | 60% LAR : 40% CIR | 10% 15% | £31.461.056 £28,922,658 | £25,249,983 £22,964,268 | £24.173.291 £21,891,220 | £24.110.917 £21,829,059 | £23,954,984 £21,673,654 | £23.019.386 £20,741,229 | £22,499,610 £20,223,214 |
| 056 L94 - 056 CR | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | £20,577,512 £23,820,725 £21,252,732 | £18,371,567 £16,064,722 | £15,001,713 £17,304,842 £15,000,682 | £19,639,744 £17,243,048 £14,939,043 | £19,384,822 £17,088,561 £14,784,947 | £16,161,643 £13,860,370 | £17,938,882 £15,646,689 £13,346,716 |
| | 60% LAR : 40% CIR | 35% 40% | £18,678,092 £16,096,874 £13,509,146 | £13,750,974 £11,430,396 £9,103,057 | £12,689,306 £10,370,788 £8,045,202 | £12,627,805 £10,309,407 £7,983,924 | £12,474,054 £10,155,957 £7,830,739 | £11,551,546 £9,235,249 £6,941,555 | £11,039,042 £8,723,745 £6,400,904 |
| | | | £10,914,977 | £6.769.027 | £5.712.623 | £5.651.430 | £5.498.447 | £4.580.544 | £4.070.599 |

| Local Plan Viability Testing 2 | 2025 | | | | | | | |
|--|-------------------|---|--|--|---|---|--|---|
| Resi 12 - 75 Flats | | | | Value Area | Zone C - : | £2,000 psf | | |
| No Units Site Area | 75 0.2 Ha | | | Sales value inflation Build cost inflation | | Base Base LAR: CIR | | _ |
| Residual land values: | | | | Tenure | | LAR: CIR | | I |
| Tenure (50%, LAS, -50%, CR) (50%, CR) (50%, CR) | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £43,949,432 £42,66,425 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases Extraografic | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E38113831 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$36,99,778 \$35,917,412 | Base Build Costs, Access Prt M4(2v), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 134590.850 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Eustainability & |
| 60% LAR : 40% CIR | 10% 15% | £41.256.425 £38,556,535 £35,849,831 | £34.760.678 £32,315,508 £29,863,152 | £33,680,017 £31,238,816 £28,790,105 | £33.617.412 £31,176,443 £28,727,944 | £33.460.904 £31,020,510 £28,572,539 | £32.521.849 £30,084,912 £27,640,113 | £32,000,153 £29,565,135 £27,122,099 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% | £33.136.380 £30,416,249 | £29,603,102 £27,403,683 £24,937,170 £22,463,683 £19,983,294 £17,496,075 | £26,333,956 £23,870,445 £21,399,643 | £26.271.988 £23,808,650 | £26.117.066 £23,654,164 | £27,040,113 £25.187,532 £22,727,246 £20,259,331 £17,783,867 £15,300,928 | £24,671,125 £24,671,125 £22,212,292 £19,745,678 £17,271,363 £14,789,424 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £27,689,504 £24,945,616 £22,195,049 | £19,983,294 £17,496,075 | £21,399,643 £18,921,626 £16,436,467 | £21,338,005 £18,860,125 £16,375,087 | £21,183,908 £18,706,374 £16,221,635 | £17,783,867 £15,300,928 | £17,271,363 £14,789,424 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £19,437,972 £16,674,454 | £15,002,095 £12,501,425 | £13,944,241 £11,445,021 | £13,882,963 £11,383,827 | £13,729,767 £11,230,843 | £12,810,593 £10,312,942 | £12,299,942 £9,802,995 |
| Residual Land values compared to benchr Higher Value Secondary Offices | mark land value | es . | | | | £97.649.000 | 1 | |
| rigiler value secondary Offices | | | | | | £97,649,000 | | |
| _ | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| Tenure | % AH 0% | Building Safety Levy £24,676,603 | 2022 & Staircases £17,925,764 | BREEAM Excellent | Biodiversity £16,777,949 | Payments £16,620,816 | Sustainability £15,678,021 | £15,154,245 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £21,983,596 £19,283,706 £16,577,002 | £15,487,849 £13,042,679 £10,590,323 | £14,407,188 £11,965,987 £9,517,276 | £14,344,583 £11,903,614 £9,455,115 | £14,188,075 £11,747,681 £9,299,710 | £13,249,020 £10,812,083 £8,367,284 | £12,727,324 £10,292,306 £7.849,270 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £13,863,551 £11,143,420 | £8,130,854 £5,664,341 | £7,061,127 £4,597,616 | £6,999,159 £4,535,821 | £6,844,237 £4,381,335 | £5,914,703 £3,454,417 | £5,398,296 £2,939,463 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £8,416,675 £5,672,787 | £3,190,854 £710.465 | £2,126,814 -£351,203 | £2,065,176 -£412,704 | £1,911,079 -£566,455 | £986,502 -£1.488.962 | £472,849 -£2.001.466 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £165,143 | | | | -£5,543,062 -£6,541,986 | | -£4,463,403 -£6,972,887 -£9,469,834 |
| Residual Land values compared to benchr Medium Value Secondary Offices | | 95 | -20.111.404 | -27.027.000 | -27.003.002 | £57,186,000 | -20.505.007 | 123403.034 |
| , | | | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable |
| _ | | Base Build Costs and Access Prt M4(2) & | Building Safety Levy & S106, CIL, Building Regs | 2022 & Staircases, Wchair Prt M4(3) & | Wchair Prt M4(3), BREEAM Excellent & | Biodiversity & Renewable Offset | Biodiversity, Renewable Offset Payments & | Offset Payments, Sustainability & |
| Tenure 60% LAR: 40% CIR | % AH 0% 5% | Building Safety Levy £32.662.721 | 2022 & Staircases £25.911.882 | BREEAM Excellent £24,826,921 | Biodiversity £24.764.068 | Payments £24,606,934 | Sustainability £23.664.139 | Embodied Carbon £23.140.364 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £29,969,714 £27,269,824 £24,563,121 | £23,473,967 £21,028,797 £18,576,442 | £22,393,306 £19,952,106 £17,503,394 | £22,330,702 £19,889,733 £17,441,233 | £22,174,194 £19,733,800 £17,285,828 | £21,235,139 £18,798,202 £16,353,403 | £20,713,442 £18,278,424 £15,835,388 |
| 60% LAR : 40% CIR | 20% | £21,849,669 £19,129,538 | £16,116,973 £13,650,459 | £15,047,246 £12,583,734 | £14,985,277 £12,521,939 | £14,830,355 £12,367,453 | £13,900,822 £11,440,536 | £13,384,415 £10,925,582 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £16,402,793 £13,658,905 | £11,176,973 £8,696,584 | £10,112,933 £7,634,915 | £10,051,294 £7,573,414 | £9,897,198 £7,419,663 | £8,972,621 £6,497,156 | £8,458,967 £5,984,652 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £10.908.338 £8,151,261 | £6,209,364 £3,715,385 | £5.149.757 £2,657,530 | £5.088.376 £2,596,252 | £4.934.925 £2,443,056 | £4.014.217 £1,523,883 | £3.502.713 £1,013,231 |
| Residual Land values compared to benchr | nark land value | 25,357,743 | 11,214,714 | £100,311 | £97,117 | *E03,607 | -2973,709 | £1,403,715 |
| Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £35,971,800 £33,278,793 | £29,220,961 £26,783,046 | £28,135,999 £25,702,385 | £28,073,147 £25,639,781 | £27,916,013 £25,483,273 | £26,973,218 £24,544,218 | £26,449,443 £24.022.521 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £27,872,200 £25,158,748 | £21,885,521 £19,426,051 | £20,812,473 £18,356,325 | £20,750,312 £18,294,356 | £20,594,907 £18,139,434 | £19,662,482 £17,209,901 | £19,144,467 £16,693,494 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £22,438,617 £19,711,872 | £16,959,538 £14,486,052 | £15,892,813 £13,422,012 | £15,831,018 £13,360,373 | £15,676,532 £13,206,277 | £14,749,615 £12,281,700 | £14,234,661 £11,768,046 |
| 60% LAR : 40% CIR | 40% | £16,967,984 £14,217,417 | £12,005,663 £9,518,443 | £10,943,994 £8,458,836 | £10,882,493 £8,397,455 | £10,728,742 £8,244,004 | £9,806,235 £7,323,296 | £9,293,731 £6,811,792 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £8,696,822 | £4,523,793 | £3,467,390 | £3,406,195 | £3,253,212 | £2,335,310 | £1,825,364 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | mark land value | 25 | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £39,883,445 £37,190,438 | £33,132,606 £30,694,691 | £32,047,644 £29,614,030 | £31,984,791 £29,551,426 | £31,827,658 £29,394,917 | £30,884,863 £28,455,863 | £30,361,088 £27,934,166 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £34,490,548 £31,783,845 | £28.249.521 £25,797,165 | £27.172.830 £24,724,118 | £27.110.457 £24,661,957 | £26.954.523 £24,506,552 | £26.018.925 £23,574,126 | £25.499.148 £23,056,112 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £25,070,393 £26,350,262 £23,623,517 | £23,337,096 £20,871,183 £18,397.696 | £19,804,458 £17,333.656 | £19,742,663 £17,272.018 | £19,588,177 £17,117.922 | £21,121,546 £18,661,259 £16,193.344 | £18,146,305 £15,679.691 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £20,879,629 £18,129,062 | £15,917,308 £13,430,088 | £14,855,639 £12,370,481 | £14,794,138 £12,309,100 | £14,640,387 £12,155,648 | £13,717,880 £11,234,941 | £13,205,376 £10,723,437 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £15,371,985 £12.608.467 | £10,936,108 £8.435.438 | £9,878,254 £7.379.034 | £9,816,976 £7.317.840 | £9,663,780 £7.164.857 | £8,744,607 £6.246.955 | £8,233,955 £5.737.009 |
| | | | | | | | | |

LB Camden

| LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|--|--------------------------|---|--|--|--|--|---|--|
| Rosi 12 - 75 Flats | | | | Value Area | Zone C - RP Per | phery£2,250 psf | | |
| No Units Site Area | 75 0.2 Ha | | • | Sales value inflation | | Base | | |
| Site Area Residual land values: | 0.2 Ha | | | Build cost inflation Tenure | I . | Base LAR : CIR | | 1 |
| | | Base Build Costs and | Base Build Costs, Access Prt M4(2), Building Safety Levy & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent, Biodiversity, Renewable | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, |
| Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR | % AH 5% 10% | Access Prt M4(2) & Building Safety Levy £52,364,687 £49,250,916 £46,130,265 | \$106, CIL, Building Regs 2022 & Staircases £45,509,943 £42,664,580 £39,812,070 | Wchair Prt M4(3) & BREEAM Excellent £44,441,288 £41,595,466 £38,737,663 | BREEAM Excellent & Biodiversity £44,379,379 £41,532,862 £38,675,290 | Renewable Offset Payments £44,224,608 £41,376,353 £38,519,357 | Offset Payments & Sustainability £43.282,902 £40.437.299 £37.583,758 | Sustainability & Embodied Carbon £42,759,126 £39,915,602 £37,063,981 |
| 60% LAR: 40% CIR | 15% | £43,002,799 | £36,945,397 | £35,872,349 | £35,810,188 | £35,654,783 | £37,583,758 £34,722,358 £31.853.174 £28,976,285 | £34,204,343 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | £39.868.584 £36,727,690 £33,580,182 £30,426,128 | £34.069.324 £31,186,208 £28,296,119 £25,399,129 | £32,999,598 £30,119,483 £27,232,079 £24,337,460 | £32.937.629 £30,057,689 £27,170,441 £24,275,959 | £32.782.707 £29,903,202 £27,016,344 £24,122,208 | £28,976,285 £26,091,768 £23,199,700 | £31.336.766 £28,461,331 £25,578,115 £22,687,196 |
| 60% LAR : 40% CIR | 35% 40% | £30,426,128 £27,265,595 | £22,495,307 | £21,435,698 | £21,374,317 | £21,220,866 | £20,300,159 | £22,687,196 £19,788,656 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £24,095,068 £20,908,178 | £19,584,724 £16,667,451 | £18,526,869 £15,611,047 | £18,465,591 £15,549,853 | £18,312,395 £15,396,869 | £17,393,223 £14,478,967 | £16,882,570 £13,969,021 |
| Residual Land values compared to beni Higher Value Secondary Offices | chmark land value | os . | | | | £97,649,000 |] | |
| Tenure 60% LMR - 60% CRR 60% LMR - 60% CRR 60% LMR - 60% CRR | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 133091.858 25976.677 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 28,227,114 23,39,1751 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £25,168,459 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £25, 106, 550 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £24010073 £21164470 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £23,729,970 £20,595,755 | £17,672,568 £14,796,495 | £16,599,520 £13,726,769 | £16,537,359 £13,664,800 | £16,381,954 £13,509,878 | £15,449,529 £12,580,345 | £14,931,514 £12,063,937 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £17,454,861 £14,307,353 | £11,913,379 £9,023,290 | £10,846,654 £7,959,250 | £10,784,860 £7,897,612 | £10,630,373 £7,743,515 | £9,703,456 £6,818,939 | £9,188,502 £6,305,286 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £11.153.299 £7,992,766 | £6.126.300 £3,222,478 | £5.064,631 £2,162,869 | £5.003.130 £2,101,488 | £4.849.379 £1,948,037 | £3.926.871 £1,027,330 | £3.414.367 £515,827 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £4,822,239 £1.635.349 | £311,895 -£2.605.378 | -£745,960 -£3.661.782 | -£807,238 -£3.722.976 | -£960,434 -£3.875.960 | -£1,879,606 -£4.793.861 | -£2,390,259 -£5,303,808 |
| Residual Land values compared to bene Medium Value Secondary Offices | chmark land value | es | | | | £57,186,000 | 1 | |
| _ | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| Tenure 60% LAR: 40% CIR | % AH 0% | Building Safety Levy £41.077.977 | 2022 & Staircases £34.223.233 | £33.154.577 | Biodiversity £33,092,669 | Payments £32.937.897 | Sustainability £31,996,191 | £31.472.416 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £37,964,206 £34,843,555 £31,716,088 | £31,377,870 £28,525,360 £26,658,686 | £30,308,755 £27,450,953 £24,585,639 | £30,246,151 £27,388,580 £24,523,478 | £30,089,642 £27,232,647 £24,368,073 | £29,150,588 £26,297,047 £23,435,647 | £28,628,892 £25,777,271 £22,917,633 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £28,581,874 £25,440,979 | £22,782,613 £19,899,497 | £21,712,888 £18,832,773 | £21,650,918 £18,770,979 | £21,495,997 £18,616,492 | £20,566,464 £17,689,574 | £20,050,056 £17,174,620 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £22,293,472 £19,139,418 | £17,009,409 £14,112,418 | £15,945,369 £13,050,750 | £15,883,730 £12,989,249 | £15,729,634 £12,835,498 | £14,805,058 £11,912,990 | £14,291,404 £11,400,486 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £15.978.885 £12,808,358 | £11.208.596 £8,298,013 | £10.148.988 £7,240,159 | £10.087.607 £7,178,881 | £9.934.156 £7,025,685 | £9.013.448 £6,106,512 | £8,501,945 £5,595,860 |
| 60% LAR : 40% CIR Residual Land values compared to beni | chmark land value | £9,621,467 | £5,380,740 | £4,324,337 | £4,203,142 | £4,110,159 | £3,192,257 | £2,682,311 |
| Residual Land values compared to bene Lower Value Secondary Offices / Comm | unity Space | | T | I | ı | £40,420,000 | | 1 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewabl Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £44,387,056 £41,273,285 | £37,532,311 £34,686,949 | £36,463,656 £33,617.834 | £36,401,748 £33,555,230 | £36,246,976 £33,398,721 | £35,305,270 £32,459,667 | £34,781,495 £31,937,971 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £35,025,167 £31,890.952 | £28,967,765 £26,091.692 | £27,894,718 £25,021,967 | £30,697,859 £27,832,557 £24,959,997 | £30,641,725 £27,677,152 £24,805.076 | £25,605,126 £26,744,726 £23,875.543 | £29,086,360 £26,226,712 £23,359,135 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £28,750,058 £25,602,551 | £23,208,576 £20,318,488 | £22,141,852 £19,254,448 | £22,080,058 £19,192,809 | £21,925,571 £19,038,713 | £20,998,653 £18,114,137 | £20,483,699 £17,600,483 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £22,448,497 £19,287,964 | £17,421,497 £14,517,675 | £16,359,829 £13,458,067 | £16,298,328 £13,396,686 | £16,144,577 £13,243,235 | £15,222,069 £12,322,527 | £14,709,564 £11,811,024 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £16.117.437 £12,930,546 | £11.607.092 £8,689,819 | £10.549.238 £7,633,416 | £10.487.960 £7,572,221 | £10.334.764 £7,419,238 | £9.415.591 £6,501,336 | £8.904.939 £5,991,390 |
| Residual Land values compared to bend Secondary Industrial/Storage/Distribution | chmark land value on | es | | | | £20,601,000 | <u> </u> | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (248,987,97) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £63,75,301 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £63313.302 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (40):8621 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewab Offset Payments, Sustainability & Embodied Carbon 1536,03,139 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £45,184,929 £42.064.279 | £38,598,593 £35,746,083 | £37,529,479 £34,671,676 | £37,466,875 £34,609,303 £31,744,201 | £37,310,366 £34,453,370 | £36,371,312 £33,517,771 | £35,849,615 £32,997,995 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £38,936,812 £35,802,597 £32,661,703 | £32,879,410 £30,003,337 £27,120,221 | £31,806,362 £28,933,611 £26,053,496 | £31,744,201 £28,871,642 £25,991,702 | £31,588,796 £28,716,721 £25,837,216 | £30,656,371 £27,787,188 £24,910,298 | £30,138,356 £27,270,779 £24,395,344 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% | £29,514,196 £26,360,141 | £24,230,132 £21,333,142 | £23,166,092 £20,271,473 | £23,104,454 £20,209,973 | £22,950,358 £20,056,221 | £22,025,781 £19,133,713 | £21,512,128 £18,621,209 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £23,199,609 £20,029,082 | £18,429,320 £15,518,737 | £17,369,711 £14,460,882 | £17,308,331 £14,399,604 | £17,154,879 £14,246,408 | £16,234,172 £13,327,236 | £15,722,669 £12,816,583 |
| 60% LAR : 40% CIR | 50% | £16.842.191 | £12.601.464 | £11.545.060 | £11.483.886 | £11.330.882 | £10.412.981 | E9.903.034 |

| LB Camden Local Plan Viability Testing | 2025 | | | | | | | |
|--|--------------------------|---|---|--|---|--|--|---|
| Resi 12 - 75 Flats | | | | Value Area | Zone C - RP Per | iphery£2,450 psf | | |
| No Units Site Area | 75 0.2 Ha | 1 | | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Tenure | | Base LAR : CIR | ' | |
| Tenure 991-14R-991-GR 991-14R-991-GR | % AH 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (550,66,51) (55,646,51) (54,647,51) | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CII, Building Regs 2022 & Staircases 25(3),4369 44,557,000 54(2),4315 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent (51)08542 547,993-956 547,993-956 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent & Biodiversity (5100394 (47,83) 554 (47,83) 554 (48,62) 77 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staffaceses, Wohair Prt M4(3), Biodiversity & Renewable Offset Payments (2004), 13 41,677,69 41,677,67 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 24990327 44732729 540385153 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$105, CIL, Build Regs 2022 & Staircasses, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 14,42453 (43,581,596) (59,570,139 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £45.254.348 £41,776,843 £38.292.725 | £42,583,355 £39,385,532 £36,180,772 £32,962,068 | £41,526,434 £38,331,883 £35,118,714 £31,898,028 | £38.270.143 £35,056,920 £31,836,390 | £41,312,138 £38.115.220 £34,902,433 £31,682,293 | £37.185.687 £33,975,516 £30,757,717 | £36.669.280 £33.460.561 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £38,292,725 £34,802,061 £31,304,917 £27,801,362 | £32,962,068 £29,731,795 £26,494,691 £23,250,826 | £31,898,028 £28,670,126 £25,435,083 £22,192,972 | £31,836,390 £28,608,626 £25,373,703 £22,131,694 | £31,682,293 £28,454,875 £25,220,252 £21,978,499 | £30,757,717 £27,532,368 £24,299,544 £21,059,326 | £30,244,064 £27,019,863 £23,788,040 £20,548,674 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to beno | 45% 50% | £27,801,352 £24,291,463 | £20,000,272 | £22,192,972 £18,943,867 | £22,131,694 £18,882,674 | £21,978,499 £18,729,690 | £17,811,787 | £20,548,674 £17,301,842 |
| Higher Value Secondary Offices | milark rand value | 15 | | | | £97,649,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Eage 24(26) 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 13/1793-013 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 31/33,109 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 315/6334 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 330647 (26) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 550,318,64 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £36,373,682 £32,916,420 | £29,685,079 £26,501,341 | £28,620,657 £25,440,831 | £28,558,995 £25,379,395 | £28,404,838 £25,225,806 | £27,479,897 £24,304,268 | £26,966,041 £23,790,230 |
| 60% LAR : 40% CIR | 20% 25% | £29,452,343 £25,981,519 £22,504,014 | £23,310,526 £20,112,703 £16,907,943 | £19,059,054 £15,845,885 | £22,192,378 £18,997,314 £15,784,091 | £18,842,391 £15,629,604 | £21,115,324 £17,912,858 £14,702,688 | £20,597,310 £17,396,451 £14,187,733 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £19,019,896 £15,529,232 £12,032,088 | £13,689,239 £10.458.966 £7,221.862 | £12,625,199 £9.397.297 £6.162.254 | £12,563,561 £9.335.797 £6.100.874 | £12,409,465 £9.182,046 £5,947,423 | £11,484,888 £8,259,539 £5,026,715 | £10,971,235 £7.747.034 £4.515.211 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £8,528,533 £5.018.634 | £3,977,997 £727.443 | £2,920,143 -£328.962 | £2,858,865 -£390.155 | £2,705,670 -£543.139 | £1,785,497 -£1.461.042 | £1,275,845 -£1,970,987 |
| Residual Land values compared to benc Medium Value Secondary Offices | hmark land value | es | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Saircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% I AD - 40% CID | 0% 5% | £47.810.181 £44,359,800 | £40.847.787 £37,671,197 | £39,779,132 £36,606,776 | £39.717.224 £36,545,113 | £39.562.452 £36,390,957 | £38.633.826 £35,466,015 | £38.117.923 £34,952,160 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £40,902,538 £37,438,462 £33,967,638 | £34,487,459 £31,296,644 £28,098,822 | £33,426,949 £30,239,723 £27,045,172 | £33,365,513 £30,178,497 £26,983,432 | £33,211,924 £30,025,428 £26,828,510 | £32,290,386 £29,101,442 £25,898,977 | £31,776,348 £28,583,428 £25,382,570 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £30,490,132 £27,006,014 | £24,894,062 £21,675,358 | £23,832,004 £20,611,318 | £23,770,210 £20,549,679 | £23,615,723 £20,395,583 | £22,688,806 £19,471,007 | £22,173,851 £18,957,353 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £23,515,351 £20,018,207 £16,514,651 | £18,445,085 £15,207,981 £11,964,116 | £17,383,416 £14.148.372 £10,906,261 | £17,321,915 £14,086,992 £10,844,983 | £17,168,164 £13,933,541 £10,691,788 | £16,245,657 £13,012,834 £9,772,615 | £15,733,153 £12,501,330 £9,261,963 |
| 60% LAR : 40% CIR | 50% | £13,004,752 | £8,713,561 | £7,657,157 | £7,595,963 | £7,442,980 | £6,525,077 | £6,015,132 |
| Residual Land values compared to benc Lower Value Secondary Offices / Commu | inity Space | 15 | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | £47.668.879 £44,211,617 | £40.980.276 £37,796,538 | £39.915.855 £36,736,028 | £39.854.192 £36,674,592 | £39,700.036 £36,521,003 | £38.775.094 £35,599,465 | £38.261.239 £35,085,427 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £37,276,716 £33,799,211 | £34,605,723 £31,407,900 £28,203,141 | £30,354,251 £27,141,083 | £33,487,576 £30,292,511 £27,079,289 | £33,334,507 £30,137,589 £26,924,802 | £32,910,521 £29,208,055 £25,997,885 | £31,642,507 £28,691,648 £25,482,930 |
| 60% LAR : 40% CIR | 30% 35% 40% | £30,315,093 £26,824,430 £23,327,286 | £24,984,437 £21,754,164 £18,517.060 | £23,920,397 £20,692,495 £17,457.451 | £23,858,758 £20,630,994 £17,396,071 | £23,704,662 £20,477,243 £17,242.620 | £22,780,086 £19,554,736 £16,321.913 | £22,266,432 £19,042,232 £15,810.409 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £19.823.730 £16,313,831 | £15.273.195 £12,022,640 | £14.215.340 £10,966,236 | £14.154.062 £10,905,042 | £14.000.867 £10,752,059 | £13.081.694 £9,834,156 | £12.571.042 £9,324,211 |
| Residual Land values compared to benc Secondary Industrial/Storage/Distribution | | es | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 5% 10% 15% | £51,580,524 £48.123.262 | £44,891,921 £41,708,183 | £43,827,499 £40,647,673 | £40,937,947 £43,765,837 £40.586.237 | £46,783,176 £43,611,680 £40.432.648 | £42,686,739 £39.511.110 | £42,172,883 £38.997.072 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £44,659,186 £41,188,361 £37,740,956 | £38,517,368 £35,319,545 £32,144,785 | £37,460,447 £34,265,896 £31,052,727 | £37,399,220 £34,204,156 £30,990,933 | £37,246,151 £34,049,233 £30,836,446 | £36,322,166 £33,119,700 £29,900,530 | £35,804,152 £32,603,293 £29,394,575 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £34,226,738 £30,736,074 | £28,896,082 £25,665,808 | £27,832,042 £24,604,140 | £27,770,403 £24,542,639 | £27,616,307 £24,388,888 | £26,691,730 £23,466,381 | £26,178,077 £22,953,877 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £27,238,931 £23,735,375 £20,235,476 | £22,428,704 £19,184,840 £15,924,295 | £21,369,096 £18,126,985 £14,877,990 | £21,307,716 £18,065,707 £14,846,687 | £21,154,265 £17,912,512 £14,652,703 | £20,233,558 £16,993,339 £13,745,801 | £19,722,053 £16,482,687 £13,225,955 |
| | 30% | 120.220.470 | 2.10.354.200 | £14.0/ 1.000 | 214.010.007 | 2.4.003.703 | 210.140.001 | 2.10.233.000 |

| Local Fian Viability Testing 2 | | | | | | | | |
|--|--|--|---|---|--|--|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone C - | £1,050 psf | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation | | Base | 1 | |
| Residual land values: | 1.04112 | | | Build cost inflation Tenure | | LAR : CIR | |] |
| Tenure 80% LAR - 45% CIR 60% LAR - 45% CIR 60% LAR - 45% CIR 60% LAR - 45% CIR 60% LAR - 45% CIR 60% LAR - 45% CIR 60% LAR - 45% CIR 60% LAR - 45% CIR | % AH 0% 5% 10% 15% 15% 90% 35% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 1 \$7,260,757 \$13,44,89 \$13,44,89 \$13,64,89 \$1 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases £ 270,55 £ 270,55 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 12,719599 27,249 915 4,240 579 4,240 579 4,240 579 4,240 579 4,250 579 4,250 579 | Base Build Costs, Access Prt M4(2), Stlof, Cil., Build Regs 2022 & Stlarcases, Wchair Prt M4(3), BrEEAM Excellent & Biodiversity 1,595,595 2,595,595 4,594,212 4,594,213 4,594,2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staficases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1, 293000 1, 1885.55 4, 1895.55 4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1,1501.518 1,1602. 1,1005.415 4,1005.415 4,403.229 4,1005.415 4,403.229 4,1005.415 4,144.029 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £681103 4.018.320 4.018.320 4.018.321 4.018. |
| 60% LAR : 40% CIR Residual Land values compared to benchma | 50% | -£2,605,530 | -£10,088,502 | -£10,496,947 -£12,157,385 | -£12,277,364 | -£10,917,407 -£12,577,310 | -£12,719,376 -£14,376,987 | -£15,376,807 |
| Residual Land values compared to benchma Higher Value Secondary Offices | irk land values | | | | | £97,649,000 |] | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Citl, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | | | | | | | £102,423,052 -£103,956,070 -£105,505.034 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£107.089.794 -£108,650,198 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | £107,004,683 -£108,622,819 -£110,255,199 | | £107,427,475 -£109,044,712 -£110,676,314 | | -£110,246,092 -£111,857,325 -£113,483,746 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£101,895,819 -£104,010,261 | -£109,830,176 -£111,493,233 | -£111,901,678 -£113,562,116 | -£112,021,809 -£113,682,095 | -£112,322,138 -£113,982,041 | -£114,124,107 -£115,781,717 | -£115,125,201 -£116,781,538 |
| Residual Land values compared to benchma Medium Value Secondary Offices | rk land values | | | | | £57,186,000 |] | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | | | -£58.894,358 -£60,403,783 -£61,936.801 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | -£63,485,765 -£65,050,525 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | | | | | | | -£86,630,929 -£88,226,822 -£89,838,055 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£71,464,476 -£73,105,931 |
| Residual Land values compared to benchma | rk land values | -£61,990,992 | £69,473,964 | -£71,542,847 | -£71,662,826 | -£71,982,771 | -£73,762,448 | -£74,762,269 |
| Lower Value Secondary Offices / Community | Space | | | Г | Г | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£42,992,937 -£44,525,954 -£46,074,919 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | -£47,639,679 -£49,220,083 -£50,815,976 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | | | | | | | -£52,427,209 -£54,053,630 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£42,465,704 -£44,580,146 | -£52,063,117 | -£52,471,583 -£54,132,000 | -£52,591,694 -£54,251,980 | -£52,892,022 -£54,551,925 | -£58,351,802 | -£57,351,423 |
| Residual Land values compared to benchma Secondary Industrial/Storage/Distribution | rk land values | | | | | £20,601,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | -£17,117,096 -£18,825,154 -£20,147,104 | | | | | -£22,411,667 -£23,944,685 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | | | | | | | -£28,493,850 -£27,058,410 -£28,638,813 |
| | 35% | | -£24,910,339 -£26,532,900 -£28,169,098 | | -£27,114,096 -£28,731,976 -£30,364,132 | | | -£30,234,707 -£31,845,940 -£33,472,361 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£21,884,435 -£23,998.877 | -£29,818,791 -£31,481,848 | -£31,890,293 -£33,550,731 | -£32,010,425 -£33,670,710 | -£32,310,753 -£33,970,656 | -£34,112,722 -£35,770,333 | -£35,113,816 -£36,770,154 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | • | | | | 1 | | |
|--|---|--|--|---|--|--|---|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone C - | £1,150 psf | | | |
| No Units Site Area | 135 1.04 Ha | | - | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | | |
| Residual land values: | | | | Tenure | | LAR : CIR | |] | |
| Tenure 60% LAR 40% CR 60% LAR 40% C | % AH 5% 5% 10% 10% 15% 40% 45% 40% 45% 50% 50% 50% 50% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy 125.449/173 518.449/129 518.429/129 518.4 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases (11.789.79 (8.35.57) (12.80.52) (17.77.11 (12.80.52) (17.77.11 (13.85.57) (| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 50, 103, 103, 103, 103, 103, 103, 103, 10 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & 5,000,002 (5,000,002) (5, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, Cit., Building Safety Levy, S16e, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 45,202,054 45,804,405 45,804,405 45,804,70 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £7,200,002 £1,102,002 £1,102,002 £1,102,002 £1,102,002 £1,102,002 £1,102,002 £1,102,002 £1,102,002 £1,102,002 £1,102,002 £1,102,002 £1,102,002 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 0.555,555 Embodied Ca | |
| | | | | | | | | Base Build Costs, | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£96,672,929 -£98,462,199 -£100,268,237 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | | | | £102.124.723 -£104.014.193 -£105.919.154 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | | |
| 60% LAR: 40% CR 50% 4100 881 862 4106 412 584 4110 471 447 4110 591 425 4110 891 372 4112 691 049 4113 690 698 Residual Land values compared to benchmark land values | | | | | | | | | |
| Medium Value Secondary Offices £57,186,000 | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | -£54,653,680 -£56,442,930 -£58,248,968 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | -£80,105,454 -£61,994,924 -£63,899,885 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£65.820.186 -£67.755.673 -£69.706.194 | |
| Residual Land values compared to benchr | nark land value | -£58,862,612 s | -£68,383,295 | -£68,452,178 | -£68,572,158 | -£68,872,103 | -£70,671,779 | -£71,671,599 | |
| Lower Value Secondary Offices / Commun | ity Space | | I | | | £40,420,000 | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | | | | | -£34,466,942 -£36,266,136 -£38,079,967 | | -£37,242,814 -£39,032,084 -£40,838,122 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | | | | | | | -£42,894,608 -£44,584,078 -£46,489,039 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | | | | | | | -£46.409.340 -£50,344,826 -£52,295,348 -£64,260,753 | |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | | \$ | 1 430,312,40 | -201,041,001 | 201,101,010 | £20,601,000 | -2.00,200,300 | -204,200,100 | |
| | | | | | | | | Base Build Costs, | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2:055;227 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | -£166,439 -£2,402,017 -£4.650,783 | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | | £18,883,536 £18,732,824 £20,595,606 | | | | £21,105,898 £22,993,721 £24,901,121 | -£22,113,338 -£24,002,809 -£25,907,769 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | +27,828,070 +£29,763,557 -£31,714,079 | |
| 60% LAR: 40% CIR | 50% | *E20.870.497 | ±28.391.179 | -130,480,082 | +230,580,040 | -130,879,987 | £32,679,864 | 4.33.679.484 | |

