West Berkshire Council Viability Assessment Update Local Plan Review

Appendix IV - Stage 2 Non-residential Typologies (2022)



## West Berkshire Council - Appendix IV - Local Plan Review Viability Assessment - Commercial Results Table 3a: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 5% Yield

Press   Press <											Residual Land Value (£)							
Image: state	evelopment use type/ Class	Scheme Type	Value Level	Site Size (Ha)	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL	£250/m² CIL	£275/m² CIL	£300/m² CIL	
Normal   Normal </td <td></td> <td></td> <td>L</td> <td>0.43</td> <td>£677,509</td> <td>£643,659</td> <td>£609,810</td> <td>£575,960</td> <td>£542,110</td> <td>£508,260</td> <td>£474,410</td> <td>£440,560</td> <td>£406,710</td> <td>£372,860</td> <td>£339,010</td> <td>£305,160</td> <td>£271,310</td>			L	0.43	£677,509	£643,659	£609,810	£575,960	£542,110	£508,260	£474,410	£440,560	£406,710	£372,860	£339,010	£305,160	£271,310	
Parter   Parter  Parter <td>E Large Format Retail</td> <td>Foodstore / large convenience</td> <td></td>	E Large Format Retail	Foodstore / large convenience																
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Image       Image <t< td=""><td>5 June 5 mart 8 da 1</td><td>Part 1 and 1 and 1 and 1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	5 June 5 mart 8 da 1	Part 1 and 1 and 1 and 1																
Probate	E Large Format Retail	Retail warehousing								1 - 1-	1 1.	1 - 1		1.1	1		1	
1/2   Max many of the set					£1,900,098	£1,877,532	£1,854,965	£1,832,399	£1,809,832	£1,787,205		£1,/42,132	£1,/19,566	£1,696,999	£1,674,432	£1,651,866	£1,629,299	
Image       Image <t< td=""><td>Small Retail Units</td><td>Shops, restaurants etc.</td><td></td><td></td><td>£16.868</td><td>£11,994</td><td>£7.120</td><td>£2,245</td><td></td><td></td><td>indicate non hability</td><td></td><td>Indicative non-viability</td><td></td><td></td><td></td><td></td></t<>	Small Retail Units	Shops, restaurants etc.			£16.868	£11,994	£7.120	£2,245			indicate non hability		Indicative non-viability					
Prime   Prime <	(<280sq. m.)		н						£35,387	£30,649	£25,910	£21,171	£16,433	£11,694	£6,955	£2,217	Indicative non-via	
Image of the set of the se	Coursell Destacht Marcha		L	0.04			•	•	•	•	Indicative new visbility			•	•	•		
Image: state			м	0.04							indicative non-viability							
<th c<="" td=""><td>(&gt;2003q. m.)</td><td>anopa</td><td>н</td><td></td><td>£124,265</td><td>£117,164</td><td>£110,063</td><td>£102,962</td><td>£95,861</td><td>£88,760</td><td>£81,658</td><td>£74,557</td><td>£67,456</td><td>£60,355</td><td>£53,254</td><td>£46,153</td><td>£39,052</td></th>	<td>(&gt;2003q. m.)</td> <td>anopa</td> <td>н</td> <td></td> <td>£124,265</td> <td>£117,164</td> <td>£110,063</td> <td>£102,962</td> <td>£95,861</td> <td>£88,760</td> <td>£81,658</td> <td>£74,557</td> <td>£67,456</td> <td>£60,355</td> <td>£53,254</td> <td>£46,153</td> <td>£39,052</td>	(>2003q. m.)	anopa	н		£124,265	£117,164	£110,063	£102,962	£95,861	£88,760	£81,658	£74,557	£67,456	£60,355	£53,254	£46,153	£39,052
a c c c c c c c c c c c c c c c c c c c		Office building (town centres /									Indicative non-viability							