| Local Plan Viability Testing | 2025 | | | | | | | | |
|---|--|---|---|---|--|---|--|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone C - | £1,350 psf | | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] | |
| Tonure 99% LAR. 49% CR 99% LAR. 49% CR 99% LAR. 49% CR 99% LAR. 49% CR 99% LAR. 49% CR 99% LAR. 49% CR 99% LAR. 49% CR 99% LAR. 49% CR 99% LAR. 49% CR 89% LAR. 49% CR 89% LAR. 49% CR | % AH 55% 50% 15% 20% 20% 30% 46% 56% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 152 Sept. 152 S | Base Build Costs, Access Prt M4(2), Building Safely Levy & S106, Cl., Building Regs 2022 & Stalrcases 2022 & Stalrcases 2023 & Stalrcases 2024 & Stalrcases 2023 & Stalrcases 2023 & Stalrcases 2024 & Stalrcases 2024 & Stalrcases 2024 & Stalrcases 2024 & Stalrcases 2024 & Stalrcases 2024 & Stalrcases 2024 & Stalrcases 2024 & Stalrcases 2024 & Stalrcases 2024 & Stalrcase 2024 & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent Excellent \$15,021,149 \$15,02 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Statrcases, Works Prt M4(3), BREEAM Excellent & Biodiversity \$1,000,000,000,000,000,000,000,000,000,0 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, & Renewable Offset Payments \$1,505,562 \$1,505,847 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$17,124,456 \$14,728,738 \$1,728,738 \$1,728,738 \$1,728,738 \$1,728,738 \$1,728,738 \$1,728,738 \$1,728,738 \$1,728,738 \$1,728,738 \$1,738,738 \$1,7 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 5, 504, 504, 504, 504, 504, 504, 504, 50 | |
| Higher Value Secondary Offices | | | 1 | 1 | | £97,649,000 | 1 | | |
| Tonuro | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | -£85,274,651 -£87,663,831 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | | | | | | | -£90,068,482 -£92,488,458 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | -£97,373,791 -£99,838,853 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | -£99,303,146 -£101,822,601 -£104,410,086 | | | -£102,357,335 -£104,925,991 -£107,509,529 | |
| Residual Land values compared to benchmark land values Medium Value Secondary Offices £57,186,089 | | | | | | | | | |
| median value occordary offices | | | 1 | | | 257,186,000 | I | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CLL, Build Reg 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | | | | | -£38.097.295 -£40,479,510 -£42.878.614 | | -£40.881.821 -£43.255,382 -£45.644.562 | |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | | | | | | -£48,049,213 -£50,469,188 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£55,354,522 -£57,819,584 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£80,338,086 -£82,906,722 -£65,490,260 | |
| Residual Land values compared to bench Lower Value Secondary Offices / Commun | | | | , | , | £40,420,000 | 1 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | -£24,853,162 -£27,245,877 -£29,653,774 | -£25,844,536 -£28,233,716 -£30,638,367 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | | | | | | -£32,076,700 -£34,514,510 | -£33,058,342 -£35,493,494 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | £32,778,144 -£35,254,196 -£37,743,476 | | | | | -£40,408,738 -£42,927,220 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£32,367,273 -£35,355,188 | -£40,245,853 -£42,791,109 | -£42,272,354 -£44,859,993 | -£42,392,485 -£44,979,971 | -£42,692,813 -£45,279,917 | -£44,494,782 -£47,079,594 | -£45,495,875 -£48,079,414 | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | mark land value | s | | | | £20,601,000 | 1 | | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £11,288,657 £8,450,179 | -£39,917 -£2,428,521 | -£2,071,014 -£4,471,607 | -£2,189,980 -£4,590,147 | | | -£5,263,267 -£7,652,447 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £5,598,514 £2,733,787 £143,876 | -£4.849.415 -£7.284,988 -£9.734.183 | | | | | -£10.057.098 -£12,477,073 -£14,912.225 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | | | | | | -£16,385,787 -£18,852,930 | -£17,362,406 -£19,827,469 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£11,808,004 -£14,773,918 | £17,762,207 -£19,664,584 -£22,209,840 | -£21,691,085 -£24,278,723 | £16.281,761 -£21,811,216 -£24,398,702 | -£16,063,064 -£22,111,543 -£24,698,648 | -£21,344,046 -£23,913,512 -£26,498,325 | -£24,914,606 -£27,498,145 | |
| | | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|-------------------------|---|---|---|--|--|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone C - | £1,500 psf | | |
| | | | | | | .,, | | |
| No Units Site Area | 135 1.04 Ha | 1 | _ | Sales value inflation | | Base | 1 | |
| Residual land values: | 1.04 Ha | | | Build cost inflation Tenure | 1 | LAR : CIR | I. |] |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy E4550.667 E41573.328 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases E0207.111 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E0.588.771 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt. Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E00481 138 E27,969 552 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CI. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £05,187,087 | Base Build Costs, Access Prt M4(2), Building Safety Lauding Safety S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Statinability L84(22)361 2(55)81077 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & E27,442,296 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £41,273,326 £37,982,673 £34,678,833 £31,361,930 £28,032,094 £24,689,447 | £29.807.375 £26,973,828 £24,126,597 | £27.786.870 £24,960,541 £22,119,920 £19,265,144 | £27.669.692 £24,843,782 £22,003,545 | £27,376,747 £24,551,884 £21,712,606 £18,859,050 | £25,619,077 £22,800,498 £19,966,975 £17,096,828 | £24.642.594 £21,827,506 £18,985,093 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £31,361,930 £28.032.094 | £21,265,815 £18,391,612 £15,495,520 | £19,265,144 £16,382,434 £13,474,699 | £19,149,117 £16,264,956 £13,357,505 | £18,859,050 £15,971,260 £13,064,520 | £17,096,828 £14.209.087 £11,306,606 | £16,115,185 £13,230,101 £10,329,988 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £24,889,447 £21,334,116 £17,966,226 | £15,495,520 £12,569,535 £9,630,323 | £13,474,699 £10,553,008 £7,617,499 | £13,357,505 £10,436,063 £7,500,770 | £13,064,520 £10,143,702 £7,208,946 | £8,389,532 £5,458,009 | £7,414,994 £4,485,268 |
| 60% LAR: 40% CIR | 45% | £17,906,226 £14,585,905 £11,191,862 | £9,630,323 £6,678,015 £3,712,742 | £4,668,309 £1,705,578 | £4,551,761 £1,589,178 | £4,260,393 £1,298,181 | £5,458,009 £2,512,180 £468.974 | £4,485,200 £1,540,951 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% | | £3,712,742 | £1,705,578 | £1,589,178 | £1,298,181 | £468,974 | -£1,468,795 |
| Residual Land values compared to benchm Higher Value Secondary Offices | ark land value | s | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staticrases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR : 40% CIR | 0% 5% | -£56,854,064 -£60,131,405 | -£68.777.620 -£71.597.355 | -£70.805.960 -£73.617.861 | -£70.923.593 -£73.735.039 | -£71.217.674 -£74.027.984 | -£72.982.163 -£75.785.654 | -£73.962.434 -£76.762.137 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | | -£74,430,903 -£77,278,134 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | -£80.138.916 -£83.013.118 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | -£85,909,211 -£88,835,195 | | | | | |
| 60% LAR : 40% CIR | 40% 45% | | -£91,774,408 | | | | | |
| 60% LAR: 40% CIR | 50% | -£90,212,869 | -£97,691,988 | -£99,699,152 | -£99,815,552 | -£100,106,550 | -£101,873,705 | £102,873,526 |
| Residual Land values compared to benchm Medium Value Secondary Offices | ark land value | s | | | | £57,186,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & Building | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safey, Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, |
| Tenure | % AH 0% | Safety Levy | & Staircases | BREEAM Excellent | Biodiversity | Payments | Sustainability | Sustainability & |
| 60% LAR : 40% CIR | 5% | | -£20,736,331 -£29,578,086 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | | -£35,258,865 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | | -£38,119,646 -£40,993,849 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | -£43,889,941 -£46.815.928 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | | -£49,755,138 -£52,707,447 | | | | | |
| | 50% | -£48,193,599 | -£55,672,719 | -£57,679,883 | -£57,796,283 | -£58,087,281 | -£59,854,436 | -£60,854,257 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | | s | | | | £40,420,000 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 2.576051 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | -£701,290 -£3,991,943 | -£12,167,240 -£15,000,788 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | | -£17.848.019 -£20,708,800 | | £19.971.071 £22,825,498 | | | |
| 60% LAR : 40% CIR | 25% 30% 35% | | -£23,583,003 -£26,479,095 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | | -£29.405.080 -£32,344,292 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£27,388,711 -£30,782,753 | -£35,296,600 -£38,261,873 | -£37,306,308 -£40,289,037 | £37,422,854 -£40,385,437 | -£37,714,222 -£40,676,435 | -£39,462,435 -£42,443,590 | -£40,433,664 -£43,443,410 |
| Residual Land values compared to benchm | ark land value | s | | · | · | | | |
| Secondary Industrial/Storage/Distribution | | | | ı | 1 | £20,601,000 | I | Base Build Costs, |
| Tonure 60% LAR: 40% CIR | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £23.157.320 £19.879.979 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Stalircases E11,233,765 E8414,039 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 19, 205,425 53,39,524 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$9.987,792 \$6.276,345 | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levey, \$106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & 16.048,950 15.249,248 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £16,589,327 £13,285,487 | £5,580,481 £2,733,250 | £3,567,195 £726,574 | £3,450,436 £610.198 | £3,158,538 £319,280 | £1,407,152 -£1,426,371 | £434,160 -£2,408,253 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% | £9,968,584 £6,638,748 | -£127,531 -£3,001,734 | -£2,128,202 -£5,010,912 | -£2,244,229 -£5,128,391 | £2,534,296 -£5,422,086 | -£4,298,519 -£7,184,259 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £3,296,101 -£59,230 | £5,897,826 £8,823,811 | | -£8,035,841 -£10,957,283 | -£8,328,826 -£11,249,844 | -£10,086,740 -£13,003,814 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | -£11,763,023 -£14,715,331 | | | | | |
| 60% LAR : 40% CIR | 50% | -£10.201.484 | -£17.680.604 | -£19.687.768 | -£19.804.168 | -£20.095.166 | -£21.862.320 | -£22.862.141 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | 1 | |
|--|--|--|--|--|--|--|---|---|
| Resi 13 - 135 Flats | | | | Value Area | Zone C - i | E1,750 psf | | |
| No Units Site Area | 135 1.04 Ha | | - | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | • |] |
| Tenure 50% LAR : 45% CIR 60% LAR : 45% CIR 60% LAR : 45% CIR 60% LAR : 45% CIR 60% LAR : 45% CIR 60% LAR : 45% CIR 60% LAR : 45% CIR 60% LAR : 45% CIR 60% LAR : 45% CIR 80% LAR : 45% CIR 80% LAR : 45% CIR 80% LAR : 45% CIR 80% LAR : 45% CIR 80% LAR : 45% CIR | % AH 5% 5% 10% 5% 10% 5% 40% 40% 40% 40% 40% 40% 40% 40% 40% 40 | Base Build Costs and Access Prt M4(2) & Building Sefety Levy 155,007,145 & 155,007,145 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CII, Building Regs 2022 & Starcases £7,25,356 £6,33,356 £7,33 | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & SREEAM Excellent 265,500.75 SA, 500.75 SA, 500.7 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments \$45,018,340 \$47,040,220 \$45,018,340 \$47,040,220 \$45,018,340 \$47,040,220 \$45,018,340 \$47,040,220 \$45,018,340 \$47,040,000 \$ | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$43,255,562 \$43,2 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (42,273,381 (51,541 (51,544) (51,784) |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£62,672,228 -£66,228,890 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | | | | | | | -£69,800,790 -£73,387,785 -£76,989,727 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£80,608,472 -£84,241,210 -£87,920,824 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£78,528,953 -£82,675,207 | -£86,484,216 -£90,193,121 | -£88,487,668 -£92,200,286 | -£88,604,215 -£92,316,685 | -£88,895,585 -£92,607,684 | -£90,643,797 -£94,353,672 | -£91,615,026 -£95,323,686 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £141.082 -£3,869,777 -£7,894,347 | | | | | | -£.17.111.081 -£20,652,959 -£24,209,621 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | | | | | | -£21,761,021 -£31,368,515 -£34,970,458 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£38,587,203 -£42,221,940 -£45,901,555 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | -£36,509,684 -£40,655,938 | -£44,464,946 -£48,173,851 | -£48,468,399 -£50,181,017 | -£46,584,946 -£50,297,416 | -£46,876,315 -£50,588,414 | -£48,624,528 -£52,334,403 | -£49,595,756 -£53,304,397 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | ark land value: ty Space | • | | | | £40,420,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1759-528 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2145:599 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 5338,000 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 23043925 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 51,279,437 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon D59165 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £13,541,069 £9,516,499 £5.478.939 | £1,922,670 -£1,652,453 -£5,241,257 | | | | | -£3,242,113 -£6,798,774 -£10,370,675 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% 40% | £1,428,513 -£2,638,151 -£6,734,422 | | | | | | -£13,957,669 -£17,559,611 -£21,176,357 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% | | | | | | | -£24.811.094 -£28.490,709 -£32.184.910 |
| 60% LAR: 40% CIR Residual Land values compared to benchm | 50% | -£23,245,092 | -£30,763,005 | -£32,770,170 | -£32,886,569 | -£33,177,568 | -£34,923,557 | -£35,893,551 |
| Secondary Industrial/Storage/Distribution | value | | | | | £20,601,000 | | |
| Tenure | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (38) 133,798 (34) 122,339 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 2020, S350, S350 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalrcases, Wchair Prt M4(3) & BREEAM Excellent 124,036,008 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 223,919,279 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 223(25,194 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability 21,160,706 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon (20,890,434 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £30,097,768 £26,080,208 £22,009,782 | £18,928,817 £15,340,012 £11,737,656 | £16,915,530 £13.333.336 £9,736,984 | £16,798,771 £13,216,960 £9,620,958 | £16,506,874 £12,926,021 £9,330,891 | £14,755,487 £11.180.389 £7,590,490 | £13,782,495 £10,210,594 £6,623,600 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £17,943,119 £13,846,847 | £8,121,879 £4,492,811 | £6,126,615 £2,502,361 | £6,010,902 £2,386,928 | £5,721,621 £2,098,347 | £3,985,930 £366,853 | £3,021,658 -£595,088 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £9,737,892 £5,616,377 £1,482,431 | £000,583 -£2,804,674 -£6,472,831 | | | | | -£4,229,825 -£7,909,440 -£11,603,641 |
| 60% LAR : 40% CIR | 50% | £2.663.822 | £10.181.736 | -£12.188,901 | £12.305.300 | -£12.596.299 | -£14.342.288 | -£15.312.282 |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|--|--|--|--|--|---|--|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone C - | £1,900 psf | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | |
| Residual land values: | | | | Tenure | | LAR : CIR | | I |
| Tonure 50% LAR. 60% CFR 50% LAR. 60% CFR 50% LAR. 60% CFR 50% LAR. 60% CFR 50% LAR. 60% CFR 50% LAR. 60% CFR 60% LAR. 60% CFR 60% LAR. 60% CFR 60% LAR. 60% CFR 60% LAR. 60% CFR Residual Lar. 60% CFR Residual Lar. 40% CFR Residual Lar. 40% CFR Residual Lar. 40% CFR 60% LAR. 60% CFR | % AH 5% 10% 10% 20% 20% 30% 40% 40% 40% 50% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (68,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) (79,508.57) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Starcases (EX.357.85) (| Base Build Costs, Access Prt M4(2), Stide, Cit., Build Regs 2022 & Stidrcases, Wchair Prt M4(3) & BREEAM Excellent 553,305,155 C44,307,155 C44,307,155 C44,307,155 C44,307,155 C44,307,155 C44,307,155 C44,307,155 C44,307,155 C44,307,155 C47,307,155 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent & Biodiversity E82 21131 E82 21131 E82 21131 E82 21131 E82 21131 E83 2131 E84 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, C.IL, Building Safety Levy, S16e, C.IL, Building Safety Levy, S16e, C.IL, Building Safety Levy, S16e, C.IL, Building Safety Levy, Biodiversity & Renewable Offset Psymmets ESSY7250 E | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Building Safety Levy, Biodiversity, Renewable Offset Payments & Sustainability Ext. 162,922 Ext. 162,922 Ext. 162,923 Ext. 162,923 Ext. 162,933 Ext. 163,933 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staffcases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon ES1172271 ES1172371 ESS1172371 | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CLL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | | | | -£54,218,282 -£58,219,888 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£68,835,754 -£86,88,672 -£70,315,580 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | | -£74,571,445 -£78,453,597 -£82,544,457 |
| 80% LAR : 40% CIR Residual Land values compared to benchn | 50% | -£73,030,030 -£78,153,459 | -£85,715,696 | -£87,700,986 | -£87,817,385 | -E88,108,363 | -£89,854,352 | -£90,824,346 |
| Medium Valus Secondary Offices 537,186,000 | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £9.118.111 £4,657,831 £184,438 | -£3.027.977 -£7,034,231 -£11,054,298 | | | | | -£8.212.790 -£12,199,013 -£16,200,619 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | | -£15,088,047 -£19,135,348 -£23,196,089 | +£17,094,723 +£21,136,019 +£25,191,333 | -£17,211,098 -£21,252,045 -£25,307,046 | | -£19,247,668 -£23,282,514 -£27,332,017 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | | -£27,270,081 -£31,357,254 -£35,457,455 | | | | | |
| 80% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to benchr | 45% 50% | -£31,535,760 -£36,134,189 | -£39,570,557 -£43,896,427 | -£41,550,059 -£45,681,697 | -£41,664,855 -£45,798,096 | -£41,951,845 -£46,089,094 | -£43,675,276 -£47,835,082 | -£44,646,505 -£48,805,076 |
| Lower Value Secondary Offices / Communi | | • | | | | £40,420,000 |] | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E28 957 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Legs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(2), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability EU-178-327 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excelled, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 18 (1980-56) |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £22,068,677 £17,595,285 £13.108.904 | £10,376,615 £6,356,548 £2,322,800 | £8,358,110 £4,343,262 £316.123 | £8,238,932 £4,226,503 £199.748 | £7,945,986 £3,934,605 -£91.191 | £6,188,316 £2,183,220 -£1,836,822 | £5,211,833 £1,210,228 -£2,806,618 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £8,809,657 £4,097,669 -£426,936 | -£1,724,502 -£5,785,223 -£9,859,235 | | | | -£5,871,668 -£9,921,171 -£13,985,194 | -£6,838,557 -£10,885,444 -£14,947,134 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | | | | | | | -£19.023,482 -£23,114,342 -£27,235,659 |
| 60% LAR: 40% CIR Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | | -£16,723,343 | -£.20,285,581 | *£26,270,851 | ±28,387,250 | -128,678,247 | 4.30,424,236 | +2.31,394,230 |
| Consular y minusural/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenuro | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 447110227 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Ly, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability 500,795,595 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £42,649,946 £38,176,554 £33.690.173 | £30,957,884 £26,937,818 £22,904,069 | £28,937,379 £24,924,531 £20.897.392 | £28,820,201 £24,807,772 £20,781,017 | £28,527,256 £24,515,874 £20,490,078 | £26,769,586 £22,764,489 £18,744,447 | £25,793,103 £21,791,497 £17,774,651 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £29,190,926 £24,678,939 £20,154,334 | £18,856,768 £14,796,046 £10,722,035 | £16,856,097 £12,800,782 £8,731,585 | £16,740,071 £12,685,070 £8,616,152 | £16,450,003 £12,395,788 £8,327,570 | £14,709,602 £10,660,098 £6,596,076 | £13,742,712 £9,695,825 £5,634,135 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £15,616,165 £11,042,476 £6,456,355 | £6,634,861 £2,534,660 -£1,578,442 | £4,648,641 £552,085 -£3,557,943 | £4,533,453 £437,111 -£3,672,740 | £4,245,486 £149,674 -£3,959,730 | £2,517,680 -£1,574,949 -£5,683,160 | £1,557,787 -£2,533,073 -£6,654,390 |
| 60% LAR : 40% CIR | 50% | £1.857.926 | -£5.704.311 | -£7.689.581 | -£7.805.980 | -£8.096.978 | -£9.842.967 | -£10.812.961 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|---|---|--|--|---|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone C - | £2,000 psf | | |
| No Units Site Area | 135 1.04 Ha | | • | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 |
| Tenure 605-LAR-46%-CR 605-LAR-46%-CR 605-LAR-46%-CR 605-LAR-46%-CR 605-LAR-46%-CR 605-LAR-46%-CR 605-LAR-46%-CR 605-LAR-46%-CR 605-LAR-46%-CR 605-LAR-46%-CR 605-LAR-46%-CR 605-LAR-46%-CR 605-LAR-46%-CR | % AH 5% 10% 15% 25% 35% 45% 56% ark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy Eff 4.87.85 Eff 5.75 Sec. Sec. Sec. Sec. Sec. Sec. Sec. Sec. | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 529, 2022 & Staticases 529, 249, 259 549, 249, 119 544, 24 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3) & BREEAM Excellent 555-6699 547-533-445 547-533-445 547-533-445 547-533-445 548-677-77 548-677 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Building Safety Levy, 5166. CIL, Building Safety Levy, 5166. CIL, Building Safety Levy, 5166. CIL, Building Safety Levy, 5166. CIL, Building Safety, 5166. CIL, Building Safety, 5166. CIL, Building Safety, 5166. CIL, Safety, 5166. | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Fayments Fays.024 Fayments Fays.024 Fays.024 Fays.024 Fays.024 Fays.024 Fays.024 Fays.024 Fays.024 Fays.024 Fays.025 Fays.025 Fays.026 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. Safety Safety Safety Safety Safety Building Safety Safety Safety Safety Building Safety Safet | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 557,05244 558,05245 558,05245 558,05245 558,05345 |
| | | | | | | | 1 | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | | | | -£45,555,220 -£49,864,278 -£54,187,884 | | -£47,605,835 -£51,907,561 | -£48,582,318 -£52,880,555 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | | | -£70,224,434 -£74,597,412 -£78,984,902 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | -£70,239,081 -£75,138,959 | -£78,326,900 -£82,749,400 | -£80,308,402 -£84,726,399 | -£80,421,197 -£84,841,049 | -£80,708,187 -£85,127,673 | -£82,430,128 -£86,854,808 | -£83,386,759 -£87,824,799 |
| Residual Land values concared to benchmark land values Medium Value Sociatorial Volume (1997) E87,185,600 E87,185,600 | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £15.102.397 £10,342,904 £5,570,297 | £2.868.634 -£1,415,645 -£5,714,984 | £870.777 -£3,418,772 -£7,728,250 | £754.912 -£3,535,951 -£7,845,009 | £464.562 -£3,828,895 -£8,136,907 | -£1,299,925 -£5,586,565 -£9,888,292 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% | £784,700 -£4,013,760 -£8,824,962 | -£10,045,343 -£14,389,273 -£18,746,623 | | -£12,168,394 -£16,505,971 -£20,857,601 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | -£23,333,776 -£28,219,812 -£33,119,690 | -£31,897,899 -£36,307,630 -£40,730,131 | -£33,880,474 -£38,287,133 -£42,707,130 | -£33,995,448 -£38,401,928 -£42,821,780 | -£34,282,885 -£38,688,918 -£43,108,404 | -£36,007,509 -£40,410,857 -£44,835,537 | -£36,965,633 -£41,367,490 -£45,805,530 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | mark land value | 5 | | | | £40,420,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £27,753,750 £22,981,143 | £15,995,201 £11,695,883 | £13,992,074 £9,682,596 | £13,874,896 £9,565,837 | £13,581,951 £9,273,940 | £11,824,281 £7,522,554 | £10,847,797 £6,549,561 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £13,397,086 £13,397,086 £8,585,585 | £7,300,504 £3,021,673 •£1,335,777 | £1,030.827 £1,020,002 -£3,331,041 | £904.875 -£3,446,755 | £4.531.513 £614,809 -£3,736.036 | -£1,125,593 -£5,471,727 | -£2,236,096 -£2,092,482 -£6,435,999 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £3,762,085 -£1.074.248 -£5,922,929 | -£10,090,221 -£14,487,053 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£10,608,968 -£15,708,844 | -£18,698,784 -£23,319,285 | -£20,876,286 -£25,298,284 | -£20,991,082 -£25,410,934 | -£21,278,072 -£25,697,558 | -£23,000,011 -£27,424,690 | -£23,956,644 -£28,394,683 |
| Residual Land values compared to benchr Secondary Industrial/Storage/Distribution | | s | | | | £20,601,000 | <u> </u> | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 553094513 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £48,335,019 £43,562,412 £38,776,816 | £38,576,470 £32,277,152 £27,946,773 | £34,573,343 £30,263,866 £25,940.096 | £34,456,165 £30,147,107 £25,823,721 | £34,163,220 £29,855,209 £25,532,782 | £32,405,550 £28,103,823 £23,787,151 | £31,429,086 £27,130,830 £22,817,355 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 15% 20% 25% 30% | £33,978,356 £29,167,154 £24,343,334 | £27,840,775 £23,602,843 £19,245,492 £14,874,850 | £21,602,172 £17,250,228 £12,884 401 | £21,486,144 £17,134,514 £12,768,968 | £21,196,078 £16,845,233 £12,480,385 | £19,455,677 £15,109,543 £10,748.891 | £18,488,787 £14,145,271 £9,786,951 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £19,507,022 £14,658,340 | £10,491,048 £6,094,216 | £8,504,828 £4,111,842 | £8,389,639 £3,996,667 | £8,101,672 £3,709,230 | £6,373,865 £1,984,606 | £5,413,973 £1,026,482 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | £4.872.425 | £1,004,405 -£2,738,016 | -£255,017 -£4,715,014 | -£4.829.664 | -£5.116.289 | -E6.843.421 | -£7,813,414 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|--|---|--|---|--|--|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone C - RP Per | iphery £2,250 psf | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation Build cost inflation | | Base Base | | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | | 1 |
| Tenure 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 69% LAR 45% CR 60% LAR 45% C | % AH 5% 5% 10% 10% 12% 20% 35% 40% 40% 40% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 186,448,55 F19,40,452 F19,40,452 F19,40,452 F19,40,452 F19,40,452 F19,40,452 F19,40,452 F19,419,152 F19,419,152 F19,419,152 F19,419,152 F19,419,152 F19,419,152 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & \$106, CII, Building Regs 2022 & Starcases \$79,975,566 \$19,123,124 \$11,125,125 \$11,125 \$ | Base Build Costs, Access Prt M4(2), S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$74,977.759 \$44,693.759 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety Levy, \$106, CIL, Building Safety, \$106, CIL, Building Safety, \$107, Sa | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (74,572,204 45,466,128 45,466,128 45,466,128 45,466,128 45,466,128 45,466,128 45,466,128 45,466,128 45,466,128 45,466,128 45,466,128 45,466,128 45,466,128 45,466,128 45,466,128 46,466,128 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$77,834,223 \$62,276,213 \$67, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 271,865,964 251,862,972 254,877,865,972 254,877,865,972 254,877,865,972 254,877,875 254,877,877,875 254,877,875 254,877,875 254,877,875 254,877,875 254,877,877,875 254,877,877 254,877,877 254,877,877 254,877,877 254,877 254,877,877 254,8 |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | | | | | -£57,148,961 -£62,269,249 -£67,403,265 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | +£81,985,579 +£87,606,665 | -£70,169,584 -£75,333,658 | -£72,149,086 -£77,310,657 | -£72,263,881 -£77,425,307 | +£72,550,871 +£77,711,932 | -£74,272,810 -£79,431,681 | -£75,229,443 -£80,387,098 |
| Residual Land values compared to benchmark land values Modium Value Secondary Offices (57.186.09) | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £30.063,113 £24,555,583 £19,034,941 | £17.590.125 £12,569,771 £7,535,812 | £15.592.268 £10,579,632 £5,552.783 | £15,476,404 £10,464,215 £5,437,779 | £15.186.742 £10,175,672 £5.150.269 | £13,448,771 £8,444,418 £3,425,204 | £12.483.232 £7,482,611 £2.466.835 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% 30% | £13,501,309 £7,954,812 £2,395,575 | £2,488,377 -£2,572,407 -£7,646,408 | £511,858 -£4,543,010 -£9,618,275 | £397,232 -£4,657,292 -£9,733,988 | £110,666 -£4,943,000 -£10,023,269 | -£1,608,731 -£6,671,251 -£11,758,960 | -£2,567,998 -£7,638,142 -£12,723,232 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% | -£3,176,280 -£8,760,628 | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | *£14,357,346 *£19,966,310 *£25,587,396 | -£22,999,010 -£28,150,314 -£33,314,388 | +£24,961,583 +£30,129,817 +£35,291,388 | -£25,096,556 -£30,244,612 -£35,406,038 | +£25,383,996 +£30,531,602 +£35,692,662 | -£27,106,619 -£32,253,541 -£37,412,411 | -£28,066,743 -£33,210,174 -£38,367,827 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | | 5 | | | | £40,420,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$27.47.990 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill, Building Regs 2022 & Staircases 255000971 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Rogs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$22.87.50 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 32507 588 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 20089618 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 22894079 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £41,966,429 £36,445,787 £30,912,155 | £29,980,617 £24,946,658 £19.899.223 | £27,990,478 £22,963,629 £17.922.704 | £27,875,061 £22,848,625 £17.808.079 | £27,586,518 £22,561,115 £17.521.512 | £25,855,264 £20,836,050 £15.802.115 | £24,893,457 £19,877,681 £14.842.848 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% | £25,365,658 £19,806,421 £14,234,566 | £14,838,440 £9,764,438 £4,675,619 | £12,867,836 £7,792,571 £2,685,170 | £12,753,554 £7,676,858 £2,569,737 | £12,467,846 £7,387,577 £2,281,154 | £10,739,595 £5,651,886 £549,660 | £9,772,704 £4,687,614 -£412,280 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £8.650.218 £3,053,500 £2,555.464 | -£449.757 -£5,588,164 -£10,739,468 | £2.435.978 £7,570,737 £12,718,970 | -£2,551,168 -£7,685,712 -£12,833,766 | -£2.839.134 -£7,973,150 -£13,120,756 | -£4.566.939 -£9,697,773 -£14.842.895 | -£5.528.832 -£10,655,898 -£15,799,328 |
| 60% LAR: 40% CIR Residual Land values compared to benchr | 45% 50% mark land values | -£8,176,550 | -£15,903,542 | -£17,880,542 | -£17,995,192 | -£18,281,816 | -£20,001,565 | -£20,956,981 |
| Secondary Industrial/Storage/Distribution | | | | Г | ı | £20,601,000 | | |
| Tenure | % AH 0% 5% 10% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 108 055,279 102 247,699 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases (55.582.240 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent [53,94,364 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 53,468,519 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments [53,178,859] | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodiod Carbon 150.475.348 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £57,027,056 £51,493,424 £45,946,928 | £45,527,928 £40,480,493 £35,419,709 | £43,544,898 £38,503,974 £33,449,106 | £43,429,894 £38,389,348 £33,334,823 | £43,142,384 £38,102,782 £33,049,115 | £41,417,320 £36,383,384 £31,320,864 | £40,458,950 £35,424,117 £30,353,974 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £40,387,690 £34,815,835 | £30,345,707 £25,256,889 | £33,449,106 £28,373,841 £23,266,439 £18,145,291 | £28,258,127 £23,151,008 | £33,049,115 £27,968,846 £22,862,423 £17,742,135 | £26,233,156 £21,130,930 | £25,268,884 £20,168,989 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £29,231,487 £23,634,769 £18,025,805 | £20,131,512 £14,993,106 £9,841,801 | £18,145,291 £13,010,532 £7,862,299 | £18,030,104 £12,895,558 £7,747,503 | £17,742,135 £12,608,120 £7,460,513 | £16,014,330 £10,883,497 £5,738,574 | £15,054,438 £9,925,373 £4,781,941 |
| 60% LAR: 40% CIR | 50% | £12.404.720 | £4.677.727 | £2.700.727 | £2.586.077 | £2.299.453 | £579.704 | £375.711 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|--|--|--|--|--|---|--|
| Resi 13 - 135 Flats | | | | Value Area | Zone C - RP Peri | phery £2,450 psf | | |
| No Units Site Area | 135 1.04 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | |
| Residual land values: | | | | Tenure | | LAR : CIR | | |
| Tenure 50% LAR, 40% CR 60% LAR, 60% CR 60% LAR, 60% CR 60% LAR, 60% CR 60% LAR, 60% CR 60% LAR, 60% CR 60% LAR, 60% CR 60% LAR, 60% CR 60% LAR, 60% CR 60% LAR, 60% CR 60% LAR, 60% CR 60% LAR, 60% CR | % AH 5% 5% 10% 10% 10% 30% 30% 30% 30% 40% 40% 40% 40% 40% 40% 40% 40% 40% 4 | Base Build Costs and Access Prt M4(2) & Building Safety Levy 15(0) 477-158 (2) 15(0) 477-159 (2) 15(0) | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Straceses \$2022 se Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staffcases, Wchair Prt M4(3) & BREEAM Excellent 568,754,027 F15,527,719 F15,954,000 F15 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), BREEAM Excellent & Biodiversity E85,595,06 E75,422,14 E85,432,14 E | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit, Building Safety Levy, S106, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Paymonts 263,389,989 275,389 275,3 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 564,571,556 572,757 574,575 575,575 575,575 575,577 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewalte Offset Paymenable Offset Paymenable Sustainability & Embodied Carbon S13,545,587 (2014), Company S1 |
| | | | | | | | | Base Build Costs, |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Lovy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | -£6,093,542 -£12,212,613 -£18,344,674 | | | | | | -£23,348,326 -£28,952,961 -£34,572,608 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 20% 25% | | | | | | | -£40.207.118 -£45,856,354 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% 50% | | | | | | | -£31,330,764 -£57,244,576 -£62,986,899 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR Residual Land values compared to benchm | | -£55,402,664 -£61,622,379 | ±65,643,731 -£89,401,084 | -£05,023,233 -£71,378,084 | -£05,738,029 -£71,492,714 | -£00,025,018 -£71,779,338 | £07,746,957 -£73,499,087 | -£68,703,590 -£74,454,503 |
| Medium Value Secondary Offices | Tank land value. | - | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £42.031.686 £35,925,728 £29.808.656 | £29.367.318 £23,758,104 £18,135,286 | £27.369.462 £21,767,966 £16.152.257 | £27.253.598 £21,652,549 £16,037.253 | £26.963.935 £21,364,006 £15.749.742 | £25.225.965 £19,632,752 £14.024.677 | £24.260.426 £18,670,943 £13.066.308 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £23,674,595 £17,529,670 £11,372,004 | £12,498,992 £6,849,348 £1 186 486 | £10,522,473 £4,878,745 | £10,407,846 £4,764,462 £892,764 | £10,121,280 £4,478,755 £1,177,699 | £8,401,883 £2,764,510 | £7,446,663 £1,812,151 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £5,201,720 -£981,057 -£7,176,203 | -£4,489,467 -£10,178,382 -£15,880,132 | -£6,450,002 -£12,134,753 -£17,862,471 | -£6,563,700 -£12,249,640 -£17,977,446 | | -£8,555,555 -£14,265,415 -£19,989,508 | -£9,517,495 -£15,225,307 -£20,947,630 |
| 60% LAR : 40% CIR | 45% 50% | -£13,383,595 -£19,603,110 | -£21,624,461 -£27,381,795 | -£23,603,984 -£29,358,795 | -£23,718,760 -£29,473,445 | -£24,005,749 -£29,760,069 | -£25,727,688 -£31,479,818 | -£26,884,321 -£32,435,234 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communi | nark land values ty Space | • | | | | £40,420,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Stalrcases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cl.I., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £53,336,574 £47,217,502 | £41,168,950 £35,546,132 | £39,178,812 £33,563,103 | £39,063,395 £33,448,099 | £38,774,852 £33,160,588 | £37,043,598 £31,435,523 | £36,081,789 £30,477,154 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £34,940,516 £28,782,850 £28,12,588 | £24,260,194 £18,597,332 £12,921,380 | £22,289,591 £16,632,055 £10,980,844 | £22,175,308 £16,518,082 £10,847,146 | £21,889,601 £16,233,147 £10,582,901 | £20,175,356 £14,523,543 £8,855,202 | £19,222,997 £13,573,762 £7,893,351 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £16.429.789 £10,234,643 | £7.232,464 £1,532,464 | £5.276.093 -£451,625 | £5.161,206 -£586,600 | £4.873.238 -£854.037 | £3.145.432 -£2,578.660 | £2,185,539 -£3,536,784 |
| 60% LAR: 40% CIR Residual Land values compared to benchm | 45% 50% | £2,192,263 | -£4,213,015 -£9,970,949 | -£0,193,117 -£11,947,948 | -£12,062,598 | -£12,349,223 | -£14,088,972 | -£15,024,388 |
| Secondary Industrial/Storage/Distribution | Tank land value. | - | | | | £20,601,000 | | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy 8800/23,802 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Clt., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(5), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £73,917,843 £67,798,772 £61.666.711 | £61,750,220 £56,127,402 £50,491,107 | £59,760,081 £54,144,373 £48.514.588 | £59,644,664 £54,029,368 £48.399.961 | £59,356,121 £53,741,857 £48.113.398 | £57,824,867 £52,016,793 £46.393.999 | £56,663,059 £51,058,423 £45,438,778 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £55,521,785 £49,364,119 £43,193,835 | £44,841,464 £39,178,601 £33,502,649 | £42,870,860 £37,213,324 £31,542,113 | £42,756,577 £37,099,351 £31,428,416 | £42,470,870 £36,814,417 £31,144,171 | £40,756,625 £35,104,812 £29,436,561 | £39,804,287 £34,155,031 £28,474,620 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £37,011,059 £30,815,913 £24,608.520 | £27,813,733 £22,111,984 £16,367,654 | £25,857,362 £20,129,644 £14,388,152 | £25,742,475 £20,014,669 £14,273,355 | £25,454,507 £19,727,232 £13,986,366 | £23,726,701 £18,002,609 £12,264,427 | £22,766,808 £17,044,485 £11,307,794 |
| 60% LAR : 40% CIR | 50% | £18.389.006 | £10.610.321 | £8.633.321 | £8.518.671 | £8.232.047 | £6.512.298 | £5.556.881 |

| Local Flatt Viability Testing | | | 1 | | | | 1 | |
|--|---|--|--|--|---|--|---|---|
| Resi 14 - 150 Flats | | | | Value Area | Zone C - | £1,050 psf | | |
| No Units | 150 | 1 | 1 | Sales value inflation | | Base |] | |
| Site Area | 0.27 Ha | 1 | | Build cost inflation Tenure | | Base LAR : CIR | i |] |
| Residual land values: | | 1 | | | 1 | 1 | | 1 |
| Tanure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £20,020,001 £17.909.928 £15,785,168 | £8,001,321 £6.357.185 | £8,557,153 £4,918,461 £3,264,104 £1,594,226 | £6,420,377 £4,782,201 £3,128,318 £1,458,872 | £8,078,436 £4.441.549 £2,788,850 £1,120,486 | £4,026,795 £2.397.634 £752,042 -£923,714 | £4,254,754 £2.624.736 £978.354 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% 40% 45% 50% | £13,645,852 £11,492,117 £9,324,097 £7,120,249 £4,901,333 £2,688,324 £421,358 £1,877,102 | £6.357.185 £6.697.823 £1.022.374 £1.333.978 £2.135.426 £2.135.426 £3.321.964 £5.723.332 £7.539.389 £9.389.991 | £1,594,226 -£92,420 -£1,828,869 -£3,597,038 -£5,380,614 -£7,179,449 -£8,993,396 -£10,822,310 | £1,458,872 £229,442 £1,967,620 £3,735,466 £5,518,762 £7,317,357 £9,131,105 -£10,959,857 | E1,120,486 £571,995 £2,314,493 £4,081,536 £5,864,130 £7,862,125 £9,475,372 £11,303,721 | -£923,714 -£2,649,836 -£4,395,741 -£6,157,961 -£7,936,343 -£9,730,732 -£11,386,908 | 22 624 736 £978 354 £684,681 £2.417,982 £4.184,491 £5.927,247 £7,706,098 £9,500,887 £11,311,461 £13,137,685 |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levys, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | -£8,721,617 -£10,846,378 | | | | | -£24,233,912 -£25,879,503 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | -£12,965,693 -£15,139,429 -£17,307,449 | *£23,006,171 *£25,297,567 -£27,007,422 | | | | -£27,555,269 -£29,281,381 -£31,027,286 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | -£19,511,297 -£21,730,212 | | | | | -£32,789,507 -£34,567,888 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£23,503,222 -£26,210,187 -£28,508,647 | -£32,334,676 -£34,170,934 -£36,001,537 | -£35,624,943 -£37,453,856 | -£35,762,650 -£37,591,402 | -£34,253,070 -£36,106,917 -£37,935,266 | -£38,172,518 -£39,998,454 | -£37,943,006 -£39,769,211 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land values | | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building St M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% 10% | £4.423.819 £2,313,747 £188.988 | -£7.594.861 -£9,238,997 -£10.898.350 | | -£9.175.805 -£10,813,981 -£12,467,864 | | -£11.589.387 -£13,198,548 | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | -£1,950,330 -£4,104,065 | £12,572,807 £14,262,204 | | | | -£18,519,898 -£18,246,018 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% | -£8,272,085 -£8,475,933 -£10,694,849 | -£15,972,058 -£17,731,610 -£19,518,146 | | | | -£19,991,922 -£21,754,143 -£23,532,525 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | -£12,927,858 -£15,174,824 | | | | | -£25,326,913 -£27,137,154 | |
| Residual Land values compared to benchm | nark land values | -£17,473,284 | £24,966,173 | -£26,418,492 | -£26,556,038 | -£26,899,903 | -£28,963,090 | -£28,733,847 |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tonure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 19,999,394 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% I AR : 40% CIR | 0% 5% 10% | £6,886,292 £4,761,532 £2,622,216 | -£4,666,451 -£6,325,813 -£8,000,382 | | -£8,241,436 -£7,895,318 -£9,584,764 | | -£8,626,003 -£10,271,594 -£11,947,350 | -£8,398,900 -£10,045,282 -£11,748,342 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £468,480 -£1,699,540 | -£9,689,658 -£11,399,513 | | | | -£13,673,472 -£15,419,377 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% 40% | -£3,903,388 -£6,122,303 -£8,355,312 | | | | | -£17,181,598 -£18,959,979 -£20,754,368 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£10,602,278 -£12,900,738 | -£18,563,025 -£20,393,628 | -£20,017,034 -£21,845,947 | -£20,154,741 -£21,983,493 | -£20,499,008 -£22,327,357 | -£22,564,609 -£24,390,545 | -£22,335,097 -£24,161,302 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land values | | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £1440/546 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levi 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticrases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$201923 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cltl, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £12,291,474 £10,166,713 £8,027,398 | £738,731 -£920,631 -£2,595,080 | -£699,993 -£2,354,350 -£4,024,228 | | | -£3,220,821 -£4,866,412 -£6,542,169 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £5,873,662 £3,705,642 £1,504,704 | -£4,284,477 -£5,994,331 | | | | -£8,268,290 -£10,014,195 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | £1,001,794 -£717,121 -£2,950,131 | £7,753,883 -£9,540,418 -£11,341,787 | | | | -£11,776,416 -£13,554,797 -£15,349,186 | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£5,197,096 -£7.495.556 | -£13,157,844 -£14.988.446 | -£14,611,852 -£16,440,765 | -£14,749,559 -£16,578,311 | -£15,093,826 -£16,922,175 | -£17,159,427 -£18.985.363 | -£16,929,915 -£18.756.120 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | | | | | , | |
|--|---|---|--|---|---|--|--|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone C - | £1,150 psf | | |
| | | | l | | | | | |
| No Units Site Area | 150 0.27 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 |
| Residual land values: | | | | | | | | |
| Tenure 6% LAR - 26% CIR 60% LAR - 6% CIR 60% LAR - 6% CIR 60% LAR - 6% CIR 60% LAR - 6% CIR 60% LAR - 6% CIR 60% LAR - 6% CIR 60% LAR - 6% CIR 60% LAR - 6% CIR 80% LAR - 6% CIR 80% LAR - 6% CIR 80% LAR - 6% CIR 80% LAR - 6% CIR | % AH 5% 10% 15% 22% 25% 35% 40% 45% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Except 1,56 524,910,53 51,926,93 51 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases \$11,662,756 \$1,667,766 \$1,667,767 \$1,667,776 \$1,667,776 \$1,667,776 \$1,667,776 \$1,667,776 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent £13,73,519 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$13,589,743 \$11,007,169 \$1,008,141 \$1,008,141 \$1,008,141 \$1,008,141 \$1,008,141 \$1,008,141 \$1,008,141 \$1,008,141 \$1,008,141 \$1,008,141 \$1,008,141 \$1,008,141 \$1,008,141 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments [\$12,094,803 [\$12,094,803 [\$13,745,984 [\$15,745,984 [\$15,745,984 [\$15,745,984 [\$15,745,984 [\$15,745,984 [\$15,745,984 [\$15,745,984 [\$15,745,984 [\$15,745,984 [\$15,745,984 [\$15,745,984 [\$15,745,985 [\$15,745,980 [\$15 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E10,643,161 E10,6 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Embodied Carbon 15, 1991, 121 1 |
| | | | | | | 201/010/000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | €29.810 -£2,412,520 -£4,869.339 | £12,026,188 -£13,988,812 -£15,978,992 | | -£13.594.802 -£15,563,796 -£17.548.498 | | £15,988,385 -£17,948,363 -£19,924,773 | -£15./60.424 -£17,721,262 -£19.698.461 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | | | | | | | -£21,691,874 -£23,701,350 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£25,726,739 -£27,785,230 -£29,903,717 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | +£32,039,578 +£34,191,223 |
| 60% LAR: 40% CIR Residual Land values compared to benchm | 50% | -£25,109,032 | -£32,590,824 | -£34,043,144 | -£34,180,690 | -£34,524,554 | -£36,587,741 | +£36,358,499 |
| Medium Value Secondary Offices | ank land value. | | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% | £11.084.974 £8,622,843 | -£990.824 -£2,953,448 | | | | | -£4.725.061 -£6.685,898 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £3,694,651 £1,208,858 | -£6,948,896 -£8,969,110 | | | | | -£10,656,510 -£12,665,986 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | | | | | | | -£14,691,375 -£16,749,866 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£18.868.354 -£21,004,215 -£23,155.860 |
| | 50% | £14,073,689 | £21,555,461 | -£23,007,781 | -£23,145,326 | -£23,489,190 | -£25,552,378 | +£25,323,135 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | | • | | | | £40,420,000 |] | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (28/37/51) | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent Biodiversity £231,307 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £15/1:167 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £13,195,389 £10,738,570 | £1,619,097 -£371,083 | £180,373 -£1,804,802 | £44,113 -£1,940,589 | | | -£2,113,353 -£4,090,552 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £5,781,404 £3,281,328 | | | | | | -£8,093,441 -£10,118,830 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £767,098 -£1.761.147 | -£8,481,281 -£10.545.502 | | | | | -£12,177,321 -£14,295,808 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£6,904,143 -£9,501,123 | £14,811,242 -£16,982,915 | -£16,265,251 -£18,435,235 | £16,402,957 -£18,572,780 | -£16,747,224 -£18,916,645 | -£18,812,825 -£20,979,832 | -£18,583,314 -£20,750,589 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 | 1 | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £21,042,701 £18,600,571 £16,143,752 | £8,986,903 £7,024,279 £5,034,099 | £7,555,065 £5,585,555 £3,600,380 | £7,418,288 £5,449,295 £3,464 593 | £7,076,349 £5,108,642 £3,125,125 | £5,024,706 £3,064,728 £1,088,318 | £5,252,667 £3,291,829 £1,314,630 |
| | 15% 20% | £13.672.378 £11,186,586 | £3.028.832 £1,008,617 | £1.599.683 -£416,393 | £1.484.328 -£551,355 | £1.125.943 -£888,761 | -£904.374 -£2,913,196 | -£678.783 -£2,688,259 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 25% 30% 35% | £8,686,508 £6,172,279 £3,644,034 | -£1,026,406 -£3,076,099 -£5,140,330 | | | | | -£4,713,648 -£6,772,139 -£8,890,626 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £1,084,199 -£1,498,961 | | | | | | -£11,026,487 -£13,178.133 |
| 60% LAR : 40% CIR | 50% | -£4.095.941 | £11.577.733 | -£13.030.053 | £13.167.599 | -£13.511.463 | -£15.574.651 | -£15.345.408 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|---|--|---|--|--|---|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone C -: | £1,350 psf | | |
| | | | | | | | | |
| No Units Site Area | 150 0.27 Ha | | | Sales value inflation Build cost inflation | | Base Base | } | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 50% IAR. 40% CIR 50% IAR. 40% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR 60% IAR. 60% CIR | % AH 5% 10% 10% 20% 20% 30% 40% 45% 45% 45% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (53.55.52) (53.55.52) (53.57.11) (53.55.52) (53.57.11) (53.5 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & \$106. CIL, Building Regs 2022. & State Safety 2022. & State Safety 2024. & Stat | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safery Levy, S166, CIL, Build Rega 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (25.52.88 lex) (21.007.872 lex) (25.52.88 lex) (21.007.872 lex) (25.52.88 lex) | Base Build Costs, Access Prt M4(2), Buffing Saffety Levy, 35(6), 24, 24, 24, 24, 24, 24, 24, 24, 24, 24 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 32(2.4 Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 25,717,24 25,717,24 25,717,24 25,717,25 2 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit., Build Regs 2022 & Starcases, S1022 & Starcases, BORE REGS BORE REGISTER BORE REGISTER BORE Payments & Sustainability 121:06.117 \$18:553.565 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 \$10:065.005 \$11:32.472 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S168, Cit, Build Regs 2022 & Staircases, S168, Cit, Build Regs 2022 & Staircases, S168, Cit, Build Regs 2022 & Staircases, S168, Cit, Build Regs 2022 & Staircases, S168, Cit |
| Ingile Value occordally offices | | | | | | 157,045,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £13.227.378 £10,141,008 £7,040,170 | £1,043,735 -£1,566,386 -£4,191,502 | | | | | -£2.046.525 -£5,242,741 -£7,855,072 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £3,924,997 £795.620 £2,364.851 | -£6,831,480 -£9,486,180 -£12,155,467 | | | | | -£10,483,374 -£13,127,496 -£15,802,189 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | -£16,378,581 -£19,101,296 | | | -£18,504,978 -£21,223,380 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£23,957,246 -£28,707,568 -£29,537,075 |
| Residual Land values compared to benchm Medium Value Secondary Offices | | | | | | 052 400 000 | 1 | |
| medium value secondary offices | | | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| | 0% 5% | £24.262.741 £21.176.372 | £12.079.098 £9.468.978 | £10.656.634 £8.051.877 | £10.521.914 £7.917.665 | £10.185.112 £7.582.131 | £8.164.304 £5.568.935 | £8.388.839 £5.792.623 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £18,075,533 £14,960,360 | £6,843,862 £4,203,884 £1,549,183 | £5,431,690 £2,796,214 £145,591 | £5,297,944 £2,662,894 | £4,963,578 £2,329,593 | £2,957,381 £329,789 | £3,180,292 £551,990 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £8,670,512 £5,492,168 | -£1,120,104 -£3,803,839 | -£2,520,039 -£5,208,919 | -£2,652,627 -£5,343,218 | | | -£4,768,825 -£7,469,614 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £2.299.808 -£908.434 -£4.126.423 | -£8.518.771 -£9,257,019 -£12.011.518 | | -£8.085.932 -£10,803,491 -£13,555,750 | | -£10,411,393 -£13,144,871 -£15,898,266 | -£10.188.016 -£12,921,883 -£15,672,204 |
| 60% LAR: 40% CIR Residual Land values compared to benchm | 50% | -£7,360,025 | -£14,780,128 | -£16,198,170 | -£16,333,648 | -£16,672,345 | -£18,730,954 | -£18,501,711 |
| Lower Value Secondary Offices / Communit | | • | | | | £40,420,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | £25,748,917 £22,648,079 | £14,041,524 £11,416,407 | £12,624,423 £10,004,236 | £12,490,210 £9,870,489 | £12,154,676 £9,536,123 | £10,141,480 £7,529,926 | £10,365,169 £7,752,837 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £16,403,529 £13,243,058 | £6,121,729 £3,452,442 | £4,718,136 £2,052,506 | £4,585,202 £1,919,918 | £4,252,866 £1,588,450 | £4.502.335 £2,258,856 -£418,631 | £3,124,535 £2,480,413 £194,280 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £10,064,713 £6.872.353 £3,666.111 | £768,707 -£1.944.225 -£4,684.474 | | | | | -£2,897,089 -£5,615,471 -£8,349,337 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £446,122 -£2,787,479 | -£7,438,973 -£10,207,582 | -£8,849,608 -£11,625,624 | -£8,983,205 -£11,761,103 | -£9,317,201 -£12,099,800 | -£11,325,720 -£14,158,409 | -£11,099,659 -£13,929,166 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | 1 | | | | £20,601,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 554 204.969 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 1250,43,322 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 20.499842 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 120,62840 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E18.142,032 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Rugs, S106, CIL, Build Rugs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 113,95,566 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £31,154,099 £28,053,260 | £19,446,705 £16,821,589 | £18,029,604 £15,409,418 | £17,895,392 £15,275,671 | £17,559,858 £14,941,305 | £15,546,662 £12,935,108 | £15,770,350 £13,158,019 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £24.938.088 £21,808,710 £18,648,239 | £14.181.611 £11,526,911 £8,857,623 | £12.773.941 £10,123,318 £7,457,688 | £12.840.621 £9,990,384 £7,325,100 | £12.307.320 £9,658,048 £6,993,632 | £10.307.517 £7,664,038 £4,986,551 | £10.529.717 £7,885,594 £5,210,902 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | | £15,469,895 £12,277,535 £9,071,293 | £6,173,889 £3,460,957 £720,708 | £4,768,808 £2,045,821 £891,924 | £4,634,510 £1,911,795 | £4,298,762 £1,576,729 £1,160,247 | £2,284,282 -£433,668 £3,167,143 | £2,508,113 -£210,289 -£2,944,155 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £5,851,304 £2,617,702 | -£2,033,791 -£4,802,401 | -£3,444,424 -£6,220,442 | -£3,578,023 -£6,355,921 | -£3,912,020 -£6,894,618 | -£5,920,539 -£8,763,227 | -£5,694,477 -£8,523,984 |
| | | · · · · · · · · · · · · · · · · · · · | | · · · · · · · · · · · · · · · · · · · | · · · · · · · · · · · · · · · · · · · | · · · · · · · · · · · · · · · · · · · | · · · · · · · · · · · · · · · · · · · | |