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<th colu<="" td=""><td></td><td></td><td></td><td></td><td>£33,965</td><td>£21,686</td><td>£9,407</td><td></td><td></td><td></td><td></td><td>Indicativ</td><td>e non-viability</td><td></td><td></td><td></td><td></td></th>	<td></td> <td></td> <td></td> <td></td> <td>£33,965</td> <td>£21,686</td> <td>£9,407</td> <td></td> <td></td> <td></td> <td></td> <td>Indicativ</td> <td>e non-viability</td> <td></td> <td></td> <td></td> <td></td>					£33,965	£21,686	£9,407					Indicativ	e non-viability				
Marcal	E Officer	Out of town / husiness park									Indicative non-viability							
Marchan	E Offices	Out of town / business park			£10.603						Indicative n	on-viability						
Marcane					110,005	1					indicative in							
March     A     March       March     A     March       March     A     March       March     A     March     March <th< td=""><td>32/B8 Industrial /</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Indicative non-viability</td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	32/B8 Industrial /										Indicative non-viability							
And any and any	Warehousing	offices - industrial Estate																
And matrix and m	to doubted (	· · · · · · · · · · · · · · · · · · ·	L	0.63														
A had aA had bA had b	/B8 Warehousing including offices - industrial Estate	м	0.63							Indicative non-viability								
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Image: mage:	co. De state et al transfer attention		L															
k       k	C2 Residential Institution	Care Home (65-Beds)																
k larget member       k       6.0       6.000000000000000000000000000000000000				0.51	24,572,550	14,502,450	14,032,042	24,702,754	24,052,540	14,023,030		24,403,402	14,413,334	14,545,707	14,275,055	14,204,011	14,154,105	
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Image: section of the sectin of the section of the section of th	E Large Format Retail	Foodstore / Jarge convenience																
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<table-container>    Image: series of the serie</table-container>		tail Foodstore / large convenience	L	0.25			£2,701,824		£2,521,292		£2,340,759		£2,160,226		£1,979,693	£1,889,427	£1,799,160	
<table-container>        Image: Pressure for the state of the state of</table-container>	E Large Format Retail	Retail Warehousing									£4,699,777		,,		,			
<table-container>        Image: Second second</table-container>			н		£7,600,394	£7,510,127	£7,419,861	£7,329,595	£7,239,328	£7,149,062	£7,058,795	£6,968,529	£6,878,263	£6,787,996	£6,697,730	£6,607,463	£6,517,197	
Small Retail Unit (2000)       Control Contente Contentene Control Control Control Control Contentene Contro	Small Retail Units	Shops, restaurants etc.	M	0.03	£562.273	£399.797	£237.320	£74.844			indicative non-viability		Indicative non-viability					
Image: Status	(<280sq. m.)			0.03	£1,811,396		£1,495,486	£1,337,532	£1,179,577	£1,021,622	£863,667	£705,712	£547,757	£389,802	£231,848	£73,893	#VALUE!	
<table-container>    (n) (n) (n) (n) (n) (n) (n) (n) (n) (n)</table-container>	_ Small Retail Units	Local convenience stores & local									Indicative non-viability							
Affect of the field field for each of the field for each of t	<sup>E</sup> (>280sq. m.)	shops			£3 106 617	£2 929 091	£2 751 565	£2 574 039	£2 396 514	£2 218 988	£2 041 462	£1 863 936	£1 686 410	£1 508 885	£1 331 359	£1 153 833	£976 307	
Indication of the state of		Office building (bound combred (	L L		20,200,027	22,525,052	22,752,505	22,574,000	22,000,024	22,220,500		22,000,000	22,000,420	21,500,005	22,002,000	21,200,000	257 0,007	
indicative non-wabiity       indicative non-wabiity         e       0.03       0.1,32,169       0.722,859       6.33,50       0.722,859       6.33,50       0.722,859	E Offices Town Centre			0.03							indicative non-viability							
e Office       M       0.25       64.00       64.20       6		andan areasy	н		£1,132,169	£722,859	£313,550					Indicativ	e non-viability					
Image: Marcine and Marci	E Offices	Out of town / business park	M								Indicative non-viability							
Indicator       Indicator <thindicator< th="">       Indicator       <th< td=""><td></td><td></td><td>н</td><td></td><td>£42,410</td><td></td><td></td><td></td><td></td><td></td><td>Indicative n</td><td>on-viability</td><td></td><td></td><td></td><td></td><td></td></th<></thindicator<>			н		£42,410						Indicative n	on-viability						
Indicator       Indicator <thindicator< th="">       Indicator       <thindicator< th="">       Indicator       <th< td=""><td>Industrial /</td><td>Start-up / move-on unit including</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<></thindicator<></thindicator<>	Industrial /	Start-up / move-on unit including																
	32/B8 Warehousing										Indicative non-viability							
Mage       Main Joang       Main Joang <td></td>																		
Image: constraint of the	2/B8 Warehousing		м	0.63							Indicative non-viability							
M       0.42         M       0.51         E4,685,749       £4,835,815       £4,24,958       £6,90,688       £8,90,958       £8,540,288       £8,51,072       £8,30,115       £8,243,158       £8,160,203       £8,160,203       £8,17,072       £8,80,115       £8,243,158       £8,160,203       £8,17,072       £8,80,115       £8,243,158       £8,160,203	Warehousing including offices - industrial Est	meduning offices - muusuriai Estate																
H       0.42         H       0.42         C2 Residential Institution       L       0.51       £4,635,749       £4,498,792       £4,361,836       £4,224,879       £4,087,922       £3,950,966       £3,814,009       £3,677,052       £3,400,96       £3,400,3139       £3,266,182       £3,129,226       £4,992,269       £4,992,925       £4,992,925       £4,992,925       £4,992,926       £4,992,926       £4,992,926       £4,992,926       £4,992,926       £4,922,926       £4,922,826 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Indicative non-viability</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>											Indicative non-viability							
L       0.51       £4,635,749       £4,498,792       £4,361,836       £4,224,879       £4,087,922       £3,850,666       £3,814,009       £3,540,096       £3,403,139       £3,266,182       £3,129,226       £2,992,269         M       0.51       £4,087,745       £4,987,745       £3,950,966       £3,814,009       £3,670,052       £3,400,96	C1 Hotel	(60-Beds)	141								acacive non-viability							
H 0.51 £9,749,681 £9,512,725 £9,475,768 £9,338,812 £9,201,855 £9,064,898 £8,927,942 £8,790,985 £8,654,028 £8,517,072 £8,380,115 £8,243,158 £8,106,002	C1 Hotel	(60-Beds)	н	0.42							Indicative non-viability							
			L	0.51														
Kev:			L	0.51 0.51					£4,087,922	£3,950,966	£3,814,009		£3,540,096				£2,992,269	
			L	0.51 0.51					£4,087,922 £9,201,855	£3,950,966 £9,064,898	£3,814,009		£3,540,096 £8,654,028					