| Local Plan Viability Testing | 2025 | | | | | | | | | | | |
|--|---|--|---|---|--|--|--|--|--|--|--|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone C - | £1,500 psf | | | | | | |
| N. H. N. | 450 | 1 | 1 | | | In | | | | | | |
| No Units Site Area | 0.27 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 | | | | |
| Residual land values: | | | | | | | | • | | | | |
| Tenure 605, LAR, 405, CR 905, LAR, 405, CR 905, LAR, 405, CR 905, LAR, 405, CR 905, LAR, 405, CR 905, LAR, 405, CR 905, LAR, 405, CR 905, LAR, 405, CR 905, LAR, 405, CR 805, LAR, 405, CR 805, LAR, 405, CR 805, LAR, 405, CR 805, LAR, 405, CR 805, LAR, 405, CR | % AH 5% 5% 10% 10% 20% 45% 46% 45% 50% mark land value | Base Build Costs and Access Pt M4(2) & Building Safety Lucy E49 728 729 E48 148 148 148 148 148 148 148 148 148 1 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CL, Building Regs 2022 & Staircases \$4,377,851 \$24,477,851 \$24,477,851 \$24,477,851 \$24,477,851 \$18,644,951 \$18,644,951 \$19,043,565 \$19,043,565 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent C0,055259 C0,055259 C1,04471 C1,045254 C1,045254 C1,045254 C1,045255 C1,045255 C1,045255 C1,045255 C1,045255 C1,045255 C1,045255 C1,045255 C1,045255 | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, Cit, Building Safe 2022 & Staircases, Wchair Prt M4(3), Bf692, 2022 & Biodiversity C55,2057 C52,404, 1151 C | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Building Safety Levy, S106, Cit., Build Rogs 2022 & Staircases, Wchair Excellent, Biodiversity & Renewable Offset Payments (25,543,77) (25,5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E33,922,29 E34,924,29 E44,96,171 E41,059,144 E41,49,171 E41,059,144 E51,49,057 E51,90,544 | Base Build Costs, Access Pri M4(2), Building Safety Lovy, 5106, Clt, Lovy 1616, Clt, Build Regs 2022 & Staircases, William Excellent, Biodoversity, Renewable Offset Payments, Sustainability & C33,777.462 Exc. 104, 105, 105, 105, 105, 105, 105, 105, 105 | | | | |
| | | | 1 | | 1 | | | Base Build Costs, | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £19,516,909 £15,922,603 | £7,745,935 £4,630,695 | £6,328,834 £3,218,524 | £6,194,620 £3,084,777 | £5,859,088 £2,750,411 | £3,845,891 £744,214 | £4,069,580 £967,125 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £12,313,961 £8.691,116 | £1,500,595 -£1,644,227 | £92,926 -£3.047.820 | -£40,395 -£3.180,754 | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £1,403,347 -£2,261,312 | -£7,977,492 -£11,165,661 | | -£9,506,469 -£12,691,541 | | | -£11,600,907 -£14,781,732 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | -£5,984,759 -£9,682,835 | -£14,368,003 -£17,588,379 | | | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% | -£13,414,523 | -£20,853,217 | -£22,262,212 | -£22,395,653 | +£22,729,280 | -£24,730,899 | -£24,508,495 | | | | |
| Medium Value Secondary Offices | | | | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Statircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | | | |
| 60% LAR : 40% CIR | 0% 5% | £34.132.111 £30,552,273 | £21.881.540 £18,781,298 | £20.459.076 £17,364,197 | £20.324.356 £17,229,984 | £19.987.555 £16,894,451 | £17.966.747 £14,881,254 | £18.191.280 £15,104,943 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £26,957,967 £23,349,324 | £15,666,059 £12,535,959 | £14,253,887 £11,128,289 | £14,120,141 £10,994,969 | £13,785,775 £10,661,668 | £11,779,578 £8,661,865 | £12,002,489 £8,884,066 | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £19,726,479 £16,089,564 | £9,391,136 £6,231,728 | £7,987,544 £4,831,792 | £7,854,609 £4,699,205 | £7,522,275 £4,367,735 | £5,528,263 £2,378,923 | £5,749,820 £2,599,902 | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £12,438,711 £8.774.051 | £3,057,871 -£130.297 | £1,661,176 -£1,524,165 | £1,528,895 -£1.656.177 | £1,198,194 -£1.986,207 | -£786,011 -£3.966,388 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £1,352,529 -£2,379,159 | -£6,553,016 -£9,817,854 | | -£8,097,248 -£11,360,290 | | | | | | | |
| Residual Land values compared to benchm | | s | | | | | , | | | | | |
| Lower Value Secondary Offices / Communi | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | | | |
| 60% LAR : 40% CIR | 0% 5% | £38.704.657 £35,124,818 | £26,454,085 £23,353,844 | £25.031.622 £21,936,743 | £24.896.901 £21,802,529 | £24.560.100 £21,466,997 | £22.539.292 £19,453,800 | £22.763.826 £19,677,489 | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £31,530,512 £27,921,870 | £20,238,604 £17.108.504 | £18,826,433 £15,700,835 | £18,692,686 £15.567.514 | £18,358,320 £15,234,214 | £16,352,124 £13,234,411 | £16,575,034 £13,456,611 | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 25% 30% | £24,299,025 £20,662,109 £17,011,256 | £13,963,682 £10,804,274 £7,630,417 | £12,580,089 £9,404,337 £6,233,721 | £12,827,155 £9,271,750 £6,101,441 | £12,094,820 £8,940,281 £5,770,739 | £10,100,809 £6,951,468 £3,788 535 | £10,322,366 £7,172,447 £4,007.002 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £13.346.597 £9,643,150 | £4.442.248 £1,239,906 | £3.048.380 -£151,542 | £2.916.369 -£283,324 | £2.586.339 -£612,779 | £606.157 -£2,617,595 | £826.177 -£2,394,607 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £5,925,075 £2,193,386 | -£1,980,470 -£5,245,308 | -£3,391,103 -£6,654,302 | -£3,524,703 -£8,787,744 | -£3,858,699 -£7,121,351 | -£5,862,679 -£9,122,990 | -£5,640,014 -£8,900,588 | | | | |
| Residual Land values compared to benchin Secondary Industrial/Storage/Distribution | mark land value | s | | | | 520 pps 200 | 1 | | | | | |
| | | Base Build Costs and Access Prt M4(2) & Building | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, Cil., Building Regs 2022 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, | | | | |
| Tenure | % AH 0% | Safety Levy £44,109,839 | & Staircases £31,859,267 | BREEAM Excellent £30,436,804 | Biodiversity £30,302,083 | Payments £29,965,282 | Sustainability £27,944,474 | Sustainability & £28,169,007 | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £40,530,000 £36,935,694 | £28,759,026 £25,643,786 | £27,341,925 £24,231,615 | £27,207,711 £24,097,868 | £26,872,178 £23,763,502 | £24,858,981 £21,757,305 | £25,082,671 £21,980,216 | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% | £33.327.051 £29,704,207 £26,067,291 | £19,368,864 £16,209,455 | £21.706.017 £17,965,271 £14,809,519 | £17,832,337 £14,676,932 | £17,500,002 £14,345,463 | £15,505,991 £12,356,650 | £15,727,547 £12,577,629 | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £22,416,438 £18,751,778 | £13,035,598 £9,847,430 | £11,638,903 £8,453,562 | £11,506,622 £8,321,550 | £11,175,921 £7,991,521 | £9,191,717 £6,011,339 | £9,412,184 £6,231,359 | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £15,048,332 £11,330,256 | £6,645,088 £3,424,711 | £5,253,640 £2,014,078 | £5,121,858 £1,880,479 | £4,792,402 £1,546,483 | £2,787,587 -£457,497 | £3,010,575 -£234,832 | | | | |
| 60% LAR : 40% CIR | 50% | £7.598.568 | £159.874 | -£1.249.121 | -£1.382.582 | £1.716.169 | -£3.717.808 | -£3.495.404 | | | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---|--|---|--|---|--|--|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone C - | £1,750 psf | | |
| 100114-1001145 | | | | value Area | 2310 0 | . 1,1 00 pai | | |
| No Units | 150 0.27 Ha | | 1 | Sales value inflation | | Base | 1 | |
| Site Area | 0.27 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual land values: | | | | | | | | |
| Tenure 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR Residual Land values compand to benchn | % AH 5% 10% 15% 25% 30% 35% 40% 45% 50% ark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy 569, 777,25 569, 365,364 569, 64 569, 365,364 569, 64 569, 365,364 569, 36 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Stalicraese £40,572,26 £40,572,26 £40,672,26 £40,672,26 £50,678,26 | Base Build Costs, Access Prt M4(2), Suliding Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (52,283,271 248,472,344 254,474 254 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$23,395,75 \$48,244,70 \$44,442,90 \$4 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (51798.85) 647913720 646.03341 5216.099 647.24287 650.0313286 651.24287 650.0313286 651.24287 650.0313286 651.24287 650.0313286 651.24287 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cill, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability (49,98,3),369 (45,97,27), (49,98,3),369 (45,97,27), (49,98,3),369 (45,97,27), (49,98,3),369 (41,97,27), (41,97,27 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Embodied Car |
| Higher Value Secondary Offices | | | | • | | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £35,143,412 £30,726,658 | £27,032,811 £23,140,664 £19,233,746 | £23,631,725 £21,744,861 £17,842,799 | £23,495,030 £21,612,665 £17,711,061 | £21,282,175 £17,381,721 | £19,299,234 £15,405,676 | £19,519,561 £15,625,236 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £26,295,568 £21.850.276 | £15,312,191 £11.376.135 | £13,925,677 £9.993.635 | £13,794,360 £9.862,700 | £13,466,069 £9.535,359 | £11,496,321 £7.562.822 | £11,715,181 £7.784.379 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £17,390,913 £12,917,612 | £7,425,711 £3,458,689 | £6,046,814 £2,061,994 | £5,916,219 £1,929,713 | £5,585,424 £1,599,013 | £3,596,611 -£385,193 | £3,817,590 -£164,728 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £8,430,506 £3,929,726 | -£4,565,562 | +£1,940,216 +£5,957,010 | | | | *£4,162,419 *£8,175,348 |
| 60% LAR : 40% CIR | 50% | -£5,113,081 | -£12,645,957 | -£14,033,776 | £14,165,213 | -£14,493,805 | £16,465,362 | -£16,246,300 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value: | 5 | | | | £57,186,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £50.581.061 £46,178,775 | £38.068.174 £34,176,028 | £36.667.089 £32,780,225 | £36.534.393 £32,648,028 | £36.202.654 £32,317,538 | £34.212.216 £30,334,598 | £34.433.376 £30,554,925 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £41,762,022 £37,330,932 | £30,289,110 £26,347,554 | £28,878,162 £24,961,040 | £28,746,425 £24,829,724 | £28,417,085 £24,501,433 | £26,441,039 £22,531,685 | £26,660,599 £22,750,545 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £32,885,640 £28,426,277 | £22,411,498 £18,461,074 | £21,028,999 £17,082,178 | £20,898,063 £16,951,582 | £20,570,723 £16,620,788 | £18,598,186 £14,631,974 | £18,819,743 £14,852,953 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £19.465.869 £14.965.090 | £10,489,033 £10,489,014 £6,469,802 | £13,097,337 £9.095.147 £5.078.354 | £8.963.135 £4.946.572 | £8.633.105 £4.617.116 | £6.652.924 £2.640.381 | £6.872.944 £2.860.018 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £10,450,769 £5,922,283 | £2,436,554 -£1,610,594 | £1,047,121 -£2,998,413 | £915,530 -£3,129,849 | £586,553 -£3,458,442 | -£1,387,309 -£5,429,998 | -£1,167,991 -£5,210,937 |
| Residual Land values compared to benchm | | s | | | | | 1 | |
| Lower Value Secondary Offices / Communi | ty Space | | ı | | | £40,420,000 | | 1 |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Stalrcases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £50,751,321 £46,334,567 | £38,748,574 £34,841,855 | £37,352,770 £33,450,708 | £37,220,574 £33,318,971 | £36,890,084 £32,989,630 | £34,907,143 £31,013,585 | £35,127,470 £31,233,145 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £41.903.477 £37,458,185 | £30.920.100 £26,984,044 | £29,533,586 £25,601,544 | £29,402,269 £25,470,609 | £29.073.978 £25,143,268 | £27.104.230 £23,170,731 | £27.323.090 £23,392,288 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £32,998,822 £28,525,521 £24,038,415 | £23,033,620 £19,086,598 £15,081,560 | £21,054,723 £17,669,903 £13,667,603 | £21,524,128 £17,537,622 £13,535,681 | £21,193,333 £17,206,922 £13,205,650 | £19,204,520 £15,222,716 £11,225,470 | £19,425,499 £15,443,183 £11,445,490 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £19,537,635 £15,023,315 | £11,042,347 £7,009,100 | £9,650,900 £5,619,667 | £9,519,117 £5,488,076 | £9,189,662 £5,159,098 | £7,212,926 £3,185,236 | £7,432,564 £3,404,554 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | 50% | £10,494,828 | £2,961,952 | £1,574,133 | £1,442,696 | £1,114,104 | -£857,453 | £638,391 |
| Secondary Industrial/Storage/Distribution | waste variet | - | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £60,558,789 £56,156,503 | £48,045,901 £44,163,766 | £46,644,816 £42,757,952 | £46,512,121 £42,626,768 | £46,180,381 £42,205,266 | £44,189,943 £40,312,325 | £44,411,103 £40,532,852 |
| 60% LAR: 40% CIR | 10% 10% | £50,156,503 £51,739,749 £47,308,659 | £44,153,755 £40,246,837 £36,325,282 | £38,855,889 £34,938.767 | £42,625,756 £38,724,152 £34.807,451 | £42,295,286 £38,394,812 £34,479,160 | £40,312,325 £36,418,766 £32,509,412 | £36,638,327 £32,728,272 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £42,863,367 £38,404,004 | £32,389,225 £28,438,801 | £31,006,726 £27,059,905 | £30,875,791 £26,929,310 | £30,548,450 £26,598,515 | £28,575,913 £24,609,701 | £28,797,470 £24,830,681 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £33,930,703 £29,443,597 | £24,471,780 £20,466,742 | £23,075,084 £19,072,875 | £22,942,804 £18,940,863 | £22,612,104 £18,610,832 | £20,627,898 £16,630,651 | £20,848,365 £16,850,671 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £24,942,817 £20,428,497 | £10,447,529 £12,414,282 | £10,056,081 £11,024,849 | £14,924,299 £10,893,258 £6,847,878 | £14,594,844 £10,564,280 | £12,618,108 £8,590,418 £4,547,729 | £12,637,745 £8,809,736 |
| 60% LAR : 40% CIR | 50% | £10.900.010 | 10.307.133 | E0.9/9.310 | £0.047.878 | E0.019.280 | E4.047.729 | £4.700.791 |

| Local Plan Viability Testing | 2025 | | | | | | | | | |
|--|-------------------------------------|--|--|---|---|--|--|---|--|--|
| Resi 14 - 150 Flats | | | | Value Area | Zone C . | £1,900 psf | | | | |
| 14-10-1143 | | | | Value Area | Zone o | L1,500 pai | | | | |
| No Units | 150 | | • | Sales value inflation | | Base | | | | |
| Site Area Residual land values: | 0.27 Ha | | | Build cost inflation Tenure | | LAR : CIR | |] | | |
| Residual land values: | _ | | T | 1 | ı | ı | ı | ı | | |
| Tenure 605-LAR, 455-CR 605-LAR, 455-CR 605-LAR, 455-CR 605-LAR, 455-CR 605-LAR, 455-CR 605-LAR, 455-CR 605-LAR, 455-CR 605-LAR, 455-CR | % AH 5% 10% 15% 20% 20% 30% 35% 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (F8007) & F1122-81 (F1122-81) & F112-81 (F112-81) & F112-81 (F112-81) & F112-81 (F112-81) & F112-81 (F112-81) & F112-81 (F112-81) & F112-81 (F112-81) & F112-81 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staircases 203, 37,313 \$4,909, 189 \$4,709, 189 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 9166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREAM Excellent 557,962,984 551,984 551,984 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S16e, CIL, Building Safety Levy, S16e, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 551,470,199 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5196, CLL Building Safety Levy, 5196, CLL Building Safety Levy, 5196, CLL Building Safety Levy, 5196, CLL Building Safety, 51 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S100, CLL, Building Safety Levy, S100, CLL, Building Safety Levy, S100, CLL, Building Safety Levy, S100, CLL, Building Safety, S100, CLL, S100, CLL, S100, S10 | Base Build Costs, Access Prt M4(2), Building Seffey Levy, \$166, CIL, Build Regs \$402.4 & StairCrases, \$102.4 & | | |
| 60% LAR: 40% CIR Residual Land values compared to bench | | £26,453,908 | £18,886,809 | £17,498,991 | £17,367,553 | £17,038,961 | £15,067,404 | £15,286,466 | | |
| Higher Value Secondary Offices | illiai k iailu value | • | | | | £97,649,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £49.376.131 £44,497,715 | £36,744,367 £32,366,644 | £35.343.282 £30,970,840 | £35.210.587 £30,838,644 | £34.878.847 £30,508,154 | £32.888.409 £28,525,214 | £33.109.569 £28,745,541 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £39,605,050 £34,684,533 £29,745,772 | £27,974,148 £23,567,015 £19,145,380 | £26,583,200 £22,180,500 £17,762,882 | £26,451,464 £22,049,184 £17,631,945 | £26,122,123 £21,720,893 £17,304,605 | £24,146,077 £19,751,144 £15,340,562 | £24,365,638 £19,970,005 £15,558,789 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% | £24,792,941 £19,826,171 | £14,709,378 £10,259,146 | £13,330,482 £8,883,441 | £13,199,887 £8,753,148 | £12,873,400 £8,427,418 | £10,914,477 £6,473,033 | £11,132,134 £6,690,187 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £14,845,596 £9,851,348 | £5,794,817 £1,315,904 | £4,421,897 -£75,544 | £4,291,869 +£207,326 | £3,966,799 +£536,783 | £1,989,147 -£2,513,517 | £2,209,167 -£2,293,880 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £4,843,559 -£177,637 | *£3,207,467 -£7,744,737 | -£4,596,900 -£9,132,555 | *£4,728,491 *£9,263,993 | -£5,057,467 -£9,592,585 | -£7,031,330 -£11,584,141 | -£6,812,011 -£11,345,080 | | |
| Residual Land values compared to benchmark tand values Medium Value Secondary Offices E87186,000 | | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 76 AH 0% 5% | £60.411.495 | 2022 & StairCases £47.779.731 | £46.378.646 | £46.245.950 | £45.914.210 | £43.923.773 | Embodied Carbon £44.144.933 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £50,640,414 £45,719,897 | £39,009,512 £34,602,378 | £37,618,563 £33,215,864 | £37,486,827 £33,084,547 | £37,157,486 £32,756,256 | £35,181,440 £30,786,507 | £35,760,664 £35,401,001 £31,005,369 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £40,781,135 £35.828.304 | £30,180,744 £25,744,742 | £28,798,245 £24,365,846 | £28,667,309 £24,235,251 | £28,339,968 £23,908,763 | £26,375,925 £21,949,840 | £26,594,152 £22,167,498 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £30,861,534 £25.880.960 | £21,294,510 £16.830.180 | £19,918,805 £15.457.261 | £19,788,512 £15.327.233 | £19,462,781 £15.002.163 | £17,508,396 £13.024.511 | £17,725,551 £13.244.531 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £20,886,711 £15,878,923 | £12,351,268 £7,827,897 | £10,959,820 £6,438,464 | £10,828,037 £6,306,873 | £10,498,581 £5,977,896 | £8,521,847 £4,004,034 | £8,741,484 £4,223,352 | | |
| Residual Land values compared to bench | | £10,857,726 | £3,290,627 | £1,902,809 | £1,771,371 | £1,442,779 | -£326,778 | +£309,716 | | |
| Lower Value Secondary Offices / Commu | | - | | | | £40,420,000 | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £60,105,624 £55,212.959 | £52.352.276 £47,974,553 £43,582.057 | £50.951,191 £46,578,749 £42,191,109 | £50.618.496 £46,446,553 £42,059.373 | £50.486.756 £46,116,063 £41,730.032 | £48.498.318 £44,133,123 £39,753.986 | £48.717.478 £44,353,450 £39,973.547 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £50.292.442 £45,353,681 | £39.174.924 £34,753,289 | £37.788.410 £33,370,791 | £37.657.093 £33,239,854 | £37.328.802 £32,912,514 | £35,359,053 £30,948,471 | £35.577.914 £31,166,698 | | |
| 60% LAR: 40% CIR | 20% 25% 30% 35% | £40,400,850 £35,434,080 | £30,317,287 £25,867,055 | £28,938,391 £24,491,350 | £28,807,798 £24,361,057 | £28,481,309 £24,035,327 | £26,522,386 £22,080,942 | £26,740,043 £22,298,096 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% | £25,459,257 £20,451.468 | £16,923,813 £12,400.442 | £15,532,365 £11,011.009 | £15,899,778 £15,400,583 £10,879,419 | £15,071,126 £10,550.442 | £17.597.056 £13,094,392 £8,576.579 | £17.817.076 £13,314,029 £8,795.898 | | |
| 60% LAR : 40% CIR Residual Land values compared to bench | 45% 50% | £15,430,272 | £7,863,172 | £6,475,354 | £6,343,917 | £6,015,324 | £4,043,768 | £4,262,830 | | |
| Residual Land values compared to bench Secondary Industrial/Storage/Distribution | | • | | | | £20,601,000 | | | | |
| Tonure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £70.98/222 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases 2022 & Staircase | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Sulding Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 594226 ft7 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 25.591598 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 283901500 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1554,122660 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £65,510,806 £60,618,141 | £53,379,735 £48,987,239 | £51,983,931 £47,596,291 | £51,851,735 £47,464,555 | £51,521,245 £47,135,213 | £49,538,305 £45,159,168 | £49,758,632 £45,378,729 | | |
| | 15% 20% 25% 30% | £55.697.624 £50,758,862 | £44.580.106 £40,158,471 | £43.193.591 £38,775,973 | £43.062.275 £38,645,036 | £42.733.984 £38,317,696 | £40.764.235 £36,353,652 | £40.983.096 £36,571,880 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £40,808,032 £40,839,262 £35,858,697 | £35,722,469 £31,272,237 £28,807,907 | £34,343,573 £29,896,532 £25,434,988 | £34,212,978 £29,766,239 £25,304,960 | £33,686,491 £29,440,509 £24,979,890 | £31,927,567 £27,486,123 £23,002,238 | £32,145,225 £27,703,278 £23,222,258 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 3076 | 200,000,007 | £20,007,507 | 200,007,547 | 220,004,000 | 224,070,000 | 240,402,200 | 240,740,044 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £30,864,439 £25,856,650 | £17,805,624 | £20,937,547 £16,416,191 | £20,805,765 £16,284,600 £11,749,098 | £20,476,308 £15,955,624 £11,420,508 | £18,499,574 £13,981,761 £9,448,949 | £16,719,211 £14,201,080 | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|--|--|--|--|---|---|--|
| | | | | | | | | |
| Resi 14 - 150 Flats | | | | Value Area | Zone C - | £2,000 psf | | |
| N. II.a. | 450 | | l | 0.1 | | In |] | |
| No Units Site Area | 150 0.27 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 |
| Residual land values: | | | | Tellule | | LAR . CIR | | 1 |
| Tenure 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR 60% IAR1: 40% CIR | % AH 5% 10% 15% 20% 20% 35% 45% 45% 50% ark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy 577 441 452 572 21 553 583 593 750 583 750 583 593 75 | Base Build Costs, Access Prt M4(2), Building Safety Levy, & 3106, CIL, Building Regs 2022 & Staincases 550, 429, 227 550, 429, 429, 429, 429, 429, 429, 429, 429 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 9166, CIL, Building Safety Levy, 9166, CIL, Buildings, 2022 & Stalicases, Wicharl Prt M4(3) & BREAM Excellent 583,535,98 59,941,989 59,941,989 59,941,989 51,941,9 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Exceloient & Bloodwersty 553,500 845 C54,1255 E44,687,211 E59,107,546 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 E59,33,32,366 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Staicases, Wichair Prt M4(3), Biodiversity & Renewable Offset Psyments 513,045 525,459,092 525,559,554 544,590,724 559,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 525,007,853 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit., Build Regs 2022 & Staffacese, Wichari Prt M4(2), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 151, 2074 2 154, 2015 157, 2015 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S196, Cit., Build Regs 2022 & Staircases, Wichair Prt Mellor, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Sustainability & Embodied Carbon Sistory Sister Siste |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Suldiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Suiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR | 0% 5% | £55,914,973 £50,709,616 | £43.218.739 £38,517,297 | £41,817,654 £37,121,493 | £41.684.958 £36,989,297 | £41,353,218 £36,658,807 | £39,362,781 £34,675,867 | £39,583,940 £34,896,194 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £45,490,008 £40,256,281 | £33,801,082 £29,070,231 | £32,410,134 £27,683,716 | £32,278,398 £27,552,400 | £31,949,057 £27,224,109 | £29,973,011 £25,254,360 | £30,192,571 £25,473,221 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £35.008.564 £29,727,625 £24,431.877 | £24.324.877 £19,565,157 £14.791,205 | £22.942.378 £18,186,260 £13.415.501 | £22.811.443 £18,055,666 £13.285,209 | £22.484.102 £17,729,179 £12.959.478 | £20.520.059 £15,770,254 £11.005.093 | £20.738.286 £15,987,913 £11.222.247 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £19,122,323 £13,799,096 | £10,003,158 £5,201,150 | £8,630,239 £3,830,614 | £8,500,211 £3,700,813 | £8,175,140 £3,376,308 | £6,224,720 £1,407,459 | £6,441,433 £1,627,097 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £8,462,328 £3,112,152 | £385,317 -£4,477,255 | +£1,002,671 +£5,865,074 | -£1,134,262 -£5,996,511 | +£1,463,239 +£6,325,104 | -£3,437,102 -£8,296,660 | -£3,217,783 -£8,077,598 |
| Residual Land values compared to benchm Medium Value Secondary Offices | nark land value | s | | | | £57,186,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% 5% | Building Safety Levy £66.950.337 | 2022 & Staircases £54.254.102 | BREEAM Excellent £52.853.017 | Biodiversity £52.720.322 | Payments £52.388.582 | Sustainability £50.398.144 | Embodied Carbon £50.619.304 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £61,744,980 £56,525,372 | £49,552,661 £44,836,445 | £48,156,857 £43,445,498 | £48,024,661 £43,313,762 | £47,694,171 £42,984,421 | £45,711,230 £41,008,375 | £45,931,557 £41,227,935 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £51,291,644 £46,043,928 | £35,360,240 | £38,719,080 £33,977,742 | £30,587,763 £33,846,806 | £38,259,472 £33,519,466 | £30,289,723 £31,555,423 | £36,506,585 £31,773,650 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £35,467,241 £30,157,687 | £25,826,569 £21,038,522 | £24,450,865 £19,665,603 | £24,320,572 £19,535,575 | £28,764,542 £23,994,842 £19,210,504 | £22,040,457 £17,260,083 | £27,023,277 £22,257,610 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £24,834,460 £19,497,692 | £16,236,514 £11,420,680 | £14,865,978 £10,032,692 | £14,736,176 £9,901,102 | £14,411,671 £9,572,125 | £12,442,823 £7,598,262 | £12,662,460 £7,817,581 |
| | 50% | £14,147,516 | £6,558,108 | £5,170,289 | £5,038,853 | £4,710,259 | £2,738,704 | £2,957,765 |
| Residual Land values compared to benchm Lower Value Secondary Offices / Communit | | s | | | | £40,420,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 20 (20 (20 (20 (20 (20 (20 (20 (20 (20 (| Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs, S106, CIL, Build Regs, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 555,518,500 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £66,317,525 £61,097,917 | £54,125,206 £49,408,991 | £52,729,402 £48,018,043 | £52,597,206 £47,886,307 | £52,266,716 £47,556,966 | £50,283,776 £45,580,920 | £50,504,103 £45,800,480 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £55.864.190 £50,616,473 | £'44,678,140 £39,932,786 £35,173,000 | £43.291.625 £38,550,287 | £43,160,309 £38,419,352 £38,683,575 | £42.832.018 £38,092,011 | £40.862.269 £36,127,968 | £41.081,130 £36,346,195 £31,595,822 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £40,039,787 £34,730,232 | £30,399,114 £25,611,068 | £29,023,410 £24,238,148 | £28,893,118 £24,108,120 | £28,567,387 £23,783,049 | £26,613,002 £21,832,629 | £26,830,156 £22,049,342 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £29,407,005 £24,070,237 | £20,809,059 £15,993,226 | £19,438,523 £14,605,238 | £19,308,722 £14,473,647 | £18,984,217 £14,144,670 | £17,015,368 £12,170,808 | £17,235,006 £12,390,126 |
| 60% LAR : 40% CIR Residual Land values compared to benchm | | £18,720,061 | £11,130,654 | £9,742,835 | £9,611,398 | £9,282,805 | E7,311,249 | £7,530,311 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| Tenure 60% LSD - 60% CVD | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy F562064 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Clt., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £/1,/22,/0/ £66,503,099 £61,269,371 | £59,530,388 £54,814,173 £50,083,322 | £58,134,584 £53,423,225 £48,696,807 | £55,002,388 £53,291,489 £48,565,491 | £57,071,898 £52,962,148 £48,237,200 | £55,688,958 £50,986,102 £46,267,451 | £55,909,285 £51,205,662 £46,486,312 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £61.269.371 £56,021,655 £50,740,716 | £50.083.322 £45,337,968 £40,578.248 | £48.696.807 £43,955,469 £39,199.351 | £48.585.491 £43,824,534 £39,068.757 | £48.237.200 £43,497,193 £38,742,270 | £46.267.451 £41,533,150 £36,783.345 | £40.468.312 £41,751,377 £37,001.004 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £45,444,968 £40,135,414 | £35,804,296 £31,016,249 | £34,428,592 £29,643,330 | £34,298,300 £29,513,302 | £33,972,569 £29,188,231 | £32,018,184 £27,237,811 | £32,235,337 £27,454,524 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £34,812,187 £29,475,419 | £26,214,241 £21,398,408 | £24,843,705 £20,010,420 | £24,713,903 £19,878,829 | £24,389,399 £19,549,852 | £22,420,550 £17,575,989 | £22,640,188 £17,795,308 |
| 60% LAR : 40% CIR | 50% | £24,125,243 | £16.535.835 | £15.148.017 | £15.016.580 | £14.687.987 | £12.716.431 | £12.935.493 |

Resi 14 - 150 Flats Zone C - RP Periphery £2,250 psf No Units Site Area Base Base LAR : CIR 150 0.27 Ha Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2). Raso Ruild Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £84.170.893 Building Safety Levy, S106, CIL, Build Regs 2022 & Staircas Wchair Prt M4(3), BREEAM Excellent Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewal Offset Payments & Sustainability 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity odoversity, Renewa Offset Payments, Sustainability & Embodied Carbor Base Build Costs and Access Prt M4(2) & Building Safety Levy 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 5% Residual Land values compared to benchmark land values Higher Value Secondary Offices Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Base Build Costs, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Wchair Prt M4(3), BREEAM Excellent, lodoversity, Renewal Offset Payments, Sustainability & Embodied Carbon Base Build Costs Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases iodiversity, Renewab Offset Payments & Sustainability Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR sidual Land values compared to dium Value Secondary Offices rk land values Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 588,906,250 Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent odiversity, Renewal Offset Payments & Sustainability BREEAM Excellent Base Build Costs. Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space £40,420,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Rase Build Costs Access Prt M4(2), Building Safety Levy S106, CIL, Build Regs Base Build Costs Base Build Costs, Access Prt M4(2), 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent Biodiversity & Renewable Offset Payments S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewal Offset Payments & Sustainability 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, lodoversity, Renewal Offset Payments, Sustainability & Embodied Carbon Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases Base Build Costs and Access Prt M4(2) & Building Safety Levy Tenure %AH 60% LAR: 40% CIR 80% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR sidual Land values compared to bench condary Industrial/Storage/Distribution £20,601,000 Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments FF8552238 Base Build Costs Base Build Costs Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent lodoversity, Renewa Offset Payments, Sustainability & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewab Offset Payments & Sustainability Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases Rase Ruild Costs and Wchair Prt M4(3) & BREEAM Excellent Access Prt M4(2) & Building Safety Levy Tenure % AH Biodiversity Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% 80% LAR : 40% 80% LAR : 40% 80% LAR : 40%

| Local Plan Viability Testing | 2025 | | _ | | | | _ | |
|--|--|---|---|---|--|---|--|---|
| Resi 14 - 150 Flats | | | | Value Area | Zone C - RP Per | phery £2,450 psf | | |
| No Units Site Area | 150 0.27 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | |
| Residual land values: | | | | Tenure | | LAR : CIR | | I |
| Tenure 6% LAR, 60% CR 6% LAR, 60% CR 6% LAR, 60% CR 6% LAR, 60% CR 6% LAR, 60% CR 6% LAR, 60% CR 6% LAR, 60% CR 6% LAR, 60% CR 6% LAR, 60% CR 6% LAR, 60% CR 6% LAR, 60% CR | % AH 5% 10% 15% 20% 30% 40% 30% 40% and value | Base Build Costs and Access Prt M4(2) & Building Safety Levy E11397136 E11597217 E11597 E1159717 E11597 E1159717 E11597717 E1159717 E1159717 E1159717 E1159717 E1159717 E1159717 E11597 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Starcases \$2022 & Starcases \$2024 & Starcases \$ | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (97.518.29) (| Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Building Safety Levy, 5166. CIL, Building Safety Levy, 5166. CIL, Building Safety Levy, 5166. CIL, Building Safety 517. Safety Safety 517. Safety 517. Safety 517. Safety 517. Safety 518. Safety 517. Safety 518. Sa | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (57,760,33) (57,860,31), | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Borne Comment Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 20318, 146 |
| | | | | | | 201,010,010 | | |
| Tenure | % AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (263.39/76) | Base Build Costs, Access Prt M4(2), Base Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Er0898-744 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £80756442 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £7042288 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 26846765 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% | £78,663,166 £71,972,319 £65,267,352 | £66,130,074 £59,978,824 £53,813,159 | £64,755,247 £58,608,781 £52,447,483 | £64,625,037 £58,479,024 £52,316,871 | £64,299,515 £58,154,633 £51,988.580 | £62,346,376 £56,194,216 £50,018,831 | £62,563,391 £56,413,776 £50,237,692 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £58.548.396 £51,815,580 | £47.632.615 £41,416,161 | £46.250.116 £40,037,264 | £46.119.180 £39,906,669 | £45.791.839 £39,580,182 | £43.827.797 £37,621,258 | £44.046.024 £37,838,917 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £45,069,036 £38,308,894 £31,535,284 | £35,185,478 £28,940,695 £22,681,953 | £33,809,771 £27,567,775 £21,311,417 | £33,679,479 £27,437,747 £21,181,615 | £33,353,748 £27,112,678 £20,857,110 | £31,399,363 £25,162,256 £18,910,083 | £31,616,517 £25,378,969 £19,126,420 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £24,746,788 £17,916,208 | £16,409,386 £10,123,129 | £15,040,834 £8,756,167 | £14,911,222 £8,626,706 | £14,587,189 £8,303,051 | £12,642,991 £6,361,125 | £12,859,013 £6,576,895 |
| Residual Land values compared to bench | mark land value | • | | | | £57,186,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staticases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £96.375.126 £89,698,529 | £83.302.136 £77,165,437 £71.014.188 | £81.922.107 £75,790,611 | £81.791.406 £75,660,401 | £81.464.651 £75,334,878 | £79.504.128 £73,381,740 | £79.721.964 £73,598,755 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £76,302,716 £69,583,760 | £64,848,522 £58,667,978 | £63,482,846 £57,285,480 | £63,352,234 £57,154,543 | £63,023,943 £56,827,203 | £61,054,194 £54,863,160 | £61,273,055 £55,081,388 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £62,850,944 £56,104,400 | £52,451,524 £46,220,839 | £51,072,628 £44,845,135 | £50,942,032 £44,714,842 | £50,615,545 £44,389,112 | £48,656,622 £42,434,727 £36,197,620 | £48,874,281 £42,651,880 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £49.344.257 £42,570,648 £35.782.152 | £39.976.058 £33,717,316 £27.444.750 | £38.603.139 £32,346,781 £26.076.198 | £38.473.111 £32,216,979 £25,946,585 | £38.148.041 £31,892,474 £25.622.552 | £36.197.620 £29,945,447 £23.678.355 | £36.414.333 £30,161,784 £23.894.377 |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% | £28,951,571 | £21,158,492 | £19,791,531 | £19,662,069 | £19,338,415 | £17,396,488 | £17,612,259 |
| Lower Value Secondary Offices / Commun | ity Space | • | | | | £40,420,000 | | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Stalrcases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excollent | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodilversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £94,271,075 £87,580,229 | £81,737,983 £75,586,733 | £80,363,156 £74,216,690 | £80,232,946 £74,086,934 | £79,907,424 £73,762,542 | £77,954,285 £71,802,125 | £78,171,300 £72,021,685 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £80.875.261 £74,156,305 £67,423,489 | £69.421.068 £63.240,524 £57.024.070 | £68.055,392 £61,858,025 £55,645,173 | £67.924.780 £61,727,089 £55.514.578 | £67.596.489 £61,399,748 £55,188.001 | £65,626,740 £59,435,706 £53,229,168 | £65.845.601 £59,653,933 £53,446.826 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £60,676,945 £53.916.803 | £50,793,385 £44.548.604 | £49,417,681 £43.175,684 | £49,287,388 £43.045.656 | £48,961,657 £42,720,587 | £47,007,272 £40,770,165 | £47,224,426 £40,986,878 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £47,143,193 £40,354,698 £33,524,117 | £38,289,862 £32,017,295 £25,731,038 | £36,919,326 £30,648,744 £24,384,076 | £36,789,524 £30,519,131 £24,234,815 | £36,465,019 £30,195,098 £23,910,960 | £34,517,992 £28,250,900 £21,969,034 | £34,734,329 £28,466,923 £22,184,804 |
| Residual Land values compared to benchr | mark land value | 3 | 223, 01,000 | 22.,204,070 | 12.,204,010 | 222,210,000 | 12.,200,004 | |
| Secondary Industrial/Storage/Distribution | 1 | | | | ı | £20,601,000 | 9 T | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staticases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR | 0% 5% | £106,352,854 £99,676,257 | £93,279,863 £87,143,164 | £91,899,835 £85,768,338 | £91,769,133 £85,638,128 | £91,442,379 £85,312,606 | £89,481,856 £83,359,487 | £89,699,691 £83,578,482 |
| 60% LAR: 40% CIR | 10% 15% 20% | £99,676,257 £92,985,410 £86.280.443 | £87,143,164 £80,991,915 £74.826.250 | £79,621,872 £73,480,574 | £79,492,115 £73,329,961 | £85,312,606 £79,167,724 £73.001.670 | £83,359,467 £77,207,307 £71.031.921 | £63,370,482 £77,426,867 £71,250,783 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £79,561,487 £72,828,671 £66,082,127 | £68,645,705 £62,429,252 £58,198,588 | £67,263,207 £61,050,355 £54,822,862 | £67,132,271 £60,919,760 £54,692,570 | £66,804,930 £60,593,273 £54,366,839 | £64,840,888 £58,634,349 £52,412,454 | £65,059,115 £58,852,008 £52,629,608 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 35% 40% 45% | £59,321,985 £52,548,375 | £49,953,786 £43,695,043 | £48,580,866 £42,324,508 | £48,450,838 £42,194,706 | £48,125,768 £41,870,201 | £46,175,347 £39,923,174 | £46,392,060 £40,139,511 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £45,759,879 £38.929.298 | £37,422,477 £31.136.220 | £36,053,925 £29.769.258 | £35,924,312 £29.639.797 | £35,600,280 £29.316.142 | £33,656,082 £27.374.216 | £33,872,104 £27.589.986 |