RLV beneath Viability Test 1 (RLV <£250,000/ha)	Likely non-viable
Viability Test 1 (RLV £250,000 to £500,000/ha)	GF viability
Viability Test 2 (RLV £500,000 to £1,000,000/ha)	PDL viability
Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)	PDL viability
Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)	PDL viability
Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)	PDL viability
Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)	PDL viability
Viability Test 7 (RLV >£3,000,000/ha)	PDL viability

SLV Notes:	a construction of the second
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values



## West Berkshire Council - Appendix IV - Local Plan Review Viability Assessment - Commercial Results Table 3b: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 5.5% Yield

										Residual Land Value (£)				
Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² Cl	
		L	0.44	£278,049	£242,675	£207,301	£171,927	£136,552	£101,178	£65,804	£30,430			
E Large Format Retail	Foodstore / large convenience	М	0.44	£654,570	£620,716	£586,862	£553,008	£519,154	£485,301	£451,447	£417,593	£383,739	£349,885	
		н	0.44	£1,031,090	£997,240	£963,390	£929,541	£895,691	£861,841	£827,991	£794,141	£760,291	£726,441	
		L	0.25	£522,606	£500,039	£477,473	£454,906	£432,339	£409,773	£387,206	£364,640	£342,073	£319,506	
E Large Format Retail	Retail warehousing	м	0.25	£1,055,794	£1,033,227	£1,010,660	£988,094	£965,527	£942,961	£920,394	£897,827	£875,261	£852,694	
		н	0.25	£1,588,982	£1,566,415	£1,543,848	£1,521,282	£1,498,715	£1,476,149	£1,453,582	£1,431,015	£1,408,449	£1,385,882	
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04							Indicative non-viability				
(<280sq. m.)		н	0.04	£54,342	£49,603	£44,865	£40,126	£35,387	£30,649	£25,910	£21,171	£16,433	£11,694	
_ Small Retail Units	Local convenience stores & local	L	0.04							Indicative non-viability				
E (>280sq. m.)	shops	м	0.04			-	-			-		<u>.</u>		
		н	0.04	£52,674	£45,478	£38,283	£31,087	£23,892	£16,696	£9,500	£2,305			
	Office building (town centres /	L	0.04											
E Offices Town Centre	urban areas)	М	0.04							Indicative non-viability				
		н	0.04											
E Offices	Out of town / business park	L	0.25							Indicative non-viability				
E Offices	Out of town / business park	H	0.25							indicative non-viability				
		L	0.25											
B2/B8 Industrial /	Start-up / move-on unit including	M	0.14							Indicative non-viability				
Warehousing	B2/B8 Warehousing offices - industrial Estate -	н	0.14											
		L	0.64											
B2/B8 Industrial / Warehousing	Larger industrial / warehousing	M	0.64							Indicative non-viability				
Warehousing	including offices - industrial Estate	н	0.64											
		L	0.42											
C1 Hotel	(60-Beds)	м	0.42		Indicative non-viability									
		н	0.42											
C2 Residential Institution	6	L	0.51							Indicative non-viability				
C2 Residential Institution	Care Home (65-Beds)	M H	0.51	£1,409,018 £3,778,321	£1,339,171 £3,708,473	£1,269,323 £3,638,625	£1,199,475 £3,568,777	£1,129,627 £3,498,929	£1,059,779 £3,429,081	£989,931 £3,359,233	£920,083 £3,289,385	£850,235 £3,219,538	£780,387 £3,149,690	
		н	0.51	13,778,321	13,700,473	13,038,023	13,300,777	13,490,929	13,425,081	Residual Land Value (£/ha)	13,209,303	13,219,338	13,145,050	
												-		
E Large Format Retail	Foodstore / large convenience	L	0.44	£631,930 £1,487,658	£551,534 £1,410,718	£471,138 £1,333,777	£390,742 £1,256,837	£310,346 £1,179,896	£229,951 £1,102,956	£149,555 £1,026,015	£69,159 £949,075	£872,134	£795,194	
E Laige Format Retail	Pooustore / large convenience	H	0.44	£2,343,387	£2,266,455	£2,189,524	£2,112,592	£2,035,661	£1,958,729	£1,881,797	£1,804,866	£1,727,934	£1,651,003	
		L	0.25	£2,090,423	£2,000,157	£1,909,890	£1,819,624	£1,729,357	£1,639,091	£1,548,825	£1,458,558	£1,368,292	£1,278,025	
E Large Format Retail	Retail Warehousing	М	0.25	£4,223,175	£4,132,908	£4,042,642	£3,952,376	£3,862,109	£3,771,843	£3,681,576	£3,591,310	£3,501,043	£3,410,777	
		н	0.25	£6,355,926	£6,265,660	£6,175,393	£6,085,127	£5,994,861	£5,904,594	£5,814,328	£5,724,061	£5,633,795	£5,543,528	
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04							Indicative non-viability				
(<280sq. m.)	shops, restaurants etcr	н	0.04	£1,358,547	£1,240,081	£1,121,615	£1,003,149	£884,683	£766,216	£647,750	£529,284	£410,818	£292,352	
_ Small Retail Units	Local convenience stores & local	L	0.04							Indicative non-viability				
E (>280sq. m.)	shops	M	0.04	£1,316,850	£1,136,960	£957,069	£777,179	£597,288	£417,398	£237.507		1		
	· · · · ·	H	0.04	£1,316,850	±1,136,960	£957,069	£///,1/9	£597,288	±417,398	£237,507	£57,617			
E Offices Town Centre	Office building (town centres / urban areas)	M	0.04							Indicative non-viability				
	urban areasj	н	0.04											
E Offices		L	0.25							Indicative non-viability				
E Offices	Out of town / business park	H	0.25							indicative non-viability				
Industrial (	Start-up / move-on unit including	L	0.14											
B2/B8 Industrial / Warehousing	offices - industrial Estate	М	0.14							Indicative non-viability				
		H	0.14 0.64											
B2/B8 Industrial / Warehousing	Larger industrial / warehousing	M	0.64							Indicative non-viability				
Warehousing	including offices - industrial Estate	н	0.64											
		L	0.42											
C1 Hotel	(60-Beds)	M	0.42							Indicative non-viability				
		L	0.42							Indicative non-viability				
C2 Residential Institution	Care Home (65-Beds)	M	0.42	£2,762,781	£2,625,825	£2,488,868	£2,351,911	£2,214,955	£2,077,998	£1,941,041	£1,804,085	£1,667,128	£1,530,171	
		н	0.42	£7,408,472	£7,271,515	£7,134,559	£6,997,602	£6,860,645	£6,723,689	£6,586,732	£6,449,775	£6,312,819	£6,175,862	