| Local Fian Viability Testing 2 | | | 1 | | | |] | | | |
|--|--|--|--|---|---|---|--|--|--|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone C - | £1,050 psf | | | | |
| No Units | 200 0.29 Ha | 1 | - | Sales value inflation | | Base | 1 | | | |
| Residual land values: | 0.29 Ha | 1 | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Tenure 50% LAR 45% CR 50% LAR 45% CR 60% LAR 45% CR 60% LAR 45% CR 60% LAR 45% CR 60% LAR 45% CR | % AH 0% 5% 10% 15% 20% 30% 30% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £00,005,901 £15,204,146 £12,206,751 £12,206,751 £12,1480 £12,1480 £12,1480 £13,1480 £13,1480 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Rega 2022 & Staircases (4,85,350) 4,164,223 4,164,223 4,164,235 4,164,235 4,164,235 4,164,235 4,164,235 4,164,235 4,164,235 4,164,235 4,164,235 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent (2.834.49) 41.32.64 4.406.50 4.10.50.65 4.10.50.65 4.10.50.65 4.10.50.65 4.10.50.65 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, 516s, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 51,462,867 41,862,132 41,862,132 41,640,054 41,640,054 41,640,054 | Base Bulid Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (1) 85, 807 (4) 84, 845, 855 (4) 86, 872 (4) 87, 875 (4) 87, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staincases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renowable Offset Payments & Sustainability 493590 457,083,692 47,083,89 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Access Prt M4(2), St 16s, Cl., Build Regas 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 42,544,393 48,931,165 48,93 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£4,427,649 -£7,415,684 | £15,107,892 £17,433,917 | -£17,141,607 -£19,465,634 | -£17,334,825 -£19,658,662 | -£17,817,871 -£20,141,234 | -£20,716,142 -£23,036,667 | -£22,326,293 -£24,645,241 | | |
| Residual Land values compared to benchma Higher Value Secondary Offices | ark land values | | | | | £97,649,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | -£9,970,563 -£12,671,565 -£15,392,953 | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | -£18,134,549 -£20,896,175 | | | -£33,935,738 -£36,152,127 | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | -£23,664,834 -£26,521,775 -£29,401,076 | | | | | | | | |
| 60% LAR : 40% CIR | 45% 50% | -£32,327,364 -£35,315,398 | -£45,333,631 | -£47,385,348 | -£47,558,376 | -£48,040,949 | *£48,615,857 *£50,936,381 | *£50,226,008 *£52,544,955 | | |
| Medium Value Secondary Offices | dual Land values command to benchmark land values Um Value Secondary Offices £57,185,000 | | | | | | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £4.270.732 £1,590,294 -£1,110,708 | -£11.687.577 -£13,755,930 -£15,845,599 | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% | -£3,832,096 -£6,573,691 -£9,335,318 | | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | -£12,123,977 -£14,960,918 -£17,840,219 | | | -£26,829,541 -£29,089,498 -£31,370,943 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£20,766,507 -£23,754,541 | -£31,448,749 -£33,772,774 | -£33,480,464 -£35,804,491 | -£33,673,682 -£35,997,519 | -£34,156,728 -£36,480,092 | -£37,055,000 -£39,375,524 | -£38,685,150 -£40,984,098 | | |
| Residual Land values compared to benchma Lower Value Secondary Offices / Community | | | | | | £40,420,000 | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy \$261018 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | £6,380,580 £3,679,577 £958.190 | -£8,965,644 -£11,055,313 -£13,190,795 | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% 35% 40% | -£1,763,406 -£4,545,032 -£7,333,691 | | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | -£10.170.632 -£13,049,933 -£15,976,221 | | | | | | | | |
| Residual Land values compared to benchma | | £18,964,255 | £28,982,489 | -E31,014,205 | -£31,207,233 | -£31,689,806 | £34,585,239 | -£36, 193, 812 | | |
| Secondary Industrial/Storage/Distribution | I | I | | | | £20,601,000 | J | I | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £4,723,590 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levys 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £12,043,151 £9,342,149 £8,620,761 | £3,303,072 £5,392,741 £7,528,223 | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £3,679,186 £1,117,539 -£1,671,120 | £9,692,500 £11,896,234 £14,139,303 | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | -£4,508,081 -£7,387,362 -£10,313,649 | | | | | | | | |
| 60% LAR : 40% CIR | 50% | -£13.301.684 | £23.319.917 | -£25.351.634 | -£25.544.862 | -£26.027.234 | -£28.922.667 | -£30.531.241 | | |

| Local Plan Viability Testing | 2025 | | | | | | 1 | | | |
|--|---|---|--|---|---|---|---|---|--|--|
| Resi 15 - 200 Flats | | | Value Area | Zone C - i | E1,150 psf | | | | | |
| No Units Site Area | 200 0.29 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR |] | 1 | | |
| Residual land values: | | | | Tenure | | LAR: CIR | | 1 | | |
| Tenure 90%, IAAR, 90%, CR. 90%, IAAR, 90%, CR | % AH 5% 10% 10% 20% 20% 30% 30% 30% 30% 40% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Exp. 905, 637 (20, 905, 907) (20, 905, 907) (20, 905, 907) (20, 905, 907) (20, 907) (| Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2022 & Staticases \$10,064,186 \$1,064, | Base Build Costs, Access Prt M4(2), Building Safety Levy. S186, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 5, 68459 1, 10457 1, | Base Build Costs, Access Prt M4(2), Building Safety Leguiding Safety S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BREEAM Excellent & Biodiversity 1,14,464,507 1,14,464,107 | Base Build Costs, Access Prt M4(2), Building Safety Leg 2106, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BEGEAM Excellent, Biodiversity & Renewable Offset Payments 1, 10, 10, 10, 10, 10, 10, 10, 10, 10, 1 | Base Build Costs, Access Prt M4(2), Building Safety Leg 1916, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,177,796 \$4,171,795 \$4,171,7 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wichair Prt M4(3), BreEZAM Excellent, Bodoversity, Renewalth, Sustainability & Embodied Carbon 15, 578,984 1, | | |
| | | | | | | | | Base Build Costs, | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £1,893,077 £4,994,135 £8,115,272 | | | | | -£22,728,916 -£25,228,143 -£27,750,174 | -£24,319,820 -£26,813,802 -£29,352,905 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | -£31.932.009 -£34,556,180 -£37,225,164 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | | | | | | £38,302,609 £41,020,219 £43,760,104 | -£39,917,311 -£42,632,410 -£45,370,254 | | |
| 60% LRF. 40% CR 50% 43.946,888 440,919.311 442,951.027 43.144.996 448,026,628 446,522.061 448,130.634 Residual Land values compared to benchmark land values Medium Value Secondary Offices £27,186,000 | | | | | | | | | | |
| | | | | | | | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Salting \$106, CIL, Builde Reys 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lovy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | £12.748.583 £9,667,780 £6,566,722 | | | | | | -£10.288.467 -£12,758,983 -£15,252,945 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £3,445,005 £287,149 -£2,903,280 | | | | | £16,189,317 £18,770,496 £21,376,708 | -£.17,792,048 -£20,371,152 -£22,995,323 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | | | | | | | -£23,804,307 -£28,356,454 -£31,071,553 | | |
| Residual Land values compared to benchm | ark land value: | -£19,286,031 | -£29,358,454 | -£31,390,170 | -£31,583,199 | -£32,085,771 | -£34,961,204 | -£36,569,777 | | |
| Lower Value Secondary Offices / Communi | ty Space | | | | ı | £40,420,000 | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £14,458,066 £11,357,008 £8.235,871 | | | | | | -£7,968,677 -£10,462,659 -£13.001.762 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% 35% 40% | £5,077,435 £1,887,008 -£1,323,277 | | | | | | -£15,580,866 -£18,205,037 -£20,874,021 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | | | | | | | -£23.566.168 -£26,281,267 -£29,019,112 | | |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | | -£14,495,745 | £24,508,108 | +£Z0,599,684 | 4.20,782,913 | £27,275,465 £20,601,000 | 4.30,170,918 | -£31,779,492 | | |
| ,gwosansdion | | | | | | 220,001,000 | | Base Build Costs, | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 222,201,441 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREBAM Excollent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$1,761,025 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £20,120,637 £17,019,579 £13,898,442 | £4,778,198 £2,291,235 -£230,041 | £2,788,860 £305,734 -£2,226,879 | £.2,010,820 £115,455 -£2,416,587 | £2,140,722 £360,243 £2,890,854 | | -£2,366,106 -£4,800,087 -£7,339,190 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £10,740,007 £7,549,577 £4,339,294 | 4:2,789,644 -£5,370,011 -£8,002,772 | | | | | -£9,918,295 -£12,542,465 -£15,211,449 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £1,109,337 £2,147,130 £5,458,288 | £10,864,779 £13,391,137 -£16,138,140 | | | | | -£17,903,597 -£20,618,696 -£23,56,540 | | |
| 60% LAR : 40% CIR | 50% | 4.8.833.174 | ± 18.905.596 | ±20.937.313 | £21.130.341 | ±21.612.914 | £24.508.348 | +26,116,920 | | |

| Local Plan Viability Testing | 2025 | | , | | | | | | | |
|--|--|--|--|---|---|--|---|--|--|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone C - | £1,350 psf | | | | |
| Resi 10 - 200 Flats | | | | Value Area | Zone C - | E1,300 psi | | | | |
| No Units | 200 0.29 Ha | | | Sales value inflation | | Base |] | | | |
| Site Area | 0.29 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Residual land values: | | | | | | | | | | |
| Tenure 60% IAR: 40% CIR 60% IAR: 60% CIR 60% IAR: 60% CIR 60% IAR: 60% CIR 60% IAR: 60% CIR 60% IAR: 60% CIR 60% IAR: 60% CIR 60% IAR: 60% CIR 60% IAR: 60% CIR 60% IAR: 60% CIR 60% IAR: 60% CIR 80% IAR: 60% CIR 80% IAR: 60% CIR 80% IAR: 60% CIR | % AH 5% 10% 15% 20% 20% 30% 40% 40% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (Control of the Control of the Control (Control of the Control of the Control (Control of the Control of the Control (Control of the Control | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CIL, Building Regs 2422 & Sulfaces 2422 & Sulfaces 2424 & Sulfaces 2424 & Sulfaces 2436 & Sul | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wchair Prt M4(3) & PRE EA/PS Select E4/18.95 E4/ | Base Build Costs, Access Prt M4(2), Building Safety Levy, 9166, CIL, Building Safety Side, CIL, Building Safety Side, CIL, Building Side, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Prt S1600 Prt 1400,007 Prt 1400,0 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, Wichair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 211340/75 11134419 11134419 11134419 11134419 11134419 11134419 11134419 11134419 11134419 11134419 11134419 11134419 11134419 11134419 11134419 11134419 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Brezelmert, Biodoversily, Renewant, Gustainability & Embodied Cost Embodied Cost E18672409 E1867240 | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 |] | | | |
| Tenure 60% LAR: 40% CIR | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 515105.032 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £10,264,042 £6,295,228 | | | | | -£9,972,462 -£13,307,746 | -£11,534,290 -£14,864,879 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | £2.306.509 -£1,701,939 | | | | | | -£18.218.200 -£21,599,038 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£25,040,638 -£28,513,940 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | | | | | | | -£35,658,749 -£39,301,993 | | |
| Residual Land values compared to benchmark land values | | | | | | | | | | |
| Medium Value Secondary Offices 557,188,000 | | | | | | | | | | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safey Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Tenure | % AH 0% | Building Safety Levy £29.665.910 | 2022 & Staircases £13.611.377 | BREEAM Excellent £11.654.754 | Biodiversity £11.468.874 | Payments £11.004.173 | Sustainability £8.191.386 | Embodied Carbon £6.618.747 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £25,762,413 £21,824,899 £17.856,085 | £10,330,362 £7,028,431 £3,676,773 | £5,055,653 £1,709,946 | £8,191,908 £4,868,234 £1,523,090 | £7,721,810 £4,399,685 £1.055,950 | £1,588,395 -£1,746,889 | £3,334,223 £26,567 -£3,304,022 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £13,867,366 £9,858,919 | £304,482 -£3,088,262 | -£1,656,988 -£5,044,962 | -£1,843,337 -£5,230,859 | -£2,309,208 -£5,695,602 | | -£6,657,343 -£10,038,181 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £5,830,916 £1.783.534 | -£6,501,276 -£9,934,380 | | -£8,639,290 -£12,087,606 | | | -£13,479,781 -£16,953,083 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | | | | | | | -£20,492,619 -£24,097,892 -£27,741,136 | | |
| Residual Land values compared to benchm | | | | | | | | | | |
| Lower Value Secondary Offices / Communit | ty Space | | Г | ı | | £40,420,000 | | | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £30,552,699 £26,615,184 | £15,401,603 £15,120,648 £11,818,717 | £13,170,233 £9,845,938 | £10,259,160 £12,982,194 £9,858,520 | £10,794,458 £12,512,096 £9,189,970 | £9,691,504 £6,378,681 | £8,124,509 £4,816,853 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £22.646.371 £18,657,652 | £8.467.059 £5,094,768 | £6.500.232 £3,133,298 | £6.313.375 £2,946,949 | £5.846.235 £2,481,078 | £3.043.397 -£314,152 | £1.486.264 -£1.867,057 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £14,649,204 £10,621,202 £6,573,819 | £1,702,024 -£1,710,990 -£5,144,095 | | | | | -£6,247,895 -£8,689,495 -£12,162,798 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £2,488,570 -£1,637,813 | | | | | | -£15,702,333 -£19,307,606 | | |
| Residual Land values compared to benchm | | -25,783,338 | 42.10,745,460 | 4.17,771,242 | 42.17,584,272 | -2.10,446,844 | £21,342,277 | -EZZ,950,850 | | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E40.118.767 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases E24064234 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 12(2)/07812 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 21921,731 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 21457339 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E18842 243 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £36,215,270 £32,277,756 | £20,783,219 £17,481,288 | £18,832,805 £15,508,510 | £18,644,766 £15,321,091 | £18,174,667 £14,852,542 | £15,354,075 £12,041,252 | £13,787,080 £10,479,424 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £28.308.942 £24,320,224 £20,311.776 | £14.129.630 £10,757,339 £7,364.595 | £12.162.803 £8,795,869 £5,407.895 | £11.975.947 £8,609,520 £5,221.998 | £11.508.807 £8,143,649 £4,757.255 | £8.705.968 £5,348,419 £1,968.802 | £7.148.835 £3,795,514 £414.676 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £16,283,773 £12,236,391 | £3,951,581 £518,477 | £1,999,068 -£1,446,765 | £1,813,568 -£1,634,748 | £1,349,817 -£2,104,708 | -£1,457,500 -£4,924,464 | -£3,026,924 -£6,500,226 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £8,151,141 £4,024,758 | -£2,985,388 -£6,491,783 | | | | | -£10,039,762 -£13,645,035 | | |
| 60% LAR : 40% CIR | 50% | -£120.767 | £10.082.889 | -£12.108.671 | -£12.301.700 | -£12.784.272 | -£15.679.705 | -£17.288.279 | | |

| Local Plan Viability Testing | 2025 | | _ | | | | | | | |
|--|------------------------------|--|---|---|---|---|---|--|--|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone C - | £1,500 psf | | | | |
| No Units Site Area | 200 0.29 Ha | | | Sales value inflation | | Base | 1 | | | |
| Residual land values: | 0.25 Ha | | | Build cost inflation Tenure | | LAR : CIR | |] | | |
| Tenure 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR 60% LAR - 60% CR | % AH 5% 10% 15% 20% 25% 30% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 528,607,675 546,955,945 546,955,945 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,955,957 546,9 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases \$24,265,2654 \$24,668,315 \$26,764,765 \$26,764,765 \$26,764,765 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 20,05440 12,265,041 12,265,041 12,265,041 12,265,041 12,265,041 12,265,041 12,265,041 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 50,319,550 (26,420,655) (| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments (25,84,860) (24,137,66) (24,137,66) (24,137,66) (24,137,66) (24,137,66) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £37,06,055 £33,179,241 £13,31,41,41 £13,31,41,47 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Rogs 2022 & Staircases, Wchair Prt M4(3), BREEAN Excellent, Biodoversity, Renewable Offset Payments, Sustainability & C15,575,696 C15,155,596 C15, | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £26,387,236 £21,684,891 | £14,632,421 £10,546,490 | £12,683,519 £8,600,626 | £12,498,360 £8,415,755 | £12,035,464 £7,953,577 | £9,258,086 £5,174,116 £1,021,950 | £7,715,098 £3,610,019 | | |
| 60% LAR : 40% CIR | 50% | £16,963,515 £12,197,270 | £6,440,830 £2,283,981 | £4,489,850 £312,875 | £4,302,398 £125,605 | £3,833,762 -£347,799 | -£3,199,716 | £4,784,115 | | |
| Residual Land values compared to benchr Higher Value Secondary Offices | mark land value | s | | | | £97,649,000 |] | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| 60% LAR : 40% CIR | 0% 5% 10% 15% | £30.701.965 £26,168,623 | £14.562.350 £10,655,743 | £12.605.726 £8,706,164 | £12.419.846 £8,520,951 | £11.955.145 £8,057,918 | £9.166.939 £5,279,716 | £7.617.935 £3,736,271 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% 25% | £21,615,332 £17,042,263 £12,449,588 | £6,728,456 £2,780,668 £1,187,445 | £4,785,327 £843,399 -£3,119,438 | £4,600,724 £659,351 -£3,302,984 | £4,139,218 £199,232 -£3,761,854 | £1,370,178 -£2,561,482 -£6,538,593 | -£168,177 -£4,105,258 -£8,091,498 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £7,834,421 £3,170,662 | -£5,175,702 -£9,201,269 | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% | -£1,512,479 -£8,214,824 -£10,936,200 | | | -£15,401,354 -£19,483,960 -£23,597,318 | -£15,864,250 -£19,946,137 -£24,065,952 | | | | |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 45% 50% | -£15,702,444 | -£25,615,733 | -£27,586,840 | -£27,774,110 | -£28,247,513 | -£31,099,430 | -£32,683,829 | | |
| Medium Value Secondary Offices £57,186,000 | | | | | | | | | | |
| | | Base Build Costs and Access Prt M4(2) & Building | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAN Excellent, Biodoversity, Renewable Offset Payments, | | |
| Tenure | % AH 0% 5% | Safety Levy £42.262.822 | & Staircases £26.123.207 | BREEAM Excellent £24.166.583 | Biodiversity £23.980.703 | Payments £23.516.003 | Sustainability £20.727.796 | Sustainability & £19.178.792 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £37,729,481 £33,176,189 | £22,216,600 £18,289,314 | £20,267,022 £16,346,184 | £20,081,808 £16,161,581 | £19,618,775 £15,700,076 | £16,840,573 £12,931,035 | £15,297,129 £11,392,680 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £28,603,120 £24,010,445 £19,395,279 | £14,341,525 £10,373,413 £6 385 156 | £8,441,421 £8,448,821 | £8,257,873 £8,262,924 | £71,760,089 £7,799,003 £3,798,182 | £5,022,264 £1,009,727 | £3,469,359 £539,413 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £14,731,519 £10,048,379 | £2,359,588 £1,706,436 | £407,075 -£3,655,338 | £221,574 -£3.840.497 | -£242,177 -£4,303,393 | -£3,024,682 -£7,080,772 | -£4,570,519 -£8,623,759 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £5,346,033 £624,657 | -£5,792,367 -£9,898,027 | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to benchr | mark land value | *£4,141,067 | *£14,054,676 | -£16,025,962 | € 10,213,252 | -£.10,000,030 | £19,536,573 | *£21,122,972 | | |
| Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | Base Build Costs, | | |
| Tenure | %ан | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £42,519,766 £37,986,474 | £30,813,493 £27,006,886 £23,079,599 | £25,057,307 £21,136,470 | £24,872,093 £20,951,867 | £20,300,288 £24,409,060 £20,490,361 | £23,518,062 £21,630,859 £17,721,321 | £20,087,414 £16,182,966 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £33.393.406 £28,800,731 | £19.131.810 £15,163,698 | £17.194.542 £13,231,707 | £17.010.494 £13,048,159 | £18.550.375 £12,589,289 | £13.789.660 £9,812,550 | £12.245.885 £8,259,645 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £24,185,564 £19,521,805 £14,838,664 | £11,175,441 £7,149,874 £3,083,850 | £9,239,106 £5,197,361 £1,134,948 | £9,053,210 £5,011,860 £949,789 | £4,548,109 £486,893 | £5,800,013 £1,765,603 -£2,290,486 | £4,250,872 £219,766 -£3,833,473 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £10,136,319 £5,414,943 | -£1,002,081 -£5,107,742 | -£2,947,946 -£7,058,721 | -£3,132,817 -£7,246,175 | -£3,594,994 -£7,714,810 | | | | |
| Residual Land values compared to benchr | 50% mark land value | £048,699 s | £9,264,59U | £11,235,697 | £11,422,967 | E11,898,370 | -2.14,748,288 | -1.16,332,686 | | |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | | | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 552715.879 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases 255/5064 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Excellent, Biodiversity & Renewable Offset Payments 13368800 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 231,180,653 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & 229831,649 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £48,182,338 £43,629,046 | £32,669,458 £28,742,171 | £30,719,879 £26,799,041 | £30,534,665 £26,614,439 | £30,071,632 £26,152,933 | £27,293,431 £23,383,892 | £25,749,986 £21,845,537 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% | £39.055.978 £34,463,302 £29.848.138 | £24.794.382 £20,826,270 £16,838.013 | £22.857.114 £18.894,278 £14.901.678 | £22.673.085 £18,710,730 £14,745.781 | £22.212.946 £18,251,861 £14,251.039 | £19.452.232 £15,475,121 £11,462.584 | £17.908.457 £13,922,218 £9.913.444 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £25,184,376 £20,501,236 | £12,812,445 £8,746,421 | £10,859,932 £6,797,519 | £10,674,432 £6,612,360 | £10,210,681 £6,149,464 | £7,428,175 £3,372,086 | £5,882,338 £1,829,098 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% 50% | £15,798,891 £11,077,515 £6 311,270 | £4,660,490 £554,830 | £2,714,626 -£1,396,150 | £2,529,755 -£1,583,604 | £2,067,577 -£2,052,238 | -£711,884 -£4,864,050 | -£2,275,981 -£6,434,408 | | |
| 60% LAR : 40% CIR | JU76 | 10.311.270 | -23.092.019 | -20,0/3.129 | -20.760.395 | 20.253.799 | *L0.085.710 | 1.10.070.115 | | |

Resi 15 - 200 Flats Zone C - £1.750 psf No Units Site Area Base Base LAR : CIR 200 0.29 Ha Residual land values Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs Raso Ruild Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent \$106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewal Offset Payments & Sustainability £57,885,677 Building Safety Levy, S106, CIL, Build Regs 2022 & Staircas Wchair Prt M4(3), BREEAM Excellent ZUZZ & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments Base Build Costs Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent a Biodiversity odoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Base Build Costs and Access Prt M4(2) & Building Safety Levy 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 33.049.098 28.009.572 22.948.694 17.838.892 12.685.169 Residual Land values compared to Higher Value Secondary Offices mark land values Base Build Costs, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Siddiversity Renowahl Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent Wchair Prt M4(3), BREEAM Excellent lodoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Base Build Costs Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases Base Build Costs and Access Prt M4(2) & Building Safety Levy odiversity, Renewab Offset Payments & Sustainability Tenure 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 40% 45% 50% 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR sidual Land values compared to edium Value Secondary Offices rk land values £57,186,000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewal Offset Payments & Sustainability BREEAM Excellent Base Build Costs Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases Base Build Costs and Access Prt M4(2) & Building Safety Levy 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space £40.420.000 Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Base Build Costs Access Prt M4(2), Building Safety Levy S106, CIL, Build Regs Base Build Costs Base Build Costs, Access Prt M4(2), 2022 & Staircases Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent S106, CIL, Build Reg. 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments S106, CIL, Build Reg 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewal Offset Payments & Sustainability 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent lodoversity, Renewa Offset Payments, Sustainability & Embodied Carbon Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases Rase Ruild Costs and Access Prt M4(2) & Building Safety Levy Biodiversity Tenure %AH 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to ben Secondary Industrial/Storage/Distributi £20,601,000 Base Build Costs, Access Prt M4(2), Base Build Costs Base Build Costs Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs Access Prt M4(2), Building Safety Levy S106, CIL, Build Regs Building Safety Levy, S106, CIL, Build Regs Base Build Costs, Access Prt M4(2), 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent dodoversity, Renewa Offset Payments, Sustainability & Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, iodiversity, Renewab Offset Payments & Sustainability Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Reg 2022 & Staircases Rase Build Costs and Wchair Prt M4(3) & BREEAM Excellent Access Prt M4(2) & Building Safety Levy Tenure %AH Biodiversity Payments Embodied Carbon 60% LAR : 40% CIR 60% LAR : 40% CIR 0% LAR : 40% 0% LAR : 40% 0% LAR : 40% 0% LAR : 40%

| Local Plan Viability Testing | 2025 | | _ | | | | | | | |
|--|---|--|---|---|---|--|--|--|--|--|
| Resi 15 - 200 Flats | | | | Value Area | Zone C - | £1,900 psf | | | | |
| No Units Site Area | 200 0.29 Ha |] | • | Sales value inflation | | Base | | | | |
| Residual land values: | 0.25 Haj | | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Tenure 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR 60% LAR : 60% CR Residual Land values compared to benchin | % AH 5% 10% 15% 20% 20% 30% 30% 46% 56% solve | Base Build Costs and Access Prt M4(2) & Building Safety Levy (\$2,981,202) (\$2,901,802) (\$2,901,802) (\$2,901,802) (\$2,901,802) (\$2,901,802) (\$4,900,8 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5106, CII., Building Roge 2022 & Staircases 575,56,56 594,469,671 594,469,671 594,734,585 577,745 577,745 5 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 17,368,569 80,565,765,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,765,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,765,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,765,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,765,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,765,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,76 80,565,765,76 80,565,765,76 80,565,765,76 80,565,765,76 80,565,765,76 80,565,765,76 80,565,765,76 80,565,765,76 80,565,765,76 80,565,765 | Base Build Costs, Access Prt M4(2), S106, CIL, Build Regs 2022 & Starcases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity 57345152 57454517 5745152 57454517 5745152 57454517 5745715 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staficases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 27,502,755 201,102,103 201,103 | Base Build Costs, Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Regs 2022 & Staicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability £70,341,163 £75,341,163 £75,341,163 £75,341,163 £75,341,163 £75,341,163 £75,341,163 £75,341,163 £75,341,163 £75,341,163 £75,341,163 £75,341,163 £75,341,163 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Buildings 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon S8875549 S1775887 | | |
| Higher Value Secondary Offices | | | | | | £97,649,000 | | | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% | £64.191.509 £58,006,516 £51.801.873 | £47.695.772 £42,158,049 | £45.768.554 £40,237,770 | £45.585.467 £40,055,340 | £45.127.751 £39,599,266 £34,049,632 | £42.381.448 £36,862,818 | £40.855.725 £35,342,569 £39,808,972 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £45,577,749 £39,323,001 | £31,021,671 £25,423,367 | £29,113,517 £23,520,411 | £28,932,236 £23,339,622 | £28,479,031 £22.887.647 | £25,759,807 £20,175,806 | £24,249,127 £18.647.263 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £33,031,306 £26,720,349 | £19,805,220 £14,167,408 | £17,906,892 £12,248,321 | £17,726,541 £12,065,608 | £17,275,662 £11,608,827 | £14,533,256 £8,868,139 | £13,007,397 £7,345,534 | | |
| 60% LAR - 40% CIR | 35% 40% 45% | £20,390,303 £14,041,341 £7,673,634 | £8,475,234 £2,759,369 | £8,555,621 £842,749 | £6,373,246 £660,657 | £5,917,306 £205,425 | £3,181,669 -£2,525,961 -£8,254,550 | £1,661,870 -£4,043,399 -£9,791,078 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 50% | £1,277,098 | -£8,730,476 | -£10,847,736 | -£10,832,192 | -£11,293,331 | -£14,080,171 | -£15,597,305 | | |
| Residual and values comment do benchmark land values Medium Value Secondary Offices 457.196.060 | | | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon | | |
| 60% LAR : 40% CIR | 0% 5% | £75.752.366 £69,567,373 | £59.256.629 £53,718,906 | £57.329.412 £51,798,628 | £57.146.325 £51,616,197 | £56.688.608 £51,160,123 | £53.942.305 £48,423,675 | £52.416.582 £46,903,426 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £53,362,730 £57,138,606 £50,883,858 | £48,160,814 £42,582,528 £38,984,224 | £40,240,000 £40,674,374 £35,081,268 | £40,005,000 £40,493,093 £34,900,479 | £45,610,489 £40,039,888 £34,448,504 | £42,883,065 £37,320,665 £31,736,663 | £41,367,829 £35,809,984 £30,208,120 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £50,883,858 £44,592,163 £38,281,206 | £30,984,224 £31,366,077 £25,728,265 | £35,081,268 £29,467,749 £23,809,178 | £34,900,479 £29,287,398 £23,626,465 | £34,448,504 £28,836,519 £23,169,685 | £31,736,663 £26,094,114 £20,428,996 | £30,208,120 £24,568,255 £18,906,391 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £31.951.160 £25,602,198 | £20.036.092 £14,320,226 | £18.116.478 £12,403,606 | £17.934.103 £12,221,514 | £17.478.163 £11,766,282 | £14.742.526 £9,034,896 | £13.222.727 £7,517,459 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £19,234,491 £12,837,955 | £8,584,930 £2,830,382 | £6,670,745 £913,121 | £6,488,883 £728,665 | £6,034,228 £267,526 | £3,306,299 -£2,499,314 | £1,769,779 -£4,036,447 | | |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | mark land values | s | | | | £40,420,000 | 1 | | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 280 542 552 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), S106, GLI, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £61338.610 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 561478.894 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 558725.591 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$57,08,688 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £74,357,658 £68,153,016 £61,928,892 | £58,509,191 £52,951,099 £47,372,814 | £55,588,913 £51,037,173 £45,484 680 | £56,406,483 £50,855,346 £45,283,379 | £55,950,409 £50,400,775 £44,830,174 | £53,213,961 £47,673,350 £42,110,950 | £51,693,712 £46,158,115 £40,600,270 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £55,674,144 £49,382,448 | £41,774,510 £36,156,363 | £39,871,553 £34,258,035 | £39,690,764 £34,077,684 | £39,238,790 £33,626,805 | £36,526,948 £30,884,399 | £34,998,406 £29,358,540 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £43,071,491 £36,741,446 | £30,518,550 £24.826.377 | £28,599,464 £22,906,764 | £28,416,751 £22,724,389 | £27,959,970 £22,268,449 | £25,219,282 £19,532,812 | £23,696,677 £18.013.013 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £30,392,483 £24,024,777 £17,628,241 | £13,375,216 £7,620,667 | £17,193,692 £11,461,031 £5,703,407 | £17,011,799 £11,279,169 £5,518,951 | £10,856,568 £10,824,514 £5,057,812 | £8,096,584 £2,290,972 | £12,307,744 £6,560,085 £753,838 | | |
| Residual Land values compared to benchn | | 5 | | | | | 1 | | | |
| Secondary Industrial/Storage/Distribution | | | ı | | | £20,601,000 | 1 | I | | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 888.05;224 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £07599, 152 | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 167,141,465 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Biodiversity, Renewable Offset Payments & Sustainability 664395,169 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 102,084,59 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £80,020,230 £73,815,587 | £64,171,763 £58,613,671 | £62,251,485 £56,699,745 | £62,069,055 £56,517,917 | £61,612,980 £56,063,346 | £58,876,533 £53,335,922 | £57,356,283 £51,820,687 | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £67.591.463 £61,336,715 £55,045.020 | £53.035.385 £47,437,081 £41.818.934 | £51.127.231 £45,534,125 £39,920,606 | £50.945.950 £45,353,336 £39,740.255 | £50.492.746 £44,901,362 £39,289,376 | £47.773.522 £42,189,520 £36,548,971 | £46.262.841 £40,660,977 £35,021.112 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £48,734,063 £42,404,017 | £36,181,122 £30,488,949 | £34,262,035 £28,569,335 | £34,079,323 £28,386,960 | £33,622,542 £27,931,021 | £30,881,853 £25,195,383 | £29,359,248 £23,675,584 | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £36,055,055 £29,687,348 | £24,773,083 £19,037,787 | £22,856,463 £17,123,602 | £22,674,371 £16,941,740 | £22,219,139 £16,487,085 | £19,487,753 £13,759,156 | £17,970,316 £12,222,636 | | |
| 60% LAR : 40% CIR | 50% | £23.290.812 | £13.283.239 | £11.385.979 | £11.181.522 | £10.720.383 | £7.953.543 | 20.416.410 | | |

| State Stat | Local Plan Viability Testing | 2025 | | | | | | | | | |
|---|--|---|---|---|---|--|--|---|---|--|--|
| Training | Paei 15 - 200 Flate | | | | Value Area | Zone C - | C2 000 pef | | | | |
| March Marc | 10-2001 10-2 | | | | Value Area | 23/10 0 - | CE,000 p31 | | | | |
| March Marc | No Units | 200 | 1 | 1 | Sales value inflation | | Base | 1 | | | |
| See Build Costs | Site Area | 0.29 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| Training | Residual land values: | | | | | | | | | | |
| Part | 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR 80% LAR : 40% CIR | 5% 10% 15% 20% 25% 30% 35% 40% | Access Prt M4(2) & Building Safety Levy Etol, 430,498 E93,828,541 E87,208,934 E80,565,847 E73,905,449 E67,225,909 E60,498,622 E53,748,680 E46,979,820 | Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases E8382 143 E77 588 288 E79 588 528 E78 589 520 E78 584 5493 E99 544 007 E53 902 678 E47 851 882 E47 851 882 E47 851 882 E47 851 882 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3) & BREEAM Excellent (FS.897,868 (FS.897,868 (FS.897,868 (FS.897,868 (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) (FS.897,868) | Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 575,605,529 575,605,529 575,605,529 575,607,77449 581,777,449 581,777,449 581,777,449 581,785,781 | Access Prt M4(2), S106, CIL, Build Regs Suiziding Saffaceses, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 1813/81/22 575.349.644 589.565.65 587.784.87 581.784.874.87 581.784.874.87 581.784.874.87 58 | Access Prt M4(2), Building Safety Lovy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability F72 513.008 F05 505 113 F05 505 113 | Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewalth Offset Payments, Sustainability & Embodied Carbon (77/91906) (50,172,846) (50,172,846) (50,172,846) (51,104,104 | | |
| Base Build Costs Prince | | mark land value | s | | | | F97 649 000 | 1 | | | |
| Section Sect | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety L., \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Control Cont | 60% LAR : 40% CIR | 10% | £65,928,827 £59,307,219 £52,666,132 | £50,008,523 £44,037,248 £38,045,779 | £48,088,244 £42,123,322 £36,137,626 | £47,905,815 £41,941,494 £35,956,344 | £47,449,740 £41,486,923 £35,503,140 | £44,713,292 £38,759,499 £32,783,916 | £43,193,044 £37,244,264 £31,273,235 | | |
| Control Cont | 60% LAR : 40% CIR 60% LAR : 40% CIR | | £46.005.735 £39,326,195 | £32.034.293 £26,002,964 | £30.131.337 £24,104,634 | £29.950.546 £23,924,284 | £29,498,573 £23,473,408 | £26.786.732 £20,768,137 | £25.280.153 £19,263,312 | | |
| Column C | 60% LAR : 40% CIR 60% LAR : 40% CIR | | £32,598,907 £25,848,965 | | £18,057,702 £11,977,414 | £17,877,735 £11,795,038 | £17,427,819 £11,339,099 | £8,603,461 | £13,184,388 £7,083,663 | | |
| Rate Build Costs, Access PT M4(2), Access PT M4(2), Building Safety Levy, State Costs, Access PT | 60% LAR: 40% CIR | 45% | £19,080,106 £12,292,502 | £7,764,101 £1,611,743 | £5,847,481 -£302,442 | £5,665,389 -£484,303 | £5,210,157 -£938,958 | £2,478,771 -£3,666,887 | £961,333 -£5,182,403 | | |
| Base Build Costs, | Residual Land values compared to benchmark land values | | | | | | | | | | |
| Base Build Costs, Access PT M4(2), Base Build Costs, Access PT M4(2), Street, Costs, Access | | | | | | | | | | | |
| ## 14 ## 14 ## 15 | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Control Cont | Tenure | | Building Safety Levy | 2022 & Staircases | BREEAM Excellent | Biodiversity 665 409 981 | Payments 684 952 265 | Sustainability | Embodied Carbon | | |
| Company Comp | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | £77,489,684 £70,868,076 | £61,569,380 £55,598,105 | £59,649,101 £53,684,179 | £59,466,672 £53,502,351 | £59,010,597 £53,047,781 | £56,274,149 £50,320,356 | £54,753,901 £48,805,121 | | |
| Part | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £64,226,989 £57,566,592 | £49,606,636 £43,595,150 | £47,698,483 £41,692,194 | £47,517,201 £41,511,404 | £47,063,998 £41,059,430 | £44,344,773 £38,347,589 | £42,834,092 £36,841,010 | | |
| Residual control values comment to interchance intervalues (Secondary) Offices / Comment (Seco | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £50,887,052 £44,159,765 | £37,563,821 £31,512,825 | £35,665,492 £29,618,559 | £35,485,141 £29,438,592 | £35,034,263 £28,988,676 | £32,328,994 £26,267,850 | £30,824,169 £24,745,245 | | |
| Residual control values comment to interchance intervalues (Secondary) Offices / Comment (Seco | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £37,409,823 £30,640,963 £23,853,350 | £19,324,958 £19,327,961 | £23.538.272 £17,408,338 £11.258.418 | £23.355.895 £17,226,246 £11,076,554 | £22.899.958 £16,771,014 | £14,039,628 £7,893,970 | £18.644.520 £12,522,190 | | |
| Communication Communicatio | | | £17,047,183 | £7,000,992 | £5,088,688 | £4,907,004 | £4,452,795 | £1,720,145 | £183,012 | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Buildin | | | s | | | | £40,420,000 | | | | |
| 60% LAR. 40% CR 10% | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Column C | 60% LAR - 40% CIR | 10% | £82,279,970 £75,658,362 | £66,359,666 £60,388,391 | £64,439,387 £58,474,465 | £64,256,958 £58,292,637 | £63,800,882 £57,838,066 | £61,064,435 £55,110,642 | £59,544,187 £53,595,407 | | |
| Column C | 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £69.017.275 £62,356,877 | £54.396.922 £48,385,436 | £52.488.769 £46,482,479 | £52.307.487 £46,301,689 | £51.854.283 £45,849,716 | £49.135.058 £43,137,874 | £47,624,378 £41,631,296 | | |
| Cont.Line. 40% CR | 60% LAR : 40% CIR | | £48,950,050 £42,200,108 | £36,303,111 £30,232,625 | £34,408,845 £28,328,557 | £46,275,420 £34,228,878 £28,146,181 | £35,624,549 £33,778,962 £27,690,241 | £31,058,135 £24,954,604 | £29,535,530 £23,434.806 | | |
| Racical Ladv Value Corrected to Secondary Industrial Storage (Platrifuelding 20,000 20, | 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £35,431,249 £28,643,645 | £24,115,244 £17,962,886 | £22,198,624 £16,048,701 | £22,016,531 £15,866,840 | £21,561,300 £15,412,184 | £18,829,914 £12,684,256 | £17,312,476 £11,168,740 | | |
| Secondary Industrial/Storage/Distribution | | | £21,837,469 | £11,791,278 | 19,678,973 | 19,097,290 | 19,243,081 | 10,510,430 | 14,973,298 | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Store Prt M4(2), Building Safety Lev | Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | | | |
| 05\(\)\(\)\(\)\(\)\(\)\(\)\(\)\(\)\(\)\(\ | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| 60% LAR. 40% CR 15% \$77.678.47 \$20.009.483 \$38.151.340 \$57.970.008 \$75.788.855 \$55.7978.800 \$53.208.999 \$30.000 \$48.40% CR 25% \$50.000 \$49.000 \$40.000 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% | £94,544,498 £87,942,541 £81,320,934 | £77,973,143 £72,022,238 £66,050,962 | £76,045,926 £70,101,958 £64,137,038 | £75,882,839 £69,919,529 £63,955,209 | £75,405,122 £69,463,454 £63,500,638 | £72,658,819 £66,727,006 £60,773,213 | £71,133,096 £65,206,758 £59,257,978 | | |
| 60°C, LPR 40°C CR 50°C | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £74.679.847 £68,019.449 | £60,059,493 £64,048.007 | £58.151.340 £52,145.051 | £57.970.058 £51,984.261 | £57,516,855 £51,512,287 | £54.797.630 £48,800.446 | £53,286,949 £47,293,867 | | |
| 60°C, LPR 40°C CR 50°C | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £61,339,909 £54,612,622 | £48,016,678 £41,965,682 | £46,118,349 £40,071,416 | £45,937,998 £39,891,449 | £45,487,120 £39,441,533 | £42,781,851 £36,720,707 | £41,277,027 £35,198,102 | | |
| 05-04-05-05-07 95-05 07-05-06-07 15-05-07 15-05-07 | 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £47,862,680 £41,093,820 | £35,895,196 £29,777,815 | £33,991,129 £27,881,195 | £33,808,752 £27,679,103 | £33,352,813 £27,223,871 | £30,617,176 £24,492,485 | £29,097,378 £22,975,048 | | |
| | 60% LAR : 40% CIR | 50% | £34,300,210 £27.500.040 | £17.453.849 | £15.541.545 | £15,359,861 | £14,905.652 | £10,340,827 £12,173,002 | £10,635,869 | | |

| The control of the | Local Plan Viability Testing | 2025 | | | | | | | | | |
|--|--|-------------------|------------------------------|---|---|--|--|--|--|--|--|
| There | Resi 15 - 200 Flats | | | | Value Area | Zone C - RP Per | iphery £2,250 psf | | | | |
| Part | No Units | 200 | | 1 | Sales value inflation | | Base |] | | | |
| Base Brid Costs | Site Area | 0.29 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] | | |
| ## Transport Control of Control | | | | Access Prt M4(2), Building Safety Levy & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, | | |
| Column | Tenure | % AH | | 2022 & Staircases | BREEAM Excellent | Biodiversity | Payments | | Embodied Carbon | | |
| Times | 60% LAR : 40% CIR | 5% | £121,278,683 £113,634,317 | £104,442,940 £97.488.016 | £102,544,687 £95.596.596 | £102,364,351 £95.416.907 | £101,913,513 £94.967.687 | £99,203,963 £92,239,192 | £97,678,239 £90,718,943 | | |
| 10.00 10.0 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £98,286,805 £90,583,997 | £83,505,765 £76,461,321 | £81,597,611 £74.558.365 | £81,416,330 £74,377,576 | £80,963,126 £73,925,602 | £78,243,902 £71,213,760 | £76,733,221 £69,707,181 | | |
| Part | 60% LAR: 40% CIR | 25% 30% | £82.862.049 £75,121,129 | £69.397.035 £62,313,082 | £67.498.706 £60,418,816 | £67.318.355 £60,238,850 | £66.867.477 £59,788,933 | £64.162.208 £57,089,434 | £62.659.281 | | |
| March Marc | | 40% | | | £53,318,876 £46,199,065 | | | | £48,498,672 £41,372,878 | | |
| Base Build Costs Base Build | 60% LAR : 40% CIR 60% LAR : 40% CIR | | £51,739,385 £43,883,467 | | £39,059,566 £31,854,069 | £38,880,437 £31,672,385 | £38,429,933 £31,218,176 | £35,702,004 £28,492,919 | £34,186,488 £26,978,887 | | |
| Base Build Costs and Access PM MCD, 16 Access | | mark land value | s | | | | 597 649 000 | 1 | | | |
| Base Build Costs, | Inglie False Secondary Sinces | | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), | Base Build Costs, Access Prt M4(2), | Access Prt M4(2), Building Safety Levy, | | |
| Base Build Costs and Access PT MEQ.). Base Build Costs. Base | | | | | | | | | 2022 & Staircases, Websir Prt M4(3) | | |
| Access Pri M4(1) Access Pri M4(2) Access Pri | | | | | Building Safety Levy, | S106, CIL, Build Regs | Wchair Prt M4(3), | Wchair Prt M4(3), | BREEAM Excellent, | | |
| Training Mode Principle Representation Principle Princ | | | Rase Ruild Costs and | | S106, CIL, Build Regs | 2022 & Staircases, | BREEAM Excellent, | BREEAM Excellent, | Biodoversity, Renewable | | |
| Strict S | | 1. 1 | Access Prt M4(2) & | S106, CIL, Building Regs | Wchair Prt M4(3) & | BREEAM Excellent & | Renewable Offset | Offset Payments & | Sustainability & | | |
| | | | Building Safety Levy | | BREEAM Excellent | Biodiversity £74,484 838 | Payments £74,013 799 | | Embodied Carbon | | |
| ## 100 1-15 | 60% LAR : 40% CIR | 5% 10% | £85,734,602 £78,070,586 | £69,588,301 £62,613,313 | £67,696,881 £60,716,551 | £67,517,193 £60,534,722 | £67,067,973 £60,080,152 | £64,339,478 £57,352,728 | £62,819,229 £55,837,492 | | |
| Column C | 60% LAR: 40% CIR | | £70,387,090 £62.684.283 | £55,606,051 £48.561.607 | £53,697,897 £46.658.650 | £53,516,616 £46.477.861 | £53,063,411 £46.025.888 | £50,344,188 £43.314.045 | £48,833,507 £41.807.467 | | |
| Chi | | 25% 30% | £54,962,334 £47,221,414 | £41,497,320 £34,413,368 | £39,598,992 £32,519,102 | £39,418,640 £32,339,135 | £38,967,762 £31,889,218 | £36,262,493 £29,189,720 | £34,759,566 £27,689,998 | | |
| Base Build Costs, Access PT M4(2), Building Safety Levy, Size St. Building Safety Levy, Siz | 60% LAR: 40% CIR | | | £27,309,924 £20,187,166 | £25,419,162 £18,299,351 | £25,239,526 £18,119,995 | | £22,095,915 £14,981,269 | £20,598,957 £13,473,163 | | |
| ### Acces Pr M4(2), Base Build Costs, Acces Pr M4(2), Base Build Costs, Acces Pr M4(2), Building Safety Levy, | 60% LAR : 40% CIR | 50% | £23,839,671 £15,983,752 | £13,045,269 £5,866,659 | £3,954,355 | £3,772,671 | £3,318,462 | £7,802,290 £593,204 | £0,280,774 -£920,827 | | |
| ## Base Build Costs, Access PT M4(1), Base Build Costs, Access PT M4(1), Base Build Costs, Access PT M4(1), Building Safety (Levy, Stot), Cl., Building Safe | Residual Land values command to benchmark land values Medium Value Secondry Offices £57,186,000 | | | | | | | | | | |
| Column | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| Column | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £89,631,443 £81,947,947 | £74,174,170 £67,166,908 | £72,277,408 £65,258,754 | £72,095,579 £65,077,473 | £71,641,009 £64,624,268 | £68,913,585 £61,905,045 | £67,398,349 £60,394,364 | | |
| | 60% LAP - 40% CIP | 20% 25% | £74,245,140 £66,523,192 | £60,122,464 £53,058,177 | £58,219,508 £51,159,849 | £58,038,718 £50,979,497 | £57,586,745 £50,528,620 | £54,874,903 £47,823,350 | £53,368,324 £46,320,424 | | |
| Page | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £58,782,272 £51.022.550 | £45,974,225 £38.870.781 | £44,079,959 £36,980,019 | £43,899,993 £36,800,383 | £43,450,076 £36,351,296 | £40,750,577 £33.656.772 | £39,250,856 £32,159,814 | | |
| Research Record | 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £43,237,875 £35,400,528 | £31,748,023 £24,606,126 | £29,860,208 £22,720,709 | £29,680,852 £22,541,580 | £29,232,463 £22,091,076 | £26,542,126 £19,363,147 | £25,034,020 £17,847,631 | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Store Prt M4(2), Building Safety Lev | Residual Land values compared to benchn | | \$ 227,044,010 | £17,427,510 | £10,010,212 | £10,535,026 | £14,075,315 | £12,104,002 | £10,040,030 | | |
| Base Build Costs, Access Prt M4(2), Building Safety Lowy, Store (C.I., Building Safety Low), Store (C.I., Building Safe | Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | | | |
| C9% LAR | | % AH 0% | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| | 60% LAR : 40% CIR | 5% 10% | £102,085,745 £94,421,729 | £85,939,444 £78,964,455 | £84,048,024 £77,067,694 | £83,868,336 £76,885,865 | £83,419,116 £76,431,294 | £80,690,621 £73,703,871 | £79,170,372 £72,188,635 | | |
| Cont. Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £79,035,426 £71,313,477 | £/1.95/.194 £64,912,749 £57,848,483 | £70.049.040 £63,009,793 £55,950 135 | £62,829,004 £65,789,783 | £69,414,554 £62,377,031 £55,318,905 | £59,665,188 £52,613,636 | £55,158,609 £51,110,709 | | |
| Continue | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% | £63,572,557 £55.812.835 | £50,764,510 £43.661.067 | £48,870,244 £41,770,304 | £48,690,278 £41,590,669 | | £45,540,862 £38,447,058 | £44,041,141 £36,950,100 | | |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Workair Prt M4(3), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Workair Prt M4(3), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Workair Prt M4(3), Building Safety Lovy, S106, CIL, Build Regs 2022 & Staircases, Workair Prt M4(3), BREEAM Excellent, Biodiversity & Received to Microsity & Received to Mic | 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £48,028,161 £40,190,814 | £36,538,309 £29,396,412 | £34,650,494 £27,510,994 | £34,471,138 £27,331,866 | £34,022,749 £26,881,361 | £31,332,412 £24,153,433 | £29,824,306 £22,637,917 | | |
| Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wehair Prt M4(3), Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wehair Prt M4(3), BEEAM Excellent, Biodiversity & BREEAM Excellent, Biodi | | | £32,334,895 | £22,217,802 | £20,305,498 | £20,123,814 | 119,089,805 | £10,944,347 | £15,430,316 | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), Building Safety Levy, S16, CIL, Build Regs 2022 & Staircases, Whale Prt M4(3), BREEAM Excellent, Biodiversity, & REEAM Excellent | Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 | | | | |
| 60% LAR. 40% CRR 55% (107/24)3177 (21/40/24)6 (28.51)409 (28.51)407 (28.51)409 (28.51)407 (28.51)409 (28.51)407 (28.51)409 (28.51)409 (28.51)409 (28.51)409 (28.51)409 (28.51)409 (28.51)409 (28.51)409 (28.51)409 (28.51)409 (28.51)409 (28.51)409 (28.51)409 (28.41)40 | | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & | | |
| 605, LAC 405, CE 255, T74, 976, E6 253, 123, 123, 123, 123, 123, 123, 123, 12 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £107,748,317 £100,084,301 | £91,602,016 £84,627,027 | £89,710,596 £82,730,265 | £89,530,907 £82,548,437 | £89,081,687 £82,093,866 | £86,353,192 £79,366,442 | £84,832,943 £77,851,206 | | |
| 60% LAR. 40% CR 25% [78.974.09 683.511.035 [81.912.706 [81.427.355 80.091.477 [89.279.200 55.777.281 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | £92.400.805 £84,697,997 | £77.619.765 £70,575,321 | £75.711.611 £68,672,365 | £75.530.330 £68,491,576 | £75.077.126 £68,039,602 | £72.357.902 £85,327,760 | £70.847.221 £63,821,181 | | |
| 65-LPA 45-CR 355, 651-674-407 (4685)366 (471-776) (477-776) (471-7 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £76,976,049 £69,235,129 | £63,511,035 £56,427,082 | £61,612,706 £54,532,816 | £61,432,355 £54,352,850 | £60,981,477 £53,902,933 | £58,276,208 £51,203,434 | £56,773,281 £49,703,713 | | |
| 05/14/2-05/CR 05/5 05/5 05/60/2-05/14/2-05/60/2-05/14/2-05/60/2-05/14/2-05/60/2-05/14/2-05/60/ | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £61,475,407 £53,690,732 | £49,323,639 £42,200,880 | £47,432,876 £40,313,065 | £47,253,240 £40,133,710 | £46,804,153 £39,685,320 | £44,109,629 £36,994,983 | £42,612,672 £35,486,878 | | |
| | 60% LAR : 40% CIR | 50% | £37.997.467 | £27.880.373 | £25.968.069 | £25.786.385 | £25.332.176 | £22.606.919 | £21.092.887 | | |

| Local Plan Viability Testing | 2025 | | | | | | | |
|--|---|--|---|---|--|---|--|--|
| Resi 15 - 200 Flats | | | | | | | | |
| Resi 15 - 200 Flats | | | | Value Area | Zone C - RP Per | iphery £2,450 psf | | |
| N. U.S. | | <u> </u> | ı | 0.1 | | In |] | |
| No Units Site Area | 200 0.29 Ha | | | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | | 1 |
| Residual land values: | | | | Tenure | | LAR: CIR | | 1 |
| Tenure 605.148.60.558 605.148.60.558 605.148.60.558 605.148.60.558 605.148.60.558 605.148.60.558 605.148.60.568 605.148.60.568 605.148.60.568 | % AH 5% 10% 10% 15% 20% 30% 40% 50% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £137,957,231 £102,458,350 £112,268,370 £112,268,370 £103,058,380 £103,058,380 £103,058,380 £103,058,380 £103,058,380 £103,058,380 £103,058,380 £103,058,380 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106. CIL, Building Regs 2022 & Staircases (103.54.76 (103.54.76 (103.54.76 (103.54.76 (103.54.76) (103.54.76) (103.54.76) (103.54.76) (103.54.76) (103.54.76) (103.54.76) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent E118,956,542 E111,956,543 E118,956,543 E118,956,544 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety, S166, CIL, S1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Build Regs 202.2 & Staircasee, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset 2118,252.369 2118,252.369 2118,252.369 2118,252.369 2118,252.369 2118,252.369 2118,252.369 2118,252.369 2118,252.369 2118,252.369 2118,252.369 2118,252.369 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$115.623.36 \$107.084.095 \$12.285.442 \$15.285. | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Lovy, S166, CIL, Build Rogs 2022 & Staircasee, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon E114,117,547 E108,002,003 E80,715,434 E80,715,434 E87,158,434 E87,1 |
| Residual Land values compared to benchm Higher Value Secondary Offices | nark land value | s | | | | £97,649,000 | 1 | |
| Tenure | %AH 0% 5% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 110.627.51 110.7224 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Regs 2022 & Staircases (2028 56.08) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3) & BREAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity (50.377.449) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, 9106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 397,7088,915 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staticrases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 188217,832 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £93,081,280 £84,563,856 | £77,383,983 £69,568,511 | £75,498,821 £67,689,036 | £/5,319,725 £67,510,478 | £/4,8/1,98/ £67,064,086 | £72,185,552 £64,385,728 | £70,893,090 £62,881,724 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £76.027.121 £67,471,246 £58.898.398 | £53,878,592 £45,982,488 | £59,858,967 £51,994,478 | £59,880,894 £51,814,127 £43,908,255 | £59,235,714 £51,363,248 £43,458,338 | £48,657,980 £40,758,840 | £47,155,052 £39,259,118 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | £50,302,749 £41,690,468 | £38,052,679 £30,103,555 | £36,161,916 £28,215,739 | £35,982,281 £28,036,383 | £35,533,193 £27,587,995 | £32,838,669 £24,897,657 | £39,239,116 £31,341,712 £23,403,026 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £33,059,724 £24,381,694 | £22,135,292 £14,148,066 | £20,249,875 £12,264,502 | £20,070,746 £12,085,548 | £19,622,924 £11,638,166 | £16,935,993 £8,934,425 | £15,443,254 £7,420,392 |
| Residual Land values compared to benchm Medium Value Secondary Offices | | 5 | | | | £57,186,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cll., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | £121.618.374 £113,140,081 | £104.515.938 £96,740,421 | £102.617.685 £94,849,001 | £102.437.350 £94,669,313 | £101.986.512 £94,220,093 | £99.281.483 £91,524,772 | £97.778.689 £90,027,370 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £104,842,137 £96,124,713 | £88,944,840 £81,129,369 £73,294,180 | £87,059,678 £79,249,893 £71,419,824 | £86,880,583 £79,071,335 £71,241,751 | £86,432,844 £78,624,943 | £83,746,409 £75,946,585 | £82,253,947 £74,442,581 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% | £87,587,978 £79,032,103 £70,457,255 | £65,439,449 £657,543,345 | £63,555,335 £65,649,079 | £63,374,984 | £62,924,105 £65,010,105 | £60,090,754 £60,218,837 £52,319,698 | £58,715,909 £58,819,975 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £61.863.607 £53.251.325 | £49.613.536 £41.664.412 | £47.722.773 £39.776.596 | £55,469,112 £47,543,138 £39,597,240 | £47.094.050 £39.148.852 | £44.399.527 £36.458.514 | £42.902.569 £34.963.883 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 45% 50% | £44,620,581 £35,942,551 | £33,696,149 £25,708,923 | £31,810,732 £23,825,360 | £31,631,603 £23,646,406 | £31,183,781 £23,199,023 | £28,496,850 £20,495,282 | £27,004,111 £18.981,250 |
| Residual Land values compared to benchr | | 5 | 223,133,323 | 123,023,000 | 225,510,100 | | | |
| Lower Value Secondary Offices / Communi | ty Space | | | | | £40,420,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £117,930,367 £109,432,422 | £101,530,707 £93,735,126 | £99,639,287 £91,849,964 | £99,459,599 £91,670,868 | £99,010,379 £91,223,130 | £96,315,058 £88,536,695 | £94,817,656 £87,044,233 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | £100.914.999 £92,378,264 | £85.919.654 £78,084,466 | £84.040.179 £76,210,110 | £83.861.621 £76,032,037 | £83.415.229 £75,586,857 | £80.736.871 £72,887,040 | £79.232.867 £71,380,461 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £75,247,541 £76,653,802 | £70,229,735 £62,333,630 £54,403,822 | £60,439,364 £60,439,364 | £60,165,270 £60,259,398 £52,333,423 | £59,809,481 £51,884,338 | £57,109,983 £49,189,812 | £55,610,261 £47,692,855 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £58,041,611 £49,410,866 | £46,454,698 £38,486,435 | £44,566,882 £36,601,018 | £44,387,526 £36,421,888 | £43,939,137 £35,974,067 | £41,248,800 £33,287,135 | £39,754,169 £31,794,397 |
| 60% LAR : 40% CIR | | £40,732,837 | £30,499,209 | £28,615,645 | £28,436,691 | £27,989,308 | £25,285,568 | £23,771,535 |
| Residual Land values compared to benche Secondary Industrial/Storage/Distribution | nark rand value | • | | | | £20,601,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy £132071231 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £112,433.399 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Static-ases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £123,592,938 £115,094,994 | £107,193,278 £99,397,697 | £105,301,859 £97,512,535 | £105,122,170 £97,333,440 | £104,672,950 £96,885,701 | £101,977,629 £94,199,266 | £100,480,228 £92,706,804 |
| 60% LAR : 40% CIR | 15% 20% | £106.577.570 £98,040,836 | £91.582.226 £83,747,037 | £89.702.751 £81,872,681 | £89.524.193 £81,694,608 | £89.077.800 £81,249,428 | £86,399,442 £78,549,612 | £84.895.439 £77,043,033 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £89,484,960 £80,910,112 | £75,892,306 £67,996,202 | £74,008,192 £66,101,936 | £73,827,841 £65,921,970 | £73,376,962 £85,472,053 | £70,671,694 £62,772,555 | £69,168,766 £61,272,833 |
| 60% LAR: 40% CIR | 35% | E72,316,464 | £60,066,393 | £58,175,630 | £57,995,995 | £57,546,908 | £54,852,384 | £53,355,426 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £63,704,182 | £52,117,269 | £50,229,453 | £50,050,097 | £49,801,709 £41,636,639 | £40,911,371 £38,040,707 | £45,416,740 £37,456,969 |

| Local Plan Viability Te | sting 2025 | 5 | | | | | | |
|---|---|---|--|---|--|--|--|--|
| Resi 16 - 575 Flats | si 16 - 575 Flats | | | Value Area | Zone C - | £1,050 psf | | |
| No Units Site Area | 575 2.88 Ha | | - | Sales value inflation Build cost inflation Tenure | | Base Base | 1 | |
| Residual land values: | | | | Tenure | | Base LAR : CIR | |] |
| Tonure 695 LAR 495 CR 695 LAR 495 CR 695 LAR 495 CR 695 LAR 495 CR 695 LAR 495 CR 695 LAR 495 CR 695 LAR 495 CR 695 LAR 495 CR 695 LAR 495 CR 695 LAR 495 CR 695 LAR 495 CR 695 LAR 495 CR | % AH 0% 5% 5% 10% 10% 15% 20% 20% 45% benchmark lai | Base Build Costs and Access Prt M4(2) & Building Safety Levy CR 877.56 SE 25.25 SE 2 | Base Build Costs, Access Prt M4(2), Building Safey Levi S106, Cit., Building Regs 2022 & Staircases 2022 & Staircases 2024 Staircases 2024 Staircases 2024 Staircases 2024 Staircases 2024 Staircases 2024 Staircases 2025 Staircases 2026 Staircases 2026 Staircases 2026 Staircases 2026 Staircases 2026 Staircases 2026 Staircases 2026 Staircases 2026 Staircases 2026 Staircases 2027 Sta | Base Build Costs, Access Prt M4(2), Building Safety Ley, 9166, CH, Build Regs 2022 & Staircasee, Wchair Prt M4(3) & BREEAM Excellent 27,943,95 41,053,218 41,053,218 41,053,218 41,053,218 41,053,218 41,053,218 41,053,218 41,053,218 41,053,218 41,053,218 41,053,218 41,053,218 41,053,218 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity D7 263311 E10.106,298 E1 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Staircases, Wicharl Prt M4(2), Biodiversity & Renewable Offset Payments D433251 E15.036,288 41.565,713 41.565,713 41.565,713 41.565,713 41.565,713 41.565,713 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, Cit., Build Regs 24022 & Staircases, Wicharl Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Psymmets & Sustainability Essy11984 (15,545,686 (15,5 | Base Build Costs, Accoss Prt M4(2), Building Safety Levy, S166, Cit, Build Regs 2022 & Staircasse, Wichair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon Extra Staircasse, 44,599,190 450,290 450,290 450,290 451,290 |
| Higher Value Secondary Offices | | | | · | T | £97,649,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | | | | | -£264,426,962 -£270,086,682 -£275,801,695 |
| 60% LAR : 40% CIR | 15% 20% 25% | -£227,915,164 -£235,373,275 -£242,877,692 | | | | -£271,508,097 -£277,363,298 -£283,307,757 | | -£281,584,135 -£287,547,383 -£293,592,346 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£299,738,149 -£305,988,559 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£253,829,867 -£281,533,305 | -£302,057,814 -£308,597,959 | -£306,812,345 -£313,357,584 | £307,262,127 -£313,806,745 | -£301,531,071 -£308,386,583 -£314,929,646 | -£315,133,320 -£321,667,057 | -£318,881,508 -£325,410,062 |
| Residual Land values compared to Medium Value Secondary Offices | benchmark las | nd values | | | | £57,186,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£148.095.837 -£153,755,557 -£159,470,570 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% 30% | | -£149,113,638 -£154,971,738 -£180,894,614 | | | | £161,646,278 £167,531,119 £173,586,450 | -£165,253,010 -£171,216,258 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | -£177,601,221 -£183,407,024 -£189,657,434 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | | | | | | | -£196,075,761 -£202,550,383 -£209,078,937 |
| Residual Land values compared to Lower Value Secondary Offices / O | benchmark las | nd values | | | | £40,420,000 | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bioldiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR | 0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | | | | | | | 4.99.893 b97 £105.553,307 £111,265,320 £111,265,320 £123,014,008 £129,055,971 £135,204,774 £141,455,184 £147,873,511 £154,345,133 |
| Residual Land values compared to | benchmark la | -£116,999,930 nd values | -£144,064,584 | -£148,824,209 | -2:149,273,370 | -2150;398,271 | -£157,133,682 | -£160,876,687 |
| Secondary Industrial/Storage/Distr | ibution | | I | | | £20,601,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy £55.68881 | Base Build Costs, Access Prt M4(2), Building Safety Lovy & Sullofi, Cit., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4Cy, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £8,373,279 £1,009,175 £6,402,164 | -£32,449,254 -£38,165,886 -£43,931,763 | | | | | -£48,573,682 -£54,288,695 -£60,071,135 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | | | | | | | -£66,034,383 -£72,079,346 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% 45% | | | | | | | £76,225,149 -£84,475,559 -£90,893,886 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£52,116,867 -£60.020.305 | -£80,544,814 -£87.084.959 | -£85,299,345 -£91.844.584 | -£85,749,127 -£92.293.745 | -£86,873,583 -£93.416.646 | -£93,620,320 -£100.154.057 | -£97,368,508 -£103.897.062 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | 1 | | | | 1 | |
|--|--|--|---|---|--|--|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone C - | E1,150 psf | | |
| No Units Site Area | 575 2.88 Ha | | • | Sales value inflation | | Base |] | |
| Residual land values: | 2.88 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | I |] |
| Tenure 60% IAR* 40% CIR 60% IAR* 40% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR 60% IAR* 60% CIR | % AH 5% 10% 15% 25% 20% 25% 35% 40% 35% 40% 40% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (57,455.25) & (58,615.76) | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & \$106. CIL, Building Regs 2022 & Stateses 2022 & Stateses 241.852.259 241. | Base Build Costs, Access Prt M4(2), Building Safety Levy, Surface Safety Levy Surface Safety Levy Surface Safety Levy Surface Safety Surface | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Ctl., Build Regs Ctl., Build Regs Wchair Prt M4(3), BREEAM Excellent & Boddward Safety Ctl. 1872 Excellent & Excellent & E | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Stille, Cit., Build Regs 2022 & Starcases, Wichair Prt M4(3), BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM Excellent, BYEEAM EXCELLENT, BYEE | Base Build Costs, Access Prt M4(2), Building Sefery Lovy, S166, CIL, Build Regs 2422 & Staircases, Wichair Prt M4(3), Blodier M5 Konserable Older Paymonts & Sustainability LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS4(19) LSS5(19) LSS4(19) LS | Base Build Costs, Access Prt M4(2), Building Safest, Level Stide, Cit, Build Regs 2022 & Staircases, Wichair Prt Medical, Blodderse Medical, Blodd |
| | | | | | | | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Legs 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | | | | | | | -£248,394,842 -£255,190,680 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | | | -£250,608,488 -£257.547.432 | | | | -£262,040,608 -£268,965,437 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | | -£275,884,868 -£283,113,289 -£290,435,866 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£297,852,241 -£305,421,612 -£313,173,794 |
| Residual Land values compared to benchm Medium Value Secondary Offices | | | | | | 052 400 000 | 1 | |
| medium value secondary offices | | | | | | £57,186,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | | | | | -£115.355.695 -£122,084,596 | | -£125,322,499 -£132,063,717 -£138,859,555 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | -£145,709,481 -£152,634,312 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£159,663,843 -£166,782,164 -£174,104,741 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£181,521,116 -£189,090,487 |
| Residual Land values compared to benchm | | ±153,565,376 | £180,120,940 | *£104,010,307 | ±185,201,020 | *£180,307,825 | *E193,099,004 | 4£190,842,009 |
| Lower Value Secondary Offices / Communit | ty Space | | | | | £40,420,000 | | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4C, Sulding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BEEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% | | | | | | | -£83,861,467 -£90,657,305 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% 25% | | | | | | | £104,432,062 £111,461,593 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% | | | | | | | -£118,579,914 -£125,902,491 -£133,318,866 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£96,424,521 -£105,383,128 | -£124,373,106 -£131,924,690 | -£129,006,834 -£136,616,057 | -£129,444,123 -£137,058,776 | -£130,537,343 -£138,185,575 | -£137,186,264 -£144,897,414 | -£140,888,237 -£148,640,419 |
| Residual Land values compared to benchm Secondary Industrial/Storage/Distribution | nark land value | • | | | | £20,601,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy 582 27 450 | Base Build Costs, Access Prt M4(2), Building Safety Levy S 5106, CIL, Building Reg 2022 & Staircases 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% | £29,846,283 £21,387,884 £12.882.713 | -£10,923,769 -£17,725,616 -£24,581,327 | | | | | -£20,661,842 -£33,677,680 -£40,527,606 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% 30% | £4,303,850 -£4,335,824 | | | | | | -£47,452,437 -£54,481,968 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | -£13,021,340 -£21,752,231 -£30,581,387 | | | | | | -£68,922,866 -£76,339,241 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£39,444,896 -£48,403,503 | -£67,393,481 -£74,945,085 | -£72,027,209 -£79.636.432 | £72,464,498 £80,079,151 | -£73,557,718 -£81.185.950 | -£80,206,639 -£87,917,789 | -£93,908,612 -£91,660,794 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--|---|---|--|--|--|--|--|
| Rosi 16 - 575 Flats | | | Value Area | Zone C -: | £1,350 psf | | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation | | Base Base | } | |
| Residual land values: | | | | Build cost inflation Tenure | | LAR : CIR | | |
| Tenuro 975, LAR, 459, CR, 975, | % AH 5% 10% 15% 20% 20% 45% 45% 50% and 45% and 45% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E142322.165 E142322.165 E110.466.660 E110.466.660 E110.466.660 E110.466.660 E110.466.660 E110.466.660 E110.466.660 E144.665.671 E33.720.523 | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 595,028,827 595,027,886 610,034,589 510,004,589 510 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Building Safety Levy, S166, S16, Building Safety, S166, S | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Building Safety Levy, S166. CIL, Buildings Safety Levy, S166. CIL, Buildings Safety Levy, Biodiversity & Renewable Offset Payments S13.952.159 S13.952.159 S13.952.159 S13.952.159 S13.952.159 S13.952.159 S13.952.159 S13.952.159 S13.952.159 S13.952.159 S13.952.159 S13.952.159 S13.953.159 S13.953.159 S13.953.159 S13.953.159 S13.953.159 S13.953.159 S13.953.159 S13.953.159 | Base Bulid Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E7 782,200 E7 782 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon EM120510 E |
| | | | | | | | | Danie Build Conta |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 0% 5% 10% 15% | | | -£185.314.013 -£194,249,154 -£203.234.294 | | | | -£196.620.065 -£205,510,341 -£214.496.169 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% 20% | | | | | | | -£223,546,468 -£232.649.710 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | -£241,805,371 -£251,038,275 -£260,375,748 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | | -£289,764,645 -£279,297,804 |
| Residual Land values compared to benchn | | \$ | -2212,000,120 | *22//,450,704 | *22(1,020,030 | *2210,504,101 | 1 - 1200,420,731 | 4205,004,701 |
| Medium Value Secondary Offices | 1 | | ı | ı | 1 | £57,186,000 | | 1 |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | -£21.877.585 -£32,510,350 | -£64.518.635 -£73,471,455 | -£68.982.888 -£77,918,029 | -£69.404.232 -£78,337,701 | -£70.457.591 -£79,386,879 | -£76.777.744 -£85,681,953 | -£80.288.940 -£89,179,216 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | | | | | | | £107,215,343 -£116,318,585 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | | | | | | | -£125,474,246 -£134,707,150 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | £144,044,623 -£153,433,520 -£162,966,679 |
| 60% LAR: 40% CIR Residual Land values compared to benchn | 50% | -£130,689,227 | -£156,668,601 | -£161,167,639 | -£161,592,208 | -£162,653,632 | -£169,094,608 | -£172,733,638 |
| Lower Value Secondary Offices / Communi | ity Space | | | | | £40,420,000 | | |
| Tenure | %АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £15,691,900 £4,999,404 | -£25,269,205 -£34,270,665 | | | | | -£40,976,966 -£49,962,794 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | | | | | | | -£59.013.093 -£68,116,335 -£77,271,996 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | -£75,690,541 -£84,973,804 | | | -£86,504,900 -£95.842,373 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | £105;231,270 -£114,764,429 -£124,531,386 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | | | | | £20,601,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Access Prt Lyoy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £83,304,290 | 2022 & Staircases £40,663,240 | BREEAM Excellent £36,198,987 | Biodiversity £35,777,643 | Payments £34,724,284 | Sustainability £28,404,131 | Embodied Carbon £24,892,935 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% | £72,671,525 £61,979,029 | £31,710,420 £22,708,960 | £27,263,846 £18,278,706 | £26,844,174 £17,860,579 | £25,794,996 £16,815,261 | £19,499,922 £10,538,645 | £16,002,659 £7,016,831 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £40,412,249 £29,559,852 | £4,562,014 -£4,620,911 | £130,011 -£9,057,351 | -£289,867 -£9,476,048 | -£1,339,562 -£10,522,788 | £7,637,728 £16,803,234 | -£11,136,710 -£20,292,371 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% | £18,662,066 £7,719,350 £3,281,845 | -£13,867,978 -£23,161,812 -£32,505,459 | | | | | -£29,525,275 -£38,862,748 -£48,251,645 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | | | | | | | -£57,784,804 -£67,551,761 |
| | | | | | | | | |

| Local Plan Viability Testing | 2025 | | - | | | | | |
|---|--|--|--|--|--|--|--|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone C - | £1,500 psf | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation | | Base Rase | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | LAR : CIR | |] |
| Tenure 675, LAR, 467, CR, 605, | % AH 5% 10% 15% 20% 20% 45% 45% 50% nark land value | Base Build Costs and Access Prt M4(2) & Building (2 | Base Build Costs, Access Prt M4(2), Building Safety Levy & 5166, [1]. Building Regs 2022 & 5181, [2]. Expression State S | Base Build Costs, Access Prt M4(2), Building Safely, Lovy, 9106, Libert M4(2), Building Safely, Lovy, 106, Libert M4(2), Building Safely Lovy, 106, Libert M4(2), Building Safely Experiment M4(2), Britan M4(2), Br | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S106, CIL, Building Safety Buildin | Base Build Costs, Access Prt M4(2), Building Safety Building Safety Build Regs 2022 & Salirases, Wchair Prt M4(3), Biegs 2022 & Staircases, Wchair Biodiversity & Renewable Offset Payments E72411 Bi Distriction Communication E74411 Bi Distriction Communication E74411 Bi Distriction Communication E74411 Bi Distriction Communication E7441 Bi Distriction Communication E7 | Base Build Costs, Access Prt M4(2), Buffices, Safety Hovy, Buffices, Safety Hovy, Stife, CIL, Build Regs 202.2 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability E121.145.153 E10.66.2297 E01.244.855 E01.244.855 E01.245.155 E01.244.855 E01.245.155 E01.245.155 E01.245.155 E01.245.155 E01.245.155 E01.245.155 E01.245.255 E01.245.255 E01.245.255 | Base Build Costs, Access Prt M4(2), Building Safety, Larry, 8106, Cit. & Larry, 8106, Cit. & Saircassa, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Ext 173, 35, 27 Ext 173, |
| | | | | | | Barra Build Garda | | Base Build Costs, |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Statircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, ClL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR : 40% CIR | 0% 5% | -£104.555.269 -£116,870,706 | -£147.419.148 -£158,005,070 | -£151.839.490 -£162,411,665 | -£152,256,690 -£162,831,336 | -£153,299,687 -£163,880,515 | -£159.595.722 -£170,175,588 | -£163.106.918 -£173,672,851 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £129,232,948 -£141,641,540 -£154,098,023 | -£168,642,209 -£179,367,492 -£190,140,469 | -£173,072,481 -£183,782,769 -£194,542,098 | -£173,490,588 -£184,199,478 -£194,957,515 | | -£180,807,814 -£191,491,890 -£202,227,304 | -£184,292,207 -£194,964,467 -£205,689,108 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | -£166,595,943 -£179,172,765 | -£200,960,663 -£211,827,600 | | -£205,764,212 -£216,619,080 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | -£191,806,779 -£204,485,260 -£217,207,751 | *£222,740,807 *£233,734,674 *£244,810,624 | | -£227,536,698 -£238,557,483 -£249,625,474 | | | |
| 60% LAR : 40% CIR Residual Land values compared to benchn | 50% | -£229,991,484 | -£255,931,902 | -£260,366,612 | -£260,786,019 | -£261,834,533 | -£268,125,620 | -£271,620,668 |
| Medium Value Secondary Offices | | - | | | | £57,186,000 |] | Base Build Costs, |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Statircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Access Prt M4(2), Building Safety Levy, S106, Clt, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR : 40% CIR | 0% | £11.775.856 -£539,581 | -£31.088.023 -£41,673,945 | -£35.508.365 -£46,080,540 | -£35.925.565 -£46,500,211 | -£36.968.562 -£47,549,390 | -£43.264.597 -£53,844,463 | -£46.775.793 -£57,341,726 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | -£12,901,823 -£25,310,415 | -£52,311,084 -£63,036,367 | | -£57,159,463 -£67,868,353 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | -£37,764,898 -£50,264,818 -£62,841,640 | -£73,809,344 -£84,629,538 -£95,496,475 | | -£78,626,390 -£89,433,087 -£100,287,955 | | | -£89,357,983 -£100,134,485 -£111,021,496 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | -£75.475.654 -£88,154,135 | -£106.409.682 -£117,403,549 | | -£111.205.573 -£122,226,358 | | | |
| 60% DAR : 40% CIR | 50% | £113,660,359 | -£126,479,499 -£139,600,777 | £132,879,151 -£144,035,487 | -£133,294,349 -£144,454,894 | -£134,532,345 -£145,503,408 | -£140,592,115 -£151,794,495 | -£ 144,092,003 -£ 155,289,543 |
| Residual Land values compared to benchn Lower Value Secondary Offices / Communi | | s | | | | £40,420,000 |] | |
| Tenure | % A H | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, ClL, Building Rogs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M42, Building Safety Levy, S106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £47,662,669 £35,300,427 | £6,528,305 -£4,108,834 | £2,121,710 -£8,539,088 | £1,702,039 -£8,957,213 | £652,860 -£10,002,531 | -£5,642,213 -£16,274,439 | -£9,139,476 -£19,758,832 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £22.891.835 £10,437,352 -£2,082,568 | -£14,634,117 -£25,607,094 -£36,427,288 | | £19.868.103 -£30,424,140 -£41,230,837 | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% 40% | -£14,639,390 -£27,273,404 -£39,951,985 | -£47,294,225 -£58.207,432 -£69,201,200 | | -£52,085,705 -£63.003.323 -£74,024,108 | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £52,674,376 -£65,458,109 | -£80,277,249 -£91,398,527 | -£84,676,901 -£95,833,237 | -£85,092,099 -£96,252,644 | -£86,130,095 -£97,301,158 | -£92,389,865 -£103,592,245 | -£95,889,753 -£107,087,293 |
| Residual Land values compared to benchn Secondary Industrial/Storage/Distribution | nark land value | s | | | | £20,601,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, ClL, Building Rogs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safey, Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excollent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| | 0% 5% 10% | £116,957,731 £104,642,294 | £74,093,852 £63,507,930 | £69,673,510 £59,101,335 | £69,256,310 £58,681,664 | £68,213,313 £57,632,485 | £61,917,278 £51,337,412 | £58,406,082 £47,840,149 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | £92,280,052 £79.871.460 £67,416.977 | £52,870,791 £42,145,508 £31,372,531 | £48,440,539 £37.730.231 £26,970.902 | £48,022,412 £37.313.522 £26,555.485 | £46,977,094 £36,271,749 £25,516,944 | £40,705,186 £30.021,110 £19,285,696 | £37,220,793 £26.548.533 £15,823.892 |
| 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR 80% LAR: 40% CIR | 25% 30% 35% | £54,917,057 £42,340,235 £29,706,234 | £20,552,337 £9,685,400 | £16,163,036 £5,307,121 | £15,748,788 £4,893,920 | £14,713,169 £3,860,916 | £8,499,454 -£2,359,297 | £5,047,390 -£5,839,621 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £29,706,221 £17,027,740 £4,305,249 | £1,227,807 -£12,221,674 -£23,297,624 | | -£0,023,698 -£17,044,483 -£28,112,474 | | | -£10,788,380 -£27,788,337 -£38,910,128 |
| 60% LAR : 40% CIR | 50% | -£8.478.484 | -£34,418,902 | -£38.853.612 | £39.273.019 | -£40.321.533 | -£46.612.620 | -£50.107.868 |

| Local Plan Viability Testing | 2025 | | , | | | | 1 | |
|--|---|---|---|---|--|--|--|--|
| Rosi 16 - 575 Flats | | | | Value Area | Zone C - | E1,750 psf | | |
| No Units Site Area | 575 2.88 Ha | | • | Sales value inflation Build cost inflation Tenure | | Base Base LAR : CIR | 1 | |
| Residual land values: | | | | Tenure | | LAR : CIR | I | |
| Tenure 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% LAR. 49% CR 6% CR 6% LAR. 49% CR 6% LAR. 49% CR | % AH 5% 10% 10% 20% 30% 40% 30% 40% | Base Build Costs and Access Prt M4(2) & Building Safety Levy (232276.677 (2012.889.91) (486.775.045 (486.775.045) | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106, CII, Building Regs 2022 & Starcases \$183,796,648 \$145,77,789 \$145,77,789 \$145,77,789 \$150,792,738 \$150,792,738 \$150,792,738 \$150,792,738 \$150,792,738 \$150,792,738 \$150,792,738 \$150,792,738 \$150,792,738 \$150,792,738 \$150,792,738 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Stifaceses, Wchair Prt M4(3) & BREEAM Excellent £184,795,568 £144,501,569 £144,501,569 £103,569,529 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$18,595,306 \$15,72,89 \$14,378,359 \$15,314,359 \$15,314,359 \$15,314,359 \$15,314,359 \$15,314,359 \$15,314,359 \$15,314,359 \$15,314,359 \$15,314,359 \$15,314,359 \$15,314,359 \$15,314,359 \$15,314,359 \$15,314,349 \$15,314,319 \$15, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £182,716,300 £182,717,300 £182 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$176,555,327 \$14,985,186 \$136,566,565 \$136,566,565 \$136,566,565 \$156,566,201 \$55,569,441 \$55, | Base Build Costs, Access Prt M4(2), Access Prt M4(2), S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon £713,157,661 £143,130,245 £143,130,245 £153,130 |
| Residual Land values compared to benchr Higher Value Secondary Offices | mark land value | • | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Blodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% 15% | | | | | | | -£107.559.214 -£120,856,963 -£134,207.610 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% 25% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 30% 35% 40% 45% | -£139,878,494 -£155,272,371 -£170,710,315 | | | | | -£184,751,434 -£198,430,564 -£212,158,990 | -£188,194,780 -£201,866,203 -£215,587,926 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR Residual Land values compared to benchr | 50% | -£186,200,626 -£201,785,494 | -£213,983,747 -£227,825,678 | -£218,336,651 -£232,172,647 | -£218,747,438 -£232,582,865 | -£219,774,404 -£233,609,712 | -£225,936,203 -£239,829,074 | -£229,367,698 -£243,284,276 |
| Medium Value Secondary Offices | naik ianu value | • | | | | £57,186,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt. Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR: 40% CIR | 0% 5% 10% 15% | £67.864.927 £52,745,037 | £24.387.098 £11,027,419 | £19.966.756 £6,624,582 | £19.549.556 £6,209,039 | £18.506.559 £5,170,179 | £12.248.571 -£1,062.974 | £8.771.911 -£4,525,838 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% | £37,576,341 £22,365,295 £7,106,358 | -£.2,380,420 -£.15,835,954 -£.29,338,710 | | | | -£14,326,365 -£27,841,094 -£41,308,658 | -£17,876,485 -£31,279,515 -£44,734,411 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | | | | -£47,644,521 -£61,228,363 -£74,884,596 | | | -£58,243,051 -£71,863,655 -£85,535,078 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% 50% | -£54,379,190 -£69,869,501 -£85,454,369 | -£83,855,537 -£97,652,622 -£111,494,553 | -£88,215,630 -£102,005,526 -£115,841,522 | -£88,627,102 -£102,416,313 -£116,251,740 | -£89,655,782 -£103,443,279 -£117,278,587 | -£95,827,885 -£109,605,078 -£123,497,949 | -£99,256,801 -£113,036,573 -£126,953,151 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | | • | | | | £40,420,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Clt., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £100,947,287 £85,780,591 £70,567,545 | £59,229,669 £45,821,830 £32,366,296 | £54,826,832 £41,435,153 £27,994,450 | £54,411,289 £41,021,139 £27,581,839 | £53,372,429 £39,986,102 £26,550,313 | £47,139,276 £33,775,885 £20,361,156 | £43,676,412 £30,325,765 £16,922,735 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% 30% | £55,308,608 £40,004,234 £24,654,881 | £18,863,540 £5,314,031 -£8,281,762 | £14,505,206 £967,903 -£12,616,975 | £14,093,875 £557,729 -£13,026,113 | £13,065,549 -£467,703 -£14,048,956 | £6,895,592 -£6,620,299 -£20,218,059 | £3,467,839 -£10,040,801 -£23,661,405 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% 45% | £9.261.004 -£6,176,940 -£21,667,251 | -£21,923,370 -£35,653,287 -£49,450,372 | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% mark land value | -£37,252,119 | -£63,292,303 | -£87,639,272 | -£68,049,490 | -£69,076,337 | -£75,295,699 | -£78,750,901 |
| Secondary Industrial/Storage/Distribution | | | I | | | £20,601,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 5173/046,802 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity \$124,731,431 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £123,084,544 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon \$11365788 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 5% 10% 15% 20% | £157,926,912 £142,760,216 £127.547.170 | £116,209,294 £102,801,455 £89,345,921 | £111,806,457 £98,414,778 £84.974.075 | £111,390,914 £98,000,764 £84.561.464 | £110,352,054 £96,965,727 £83.529.938 | £104,118,901 £90,755,510 £77.340.781 | £100,656,037 £87,305,390 £73,902,360 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £112,288,233 £96,983,859 £81,634,506 | £75,843,165 £62,293,656 £48,697,863 | £71,484,831 £57,947,528 £44,362,650 | £71,073,500 £57,537,354 £43,953,512 | £70,045,174 £56,511,922 £42,930,669 | £63,875,217 £50,359,326 £36,761,566 | £60,447,464 £46,938,824 £33,318,220 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £66,240,629 £50,802,685 £35,312,374 | £35,056,255 £21,326,338 £7,529,253 | £30,709,556 £16,966,245 £3,176,349 | £30,297,279 £16,554,773 £2,765,562 | £29,266,587 £15,526,093 £1,738,596 | £23,082,436 £9,354,010 £4,423,203 | £19,646,797 £5,925,074 £7,854,698 |
| 60% LAR: 40% CIR | 50% | £19.727.506 | -£8.312.678 | -£10.659.647 | -£11.089.865 | -£12.096.712 | -£18.316.074 | -£21.771.276 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|---------------------|---|---|---|--|--|---|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone C - | £1,900 psf | | |
| No Units | 575 2.88 Ha | | 1 | Sales value inflation | | Base |] | |
| Site Area Residual land values: | 2.88 Ha | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Residual land values: | | | | | Base Build Costs, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs |
| Tenure 80% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR 60% LAR: 40% CR | % AH 5% 10% 15% 20% | Base Build Costs and Access Prt M4(2) & Building Safety Levy 285,841,291 1248,070,978 1215,380,471 1194,388,862 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases 221,977,797 200,694,995 2176,896,108 | Base Build Costs, Access Prt M4(2), Suiding Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 221,597,594 2022,631,339 2107,599,217 2172,494,261 2173,407,63 | Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Boidwersity 2013, 586 117, 185, 203 117, 185, 203 117, 2014, 50 115, 2014, 50 1 | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 24,163,391 201,180,78 119,51,517 111,051,154 115,501,107 | S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability (209.943,394 (104.967.595 (119.308.960) (119.308.960) (119.308.960) (119.308.960) (119.308.960) (119.308.960) (119.308.960) (119.308.960) | 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 2206,466,734 £191,040,731 £176,498,830 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £181.451.816 £184,419,790 | £146.485.335 £131,225,289 | £142.139.207 £126.890.075 | | £140.703.601 £125.458.095 | £134.551.006 £119,321,037 | £131.132.897 £115,911,561 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £147,343,242 £130,222,625 £113,058,398 | £115,919,427 £100,568,222 £85,172,142 £69,671,770 | £111,593,850 £98,251,016 £80,836,454 | £111,185,629 £95,843,591 £80,425,668 | £110,165,076 £94,825,029 £79,398,702 | £104,041,752 £88,689,772 £73,236,903 | £100,639,906 £85,260,838 £69,813,681 |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% | £95,851,017 | £69,671,770 | £65,324,802 | £64,914,584 | £63,889,037 | £73,236,903 £57,735,757 | £54,317,268 |
| Higher Value Secondary Offices | nark land value | 5 | | | | £97,649,000 |] | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, Cil., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bloidiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR | 0% 5% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 10% 15% 20% | | | | | | -£100,800,925 -£115,879,908 -£131,009,724 | -£104,251,045 -£119,318,328 -£134,437,478 |
| 60% LAR: 40% CIR | 25% 30% 35% | | | | | | | |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% | | | | | | | |
| 60% LAR : 40% CIR | 45% 50% | -£167,682,477 -£184,889,858 | *£195,568,733 *£211,069,105 | -£199,904,421 -£215,416,073 | -E200,315,207 -E215,826,291 | -£216,851,838 | -£207,503,972 -£223,005,118 | -£210,927,194 -£226,423,607 |
| Residual Land values compared to benchm Medium Value Secondary Offices | mark land value | • | | | | £57,186,000 |] | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £101.431.541 £84,661,228 £67.844.495 | £57.568.047 £42,584,645 £27.553.516 | £53.187.644 £38,221,589 £23.189.467 | £52.774.215 £37,809,800 £22,775,453 | £51.740.641 £36,780,328 £21,740,417 | £45.533.644 £30,557,845 £15.530.200 | £42.056.984 £27,094,981 £12.080.080 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £50,970,721 £34,029,112 | £12,456,358 -£2,710,652 | £8,084,511 -£7,068,987 | £7,671,900 -£7,480,317 | £6,640,374 -£8,508,643 | £451,217 -£14,678,599 | -£2,987,203 -£18,106,353 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% | £17,042,066 £10,040 | -£17,924,415 -£33,184,461 | | | | | -£33,276,853 -£48,498,189 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | | | | | | | -£03,769,844 -£79,148,912 -£94,596,069 |
| | 50% | -£68,558,733 | -£94,737,980 | -£99,084,948 | -£99,495,166 | -£100,520,713 | -£106,673,993 | -£110,092,482 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Communi | | s | | | | £40,420,000 |] | |
| Tenure | % AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy E18983791 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S166, Cil., Building Regs 2022 & Staircases £105.77 297 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments 159 942 891 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 193, 255, 894 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1950:82524 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £132,863,478 £116,046,745 £99,172,974 | £90,786,895 £75,755,766 £60,658,609 | £86,423,839 £71,391,717 £56,286,764 | £86,012,050 £70,977,703 £55,874,150 | £84,982,578 £69,942,667 £54,842,824 | £78,760,095 £63,732,450 £48,653,467 | £75,297,231 £60,282,330 £45,215,047 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £82,231,362 £65,244,316 | £45,491,598 £30,277,835 | £41,133,263 £25,931,707 | £40,721,933 £25,521,534 | £39,693,607 £24,496,101 | £33,523,651 £18,343,506 | £30,095,897 £14,925,397 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% 40% | £48,212,290 £31.135.742 | £15,017,789 -£288.073 | £10,682,575 -£4,613,650 | £10,273,438 -£5,021,871 | £9,250,595 -£8,042,424 | £3,113,537 -£12.185.748 | -£295,939 -£15.567.594 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £14,015,125 -£3,149,102 -£20,356,483 | -£15,035,278 -£31,035,358 -£46,535,730 | -£19,856,484 -£35,371,046 -£50,882,698 | -£20,363,909 -£35,781,832 -£51,292,916 | -£21,382,471 -£38,808,798 -£52,318,463 | -£27,517,728 -£42,970,597 -£58,471,743 | -£46,393,819 -£81,890,232 |
| Residual Land values compared to benchri Secondary Industrial/Storage/Distribution | | | | | | 500.00 | 1 | |
| onder y modes randomage/Distribution | | | | | | £20,601,000 | | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% | £206,613,416 £189,843,103 | £162,749,922 £147,766,520 | £158,369,519 £143,403,464 | £157,956,090 £142,991,675 | £156,922,516 £141,962,203 | £150,715,519 £135,739,720 | £147,238,859 £132,276,856 |
| 60% LAR : 40% CIR | 10% 15% | £173,026,370 £156.152.596 | £132,735,391 £117.638.233 | £128,371,342 £113,266,386 | £127,957,328 £112.853.775 | £126,922,292 £111.822.249 | £120,712,075 £105.633.092 | £117,261,955 £102.194.672 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £139,210,987 £122,223,941 £105,191.915 | £102,471,223 £87,257,460 £71,997,414 | £98,112,888 £82,911,332 £67,662.200 | £97,701,558 £82,501,159 £67,253.063 | £96,673,232 £81,475,726 £66,230,220 | £90,503,276 £75,323,131 £60,093.162 | £87,075,522 £71,905,022 £56,683.686 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% 45% | £88,115,367 £70,994,750 | £56,691,552 £41,340,347 | £52,365,975 £37,023,141 | £51,957,754 £36,615,716 | £50,937,201 £35,597,154 | £44,813,877 £29,461,897 | £41,412,031 £26,032,963 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | £53,830,523 £36.623,142 | £25,944,267 £10.443.895 | £21,608,579 £6.096.927 | £21,197,793 £5.686.709 | £20,170,827 £4.661.162 | £14,009,028 -£1,492,118 | £10,585,806 -£4.910.607 |
| | | | | | | | | |

| Base Build Costs, Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs S166, | Local Plan Viability Testing | 2025 | | | | | | | |
|--|--|---|--|---|---|--|--|---|--|
| ## 1997 Part Build Costs Par | Resi 16 - 575 Flats | | | | Value Area | Zone C - | £2,000 psf | | |
| Transparence Section | No Units Site Area | 575 2 88 Ha | | • | Sales value inflation | | | 1 | |
| Trainer - S. A. B. Base Build Costs See Build C | Residual land values: | 2.00 Ha | | | Tenure | | LAR : CIR | |] |
| Base Build Costs, Marcon Pri M4(1), Building Seley Lovy, Select Costs, Marcon Pri M4(1), Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Se | Tenure 905 LAR - 805 CR 905 LAR - 905 CR 905 LAR - 905 CR 905 LAR - 905 CR 905 LAR - 905 CR 905 LAR - 905 CR 905 LAR - 905 CR 905 LAR - 905 CR | 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% | Access Prt M4(2) & Building Safety Levy E288 200.829 E270.312.539 E270.312.539 E224.397.830 E224.397.152 E262.370.999 E186.278.537 E180.124.330 E161.202.400 E165.204.000 E165 | Access Prt M4(2), Building Safety Levy & \$106, CIL, Building Regs 2022 & Staircases 2427-887-490 227-887-490 227-887-490 221-822-490 219-221-90 219-20 219-20 219-20 219-20 219-20 219-20 219-20 219-2 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 2239674274 2239645415 227465415 215026662 215026662 215026662 215026662 | Access Prt M4(2), Building Safety Levy, S106, Ct.I., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 1239-206-84 1239-206-84 1207-075,141 150-008-90 174-661-470 174-661-470 172-691-909-90 | Access Prt M4(2), S106, Cil., Building Sefety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity & Renewable Offset Payments 258,227,270 250,894,127 250,894,127 250,894,127 251,284,185,187 251,284,185,187 251,284,185,187 251,284,185,187 251,284,185,187 251,284,185,187 251,284,185,187 251,284,185,187 251,284,185,187 251,284,185,187 251,284,185,187 251,284,185,187 251,284,185,187 251,284,185,187 251,284 | Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BrEEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 23205.855 5109.856.25 5 | Access Prt M4(2), Building Safety Levy, \$166, Cill, Build Regs 2022 & Staircases, Worhair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon 1228-2059, E156,466,674 2116,464,674 2116,464,674 2116,464,674 2116,674 2116,674 2116 |
| Base Build Costs, Marcon Pri M4(1), Building Seley Lovy, Select Costs, Marcon Pri M4(1), Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Building Seley Lovy, Select Costs, Se | | | | | | | | | |
| ## 1500-10-10-10-10-10-10-10-10-10-10-10-10-1 | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| ## Access PT M4(7), Base Build Costs, and Access PT M4(7), Base Build Costs, and Access PT M4(7), Base Build Costs, and Access PT M4(7), Base Build Costs, and Access PT M4(7), Base Build Costs, and Access PT M4(7), Base Build Costs, access PT M4(7), Base Build | 60% LAR: 40% CIR | 5% | -£10,428,336 -£28,363,045 | | | | | | |
| ## 100 100 | 60% LAR : 40% CIR | | | | | | | | |
| Col. 10 Col. | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | +£132,985,443 +£149,296,280 +£165,677,437 |
| Rate | 60% LAR: 40% CIR | 40% 45% | | | | | | | |
| ### Acces Pr M4(2), Base Build Costs, Acces Pr M4(2), Base Build Costs, Acces Pr M4(2), Building Safety Levy, Acces Pr M4(2), Building Safety Levy, Bilding | | | -£173,672,044 | -£199,914,195 | +£204,245,024 | +£204,655,242 | +£205,680,789 | -£211,834,069 | -£215,252,559 |
| Base Build Costs, Access PT M4(1), Access PT M4(2), Access PT M4(2), Access PT M4(2), Access PT M4(2), Access PT M4(2), Access PT M4(2), Base Build Costs, Access PT M4(2), Access PT M4(2), Base Build Costs, Access PT M4(2), | Medium Value Secondary Offices | | | | | | £57,186,000 | | |
| Column | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Strict S | 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £123.791.079 £105,902,789 £87,968,080 | £79.644.926 £63,557,680 £47,422,706 | £75.284.524 £59,194,624 £43,075,665 | £74.851.094 £58,782,834 £42,665,391 | £/3.817.520 £57,753,362 £41,639,707 | £67.616.075 £51,576,527 £35,485,602 | £64.170.828 £48,144,951 £32,051,124 |
| Retidual fact vitus comment to buckmark tool vitus Retidual fact vitus comment to buckmark tool vitus Retidual fact vitus comment to buckmark tool vitus Retidual fact vitus comment to buckmark tool vitus Retidual fact vitus comment to buckmark tool vitus Retidual fact vitus comment to buckmark tool vitus Retidual fact vitus comment to buckmark tool vitus Retidual fact vitus comment to buckmark tool vitus Retidual fact vitus comment to buckmark tool vitus Retidual fact vitus comment tool vitus Retidual fact vitus comment tool vitus Retidual fact vitus Retidual fa | 60% LAR : 40% CIR 60% LAR : 40% CIR | 20% | £69,987,402 £51,961,209 | £31,240,471 £15,011,440 | £26,908,125 £10,683,052 | £26,499,243 £10,271,721 | £25,477,037 £9,243,395 | £19,312,758 £3,073,439 | £15,874,338 -£354,314 |
| Residual Land values communed to Senchmark fined values | 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £33,868,787 £15,714,980 | -£1,281,879 -£17,651,428 -£34,068,701 | | | | | |
| Residual Land values communed to Senchmark fined values | 60% LAR: 40% CIR 60% LAR: 40% CIR | | | | | | | | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Store Prt M4(2), Building Safety Lev | 60% DAR : 40% CIR | | -£57,340,919 | -£83,583,070 | -£87,913,899 | -£88,324,117 | -£89,349,664 | £95,502,944 | -£98,921,434 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, Store Prt M4(2), Building Safety Lev | Lower Value Secondary Offices / Communi | ty Space | • | | | | £40,420,000 |] | |
| Cont. Lac | Tenure | | Access Prt M4(2) & | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Control Cont | 60% LAR: 40% CIR | 5% 10% | £154,105,039 £136,170,330 | £111,759,930 £95,624,956 | £107,396,874 £91,277,915 | £108,985,084 £90,867,641 | £105,955,612 £89,841,957 | £99,778,777 £83,687,852 | £96,347,201 £80,253,374 |
| Control Cont | 60% LAR: 40% CIR 60% LAR: 40% CIR | | £110,/69,052 £100,163,459 £82,071,037 | £63,213,690 £46,920,371 | £58,885,302 £42,574,243 | £58,473,971 £42,164,070 | £57,445,645 £41,138,638 | £51,275,689 £34,986,042 | £47,847,936 £31,567,932 |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs Sustainability Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Build Regs S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety Levy, S106, CIL, Building Safety | 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £63,917,230 £45,718,900 | £30,550,822 £14,135,459 | £28,215,609 £9.809.882 | £25,806,472 £9,401,660 | £24,783,629 £8.381.107 | £18,646,572 £2,257,783 | £15,237,095 -£1,144,062 |
| Base Build Costs, Access Prt M4(2), Building Safety Lovy, S16, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Lovy, S16, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Lovy, S16, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Lovy, S16, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Lovy, S16, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Lovy, S16, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Lovy, S16, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability of Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability of Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability of Staircases, Whair Prt M4(3), Breeam Staircases, Whair | 60% LAR : 40% CIR | 40% | £27,476,502 £9,190,494 £9,138.669 | -£2,325,248 -£18,830,831 -£35,380.820 | | | | -£.14, 779,816 -£30,682,444 -£47,300.694 | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Whair Prt M4(3), BEEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability & Staircases, Whair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability & Su | Residual Land values compared to benchn | | 5 | | | | 500.00 | 1 | |
| Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability & RREEAM Excellent, Biodiversity & RREEAM Excellent, Biodiversity & RREEAM Excellent, Biodiversity & RREEAM Excellent, Biodiversity & RREEAM Excellent, | oecondary industrial/Storage/Distribution | | | | | | £20,601,000 | | |
| 60%, LAP, 40%, CR 25% C138(6)(6)(2) C138(6)(6)(6)(6)(6)(6)(6)(6)(6)(6)(6)(6)(6)(| | 0% 5% | Access Prt M4(2) & Building Safety Levy £228,972,954 £211,084,664 | Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity £180,032,969 £183,984,709 | Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments £178,999,395 £19,988,797 | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| 05%, LAF, 45%, CR 25%, C135(6), 622 (1036), 625 (1036), 626 (1036) | 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% | £193,149,955 £175.169.277 | £152,604,581 £136,422,346 | £148,257,540 £132.090.000 | | £130.658.912 | £140,667,477 £124.494.633 | £137,232,999 £121.056.213 |
| 65, LAC 45, CR 45, CR 45, CR 454, CR 454, CR 45, CR | 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £157,143,084 £139,050,662 £120,896,855 | £120,193,315 £103,899,996 £87,530,447 | £115,864,927 £99,553,868 £83,195,234 | £115,453,596 £99,143,695 £82,786,097 | £114,425,270 £98,118,263 £81,763,254 | £108,255,314 £91,965,667 £75,626,197 | £104,827,561 £88,547,557 £72,216,720 |
| 07-1-07-1-07-1-07-1-07-1-07-1-07-1-07-1 | 60% LAR : 40% CIR 60% LAR : 40% CIR | 35% 40% | £102,698,525 £84,456,127 | £71,115,084 £54,654,377 | £66,789,507 £50,337,170 | £66,381,285 £49,929,745 | £65,360,732 £48,911,183 | £59,237,408 £42,799,809 | £55,835,563 £39,404,602 |
| | 60% LAR: 40% CIR | 45% 50% | £86,170,119 £47.840.956 | £38,148,794 £21.598.805 | £33,838,705 £17.267.976 | £33,431,958 £16.857.758 | £32,415,093 £15.832.211 | £26,297,181 £9.678.931 | £22,873,980 £6.260,441 |

| Local Flati Viability resting | | | 1 | | | | 1 | |
|--|-------------------------|--|---|---|---|---|--|---|
| Resi 16 - 575 Flats | | | | Value Area | Zone C - RP Per | iphery £2,250 psf | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | • | Base LAR : CIR | |] |
| Tenure 60% LAR - 40% CPR 90% LAR - 40% CPR 90% LAR - 40% CPR | % AH 5% 10% 15% | Base Build Costs and Access Prt M4(2) & Building Safety Lovy 1340,096,73 1340,096,73 | Base Build Costs, Access Prt M4(2), Building Safety Levy & \$106. CIL, Building Regs 2022 & Starcases 228, Starc | Base Build Costs, Access Prt M4(2), Building Safety Levy, 5166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent 234,966.270 | Base Build Costs, Access Prt M4(2), Building Safety Levy, 1166. CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodissos 12 (25/48/11) (26/44/11) (26/44/11) | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Psymmets 235.419407 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability 1297/218/023 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewals, Offiser Paymats, Offiser Paymats, Custainability & Embodied Carbon 224, 497, 288 246, 149, 322 246, 149, 322 |
| 60% LAR: 40% CIR | 15% 20% 25% | £302,686,789 £281,911,170 £261,090,034 | £242,563,588 £223,574,948 | £276,036,961 £257,158,393 £238,231,243 £219,255,992 | £237,822,361 £218,848,378 | £274.595.700 £255,722,434 £236,800,154 £217,829,343 | £288.418.864 £249,568,329 £230,666,919 £211,715,134 | £227,259,566 £208,318,352 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £240.223.837 £219,313,030 £198.358.085 | £204.539.976 £185,459,138 £166.332.899 | £200.233.116 £181,163,094 £162,046,406 | £199.826.648 £180,757,653 £161.641.872 | £198.810.481 £179,744,052 £160.630.539 | £192.713.476 £173,662,445 £154.524.113 | £189.326.251 £170,277,179 £151.122.288 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | £198,358,065 £177,337,445 £156,246,983 | £166,332,899 £147,161,726 £127,887,985 | £162,046,406 £142,850,117 £123,577,896 | £161,641,872 £142,442,693 £123,171,150 | £141,424,130 £122,154,285 | £154,524,113 £135,312,758 £116,053,095 | £151,122,266 £131,917,549 £112,663,544 |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% | £135,113,366 | £108,564,241 | £104,260,030 | £103,853,846 | £102,838,387 | £96,745,631 | £93,360,767 |
| Higher Value Secondary Offices | | | | | | £97,649,000 |] | |
| Tenure | %AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Lev, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% | £63.358.798 £42,675,566 | £18.505.998 -£340,858 | £14.125.595 -£4,703,914 | £13.712.166 -£5,115,703 | £12.678.592 -£6,145,175 | £6,477,148 -£12,322,011 | £3.031.901 -£15,753,587 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% | £1,170,295 -£19,650,841 | £15,233,442 £38,177,287 £57,165,927 | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | | | | | | | |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% | | | | | | | |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% | -£145,627,509 | -£172,176,634 | -£176,480,845 | -£176,887,029 | -£177,902,488 | -£183,995,244 | -£187,380,108 |
| Medium Value Secondary Offices | nark land value: | • | | | | £57,186,000 |] | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £179.689.923 | 2022 & Staircases £134.837.123 | BREEAM Excellent £130.456.720 | Biodiversity £130.043.291 | Payments £129.009.717 | Sustainability £122.808.273 | Embodied Carbon £119.363.026 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% | £138,277,039 £117,501,420 | £115,990,267 £97,095,683 £78,153,838 | £111,627,211 £92,748,643 £73,821,493 | £111,215,422 £92,338,369 £73,412,611 | £110,185,950 £91,312,684 £72,390,404 | £104,009,114 £85,158,579 £66,257,169 | £100,577,538 £81,739,632 £62,849,816 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 20% 25% 30% | £96,680,284 £75,814,087 | £59,165,198 £40,130,226 | £54,846,242 £35,823,366 | £54,438,628 £35,416,898 | £53,419,593 £34,400,731 | £47,305,384 £28,303,726 | £43,908,602 £24,916,501 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 35% 40% | £54,903,280 £33,948,315 £12,927,895 | £21,049,388 £1,923,149 | £16,753,344 -£2,363,344 -£21,550,633 | £16,347,903 -£2,767,878 | £15,334,302 -£3,779,211 -£22,985,620 | £9,252,695 -£9,885,637 | £5,867,429 -£13,287,484 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 45% 50% | -£8,162,767 -£29,296,384 | -£36,521,765 -£55,845,509 | -£40,831,854 -£60,149,720 | -£41,238,600 -£60,555,904 | -£42,255,465 -£61,571,363 | -£48,356,655 -£67,664,119 | -£51,746,208 -£71,048,983 |
| Residual Land values compared to benchr Lower Value Secondary Offices / Commun | | • | | | | £40,420,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, Cill., Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safey Levy, S106, CiL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Bloidiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircasses, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety, Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Bodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £227.892.173 £207,208,941 £186,479.289 | £183.039.373 £164,192,517 £145.297.933 | £178.658.970 £159,829,461 £140,950,803 | £178.245.541 £159,417,672 £140.540.610 | £177.211.967 £158,388,200 £139,514,934 | £171.010.523 £152,211,364 £133,380,820 | £167.565.276 £148,779,788 £129,041,882 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 15% | £165.703.670 £144,882,534 | £126.356.088 £107,367,448 | £122.023.743 £103,048,492 | £121.614.861 £102,640,878 | £120.592.654 £101,621,843 | £114.459.419 £95,507,634 | £111.052.066 £92,110,852 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £124,016,337 £103,105,530 | £88,332,476 £69,251,638 | £84,025,616 £64,955,594 | £83,619,148 £64,550,153 | £82,602,981 £63,536,552 | £76,505,976 £57,454,945 | £73,118,751 £54,069,679 |
| 60% DAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% | £81,129,945 £40,039,483 | £30,954,226 £11,680,485 | £26,642,617 £7,370,396 | £26,235,193 £6,963,650 | £25,216,630 £5,946,785 | £19,105,256 -£154,405 | £15,710,049 -£3,543,956 |
| 60% LAR : 40% CIR Residual Land values compared to benchr | 50% mark land values | £18,905,866 | -£7,643,259 | -£11,947,470 | -£12,353,654 | -£13,369,113 | -£19,461,869 | -£22,846,733 |
| Secondary Industrial/Storage/Distribution | | | | | | £20,601,000 |] | |
| Tenure | %AH 0% | Base Build Costs and Access Prt M4(2) & Building Safety Levy Page 2877 98 | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safely Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% | £264,871,798 £264,188,566 £243,458,914 | £221,172,142 £202,277,558 | £216,809,086 £197,930,518 | £235,220,100 £216,397,297 £197,520,244 | £215,367,825 £196,494,559 | £227,890,148 £209,190,989 £190,340,454 | £205,759,413 £186,921,507 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £222.683.295 £201,862,159 | £183.335.713 £164,347,073 | £179.003.368 £160,028,117 | £178.594.486 £159,620,503 | £177.572.279 £158,601,468 | £171.439.044 £152,487,259 | £168.031.691 £149,090,477 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 25% 30% 35% | £160,085,155 £139,130,190 | £126,231,263 £107,105,024 | £121,935,219 £102,818,531 | £121,529,778 £102,413,997 | £120,516,177 £101,402,664 | £133,485,601 £114,434,570 £95,296,238 | £130,098,376 £111,049,304 £91,894,391 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £118,109,570 £97,019,108 | £87,933,851 £68,660,110 | £83,622,242 £64,350,021 | £83,214,818 £63,943,275 | £82,196,255 £62,926,410 | £76,084,881 £56,825,220 | £72,689,674 £53,435,669 |
| 60% LAR : 40% CIR | 50% | £/0.685.491 | 1 149.336.366 | 1 140.032.155 | £44.625.971 | £43.010.512 | £37.517.756 | £34.132.892 |

| Local Plan Viability Testing | 2025 | | | | | | | |
|---|--|---|--|---|---|--|---|--|
| Resi 16 - 575 Flats | | | | Value Area | Zone C - RP Per | iphery £2,450 psf | | |
| | | | | | | | | |
| No Units Site Area | 575 2.88 Ha | | | Sales value inflation Build cost inflation | | Base Base | 1 | |
| Residual land values: | | | | Build cost inflation Tenure | | Base LAR : CIR | |] |
| Tenure 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR 60% LAR. 40% CR | % AH 5% 10% 15% 25% 26% 36% 45% 55% mark land value | Base Build Costs and Access Prt M4(2) & Building Safety Levy 236 519 525 236 519 525 270 515 144 277 254 525 270 151 144 277 254 525 270 151 144 277 254 525 273 151 144 277 254 525 273 151 144 277 254 525 273 151 145 277 254 525 273 151 145 277 254 525 273 151 145 277 254 525 273 151 152 152 152 152 152 152 152 152 152 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs 2022 & State, Safety S01, 484, 815, S01, S01, 815, S01, 815, S01, S01, S01, S01, S01, S01, S01, S01 | Base Build Costs, Access Prt M4(2), Access Prt M4(2), Building Safety Levy, S166, CIL, Build Regs 2022 & Stalicrases, Wchair Prt M4(3) & BREEME Excellent 513/520/29 217/5/19/5/ 213/348,144 213/348,1 | Base Build Costs, Access Prt M4(2), Builds Safety Hyvy, S166; CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity 503,500,712,62 503,500,712,62 503,500,713,63 503,600,713,60 | Base Build Costs, Access Prt Md(2), Building Safety Levy, S106, CLL, Build Regs, S106, CLL, Build Regs, Whale Prt Md(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments E37,573.225 231.641.799 275,450.261 275,45 | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$166, CIL, Build Regs Building Safety Levy, \$166, CIL, Build Regs Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability \$231,371,78 \$210,344,533 \$251,377,78 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,533 \$210,344,534 \$210,344,544 \$210,344,544 \$210,344,544 \$210,344,544 \$210,344,544 \$210,344,544 \$210,344,544 \$210,344,544 \$210,344,544 \$210,344,544 \$210,344,544 \$210,344,54 | Base Build Costs, Access Prt M4(2), Building Safety Levy, S168, Cit, Build Regs 2022 & Staircases, S168, Cit, Build Regs 2022 & Staircases, S168, Cit, Build Regs 2022 & Staircases, S168, Cit, Build Regs 2022 & Staircases, SIRCAM Excellent, Blodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon S17,98,531 203,631,350 202,441,550 202,4 |
| | 1 | | | | | | 1 | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staticases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £108.077.873 £85,158,688 £62.193.082 | £62.659.755 £41,605,212 £20.502.940 | £58.279.354 £37,242,155 £16.155.900 | £57.865.924 £36,830,367 £15.745.626 | £56.832.350 £35,800,894 £14,719.941 | £50.630.905 £29,624,058 £8.565.836 | £47.185.658 £26,192,484 £5.146.888 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 10% 15% 20% 25% | £39,181,508 £16.124.420 | -£646,593 -£21,842,921 | -£4,978,938 -£28,161,877 | -£5,387,820 -£26,569,491 | -£8,410,028 -£27,588,526 | -£12,543,262 -£33,702,735 | -£15,950,615 -£37,099,517 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | | | | | | £76,170,800 £97,478,390 | -£38,255,303 -£79,549,470 -£100,849,499 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | | | | | | -£118,834,351 -£140,278,727 -£161,805,196 | -£122,198,882 -£143,668,278 -£165,190,060 |
| Residual Land values compared to benchr Medium Value Secondary Offices | | | | | | £57,186,000 | 1 | |
| medidiii valde decondary Offices | 1 | | I | | | £57,186,000 | 1 | |
| | | Base Build Costs and Access Prt M4(2) & | Base Build Costs, Access Prt M4(2), Building Safety Levy & S106, CIL, Building Regs | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Stalicases, Wchair Prt M4(3) & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Blodiversity & Renewable Offset | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & |
| Tenure | % AH 0% | Building Safety Levy £224.408.998 | 2022 & Staircases £178.990.880 | BREEAM Excellent £174.610.479 | Biodiversity £174.197.049 | Payments £173.163.475 | Sustainability £166.962.030 | Embodied Carbon £163.516.783 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 5% 10% 15% | £201,489,813 £178,524,207 £155,512,633 | £157,936,337 £136,834,065 £115,684,532 | £153,573,280 £132,487,025 £111,352,187 | £153,161,492 £132,076,751 £110,943,305 | £152,132,019 £131,051,066 £109,921,099 | £145,955,183 £124,896,961 £103,787,863 | £142,523,609 £121,478,013 £100,380,510 |
| 80% LAR : 40% CIR 60% LAR : 40% CIR 80% LAR : 40% CIR | 20% | £132,455,545 £109,353,394 | £94,488,204 £73,245,543 | £90,169,248 £68,938,684 | £89,761,634 £68,532,217 | £88,742,599 £67,516,049 | £82,628,390 £61,419,044 | £79,231,608 £58,031,820 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% 40% | £86,208,633 £63.015.715 | £51,957,017 £30.623.092 | £47,660,975 £26.336.597 | £47,255,534 £25.932.065 | £46,241,933 £24.920.732 | £40,160,325 £18.852.735 | £36,781,655 £15,481,626 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% 50% | £39,781,092 £16,503,217 -£6,860,756 | £9,244,231 -£12,179,099 -£33,655,461 | £4,988,032 -£16,450,245 -£37,959,672 | £4,562,288 -£16,853,316 -£38,365,856 | £3,552,929 -£17,860,994 -£39,381,315 | -£2,503,226 -£23,947,602 -£45,474,071 | -£5,867,757 -£27,337,153 -£48,858,935 |
| Residual Land values compared to benchr | | | , | | | | 1 | |
| Lower Value Secondary Offices / Commun | ity Space | | 1 | | | £40,420,000 | | |
| Tenure | % АН | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, Cll., Build Regs 2022 & Stalicases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Clt. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cil. Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Suilding Safety Levy, S106, Cil., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £249,692,063 £226,726,457 | £206,138,587 £185,036,315 | £201,775,530 £180,689,275 | £201,363,742 £180,279,001 | £200,334,269 £179,253,316 | £194,157,433 £173,099,211 | £190,725,859 £169,680,263 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% 25% | £203,714,883 £180,657,795 £157,555,644 | £163.886.782 £142,690,454 £121,447.793 | £159,554,437 £138,371,498 £117,140,934 | £159.145.555 £137,963,884 £116.734.467 | £158.123.349 £136,944,849 £115,718.200 | £151,990,113 £130,830,640 £109,621,204 | £148.582.760 £127,433,858 £106.234.070 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 30% 35% | £134,408,883 £111.217.965 | £100,159,267 £78.825.342 | £95,863,225 £74.538.847 | £95,457,784 £74.134.315 | £94,444,183 £73.122.982 | £88,362,575 £67.054.985 | £84,983,905 £63.683.876 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 40% 45% 50% | £87,983,342 £64,705,467 £41,341,494 | £57,446,481 £36,023,151 £14,546,789 | £53,168,282 £31,752,005 £10,242,578 | £52,764,538 £31,348,934 £9,838,304 | £51,755,179 £30,341,256 £8,820,925 | £45,699,024 £24,254,648 £2,728,179 | £42,334,493 £20,865,097 |
| Residual Land values compared to benchr | mark land value | 1 | | | | | | |
| Secondary Industrial/Storage/Distribution | | | 1 | | | £20,601,000 | 1 | |
| Tenure | % AH | Base Build Costs and Access Prt M4(2) & Building Safety Levy | Base Build Costs, Access Prt M4(2), Building Safety Lovy & S106, CIL, Building Regs 2022 & Staircases | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3) & BREEAM Excellent | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, Cit., Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent & Biodiversity | Base Build Costs, Access Prt M4(2), Building Safety Levy, \$106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity & Renewable Offset Payments | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodiversity, Renewable Offset Payments & Sustainability | Base Build Costs, Access Prt M4(2), Building Safety Levy, S106, CIL, Build Regs 2022 & Staircases, Wchair Prt M4(3), BREEAM Excellent, Biodoversity, Renewable Offset Payments, Sustainability & Embodied Carbon |
| 60% LAR : 40% CIR 60% LAR : 40% CIR | 0% 5% 10% | £329,590,873 £306,671,688 £283,706,082 | £264,172,755 £263,118,212 £242,015,940 | £279,792,354 £258,755,155 £237,668,900 | £279,378,924 £258,343,367 £237,258,626 | £278,345,350 £257,313,894 £236,232,941 | £272,143,905 £251,137,058 £230,078,836 | £208,098,658 £247,705,484 £226,659,888 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 15% 20% | £260.694.508 £237,637,420 | £220,866,407 £199,670,079 | £216.534.062 £195,351,123 | £237,236,026 £216.125.180 £194,943,509 | £215.102.974 £193,924,474 | £208.969.738 £187,810,265 | £220,039,685 £205,562,385 £184,413,483 |
| 60% LAR : 40% CIR 60% LAR : 40% CIR 60% LAR : 40% CIR | 25% 30% 35% | £214,535,269 £191,388,508 £168.197.590 | £178,427,418 £157,138,892 £135.804,967 | £174,120,559 £152,842,850 £131.518.472 | £173,714,092 £152,437,409 £131,113,940 | £172,697,924 £151,423,808 £130.102,607 | £166,600,919 £145,342,200 £124,034,610 | £163,213,695 £141,963,530 £120.663,501 |
| 60% LAR: 40% CIR 60% LAR: 40% CIR 60% LAR: 40% CIR | 40% 45% | £144,962,967 £121,685,092 | £114,426,106 £93,002,776 | £110,147,907 £88,731,630 | £109,744,163 £88,328,559 | £108,734,804 £87,320,881 | £102,678,649 £81,234,273 | £99,314,118 £77,844,722 |
| 60% LAR : 40% CIR | 50% | £98.321.119 | £71.526.414 | £67.222.203 | £66.816.019 | £65.800.560 | £59.707.804 | £56.322.940 |