Key:

rey.		
	RLV beneath Viability Test 1 (RLV <£250,000/ha)	Likely non-viable
	Viability Test 1 (RLV £250,000 to £500,000/ha)	GF viability
	Viability Test 2 (RLV £500,000 to £1,000,000/ha)	PDL viability
	Viability Test 4 (RLV £1,000,000 to £1,500,000/ha)	PDL viability
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)	PDL viability
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)	PDL viability
	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)	PDL viability
	Viability Test 7 (RLV >£3,000,000/ha)	PDL viability

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values



	£1,393,215	£1,256,258	£1,119,301
	Indicative non-viability		
	£173,886	£55,420	Indicative non-viability
3	£5,453,262	£5,362,996	£5,272,729
7	£1,187,759 £3,320,511	£1,097,492 £3,230,244	£1,007,226 £3,139,978
3	£1,574,071	£1,497,139	£1,420,208
	£718,253	£641,313	£564,372
	Indicative non-viability		
		.,,	,,
)	£3,079,842	£3,009,994	£2,940,146
	£710,540	£640,692	£570,844
_			
	Indicative non-viability		
	£6,955	£2,217	Indicative non-viability
2	£1,363,316	£1,340,749	£1,318,182
	£830,128	£807,561	£784,994
	£296,940	£274,373	£251,806
	£692,591	£658,741	£624,891
	£316,031	£282,178	£248,324
	Indicative non-viability		
-	1250/111 CIL	12/5/III CIL	1400/111 CIL
L	£250/m² CIL	£275/m² CIL	£400/m² CIL
_			

## West Berkshire Council - Appendix IV - Local Plan Review Viability Assessment - Commercial Results Table 3c: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate

6% Yield

						-		-		Residual Land Value (£)			
Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² Cl
		L	0.44							Indicative non-viability			
E Large Format Retail	Foodstore / large convenience	М	0.44	£288,570	£253,259	£217,948	£182,638	£147,327	£112,017	£76,706	£41,395	£6,085	
		н	0.44	£631,817	£597,909	£564,001	£530,092	£496,184	£462,276	£428,367	£394,459		£326,642
		L	0.25	£357,697	£334,685	£311,672	£288,660	£265,647	£242,635	£219,622	£196,610		£150,585
E Large Format Retail	Retail warehousing	М	0.25	£843,768	£821,202	£798,635	£776,068	£753,502	£730,935	£708,368	£685,802		£640,669
		н	0.25	£1,329,839	£1,307,273	£1,284,706	£1,262,139	£1,239,573	£1,217,006	£1,194,440	£1,171,873	£1,149,306	£1,126,740
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04	-						Indicative non-viability			
(<280sq. m.)		H	0.04	£2,662						Indicative n	on-viability		
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L M H	0.04 0.04 0.04	-						Indicative non-viability			
		-	0.04										
E Offices Town Centre	Office building (town centres /	L	0.04	-						Indicative non-viability			
E Offices fown centre	urban areas)	H	0.04	-						indicative non-viability			
		L	0.25										
E Offices	Out of town / business park	M	0.25							Indicative non-viability			
		н	0.25							,			
		L	0.14										
B2/B8 Industrial / Warehousing	Start-up / move-on unit including	м	0.14							Indicative non-viability			
Warehousing	offices - industrial Estate	н	0.14										
		L	0.64										
B2/B8 Warehousing	2/B8 Industrial / Larger industrial / warehousing including offices - industrial Est	М	0.64							Indicative non-viability			
Warenousing	including offices - industrial Estate	Н	0.64										
		L	0.42										
C1 Hotel	(60-Beds)	М	0.42							Indicative non-viability			
		н	0.42										
		L	0.51				· · · · · ·			Indicative non-viability		£6,085         £360,550         £173,597         £663,235         £1,149,306           £1,149,306           £34,299         £2,24,523           £13,829         £13,829         £13,829         £13,829         £13,829         £36,52,541         £4,597,225	
C2 Residential Institution	Care Home (65-Beds)	M H	0.51 0.51	£613,007 £2,783,307	£540,669 £2,713,459	£468,330 £2,643,611	£395,992 £2,573,763	£323,653 £2,503,915	£251,314 £2,434,067	£178,976 £2,364,219	£106,637 £2,294,371		£2,154,676
		п	0.51	12,783,307	12,713,435	12,043,011	12,373,703	12,303,913	£2,434,007	Residual Land Value (£/ha)	12,254,371	12,224,323	12,134,070
		L	0.44							Indicative non-viability			
E Large Format Retail	Foodstore / large convenience	M	0.44	£655,840	£575,589	£495,337	£415,086	£334,835	£254,583	£174,332	£94,081	£13,829	
		H	0.44	£1,435,949	£1,358,884	£1,281,820	£1,204,755	£1,127,691	£1,050,626	£973,562	£896,497		£742,368
	E Large Format Retail Retail Warehousing	L	0.25	£1,430,788	£1,338,738	£1,246,689	£1,154,639	£1,062,589	£970,539	£878,489	£786,439	£694,390	£602,340
E Large Format Retail	Retail Warehousing	М	0.25	£3,375,073	£3,284,806	£3,194,540	£3,104,273	£3,014,007	£2,923,740	£2,833,474	£2,743,208		£2,562,675
		H	0.25	£5,319,357	£5,229,090	£5,138,824	£5,048,558	£4,958,291	£4,868,025	£4,777,758	£4,687,492	£4,597,225	£4,506,959
F 2 Small Retail Units	Shops restaurants etc	M	0.04	-						Indicative non-viability			
(<280sq. m.)	Shops, restaurants etc.	н	0.04	£66,545						Indicative n	on-viability		
Small Potail Units	Local convenience stores & local	L	0.04		·								
E (>280sq. m.)	shops	M	0.04							Indicative non-viability			
	·	H	0.04										
E Offices Town Centre	E Large Format Retail       Retail Warehousing         F.2 Small Retail Units (<280sq. m.)	M	0.04							Indicative non-viability			
	urban areas)	н	0.04							-			
		L	0.25										
E Offices	Out of town / business park	M H	0.25	-						Indicative non-viability			
		L	0.14										
B2/B8 Industrial / Warehousing	Start-up / move-on unit including offices - industrial Estate	M H	0.14 0.14							Indicative non-viability			
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	L M H	0.64 0.64 0.64							Indicative non-viability			
C1 Hotel	(60-Beds)	L M H	0.42 0.42 0.42	-						Indicative non-viability			
		L	0.51							Indicative non-viability			,
C2 Residential Institution	Care Home (65-Beds)	М	0.51	£1,201,975	£1,060,135	£918,294	£776,454	£634,614	£492,773	£350,933	£209,093	£67,253	
		н	0.51	£5,457,464	£5,320,507	£5,183,551	£5,046,594	£4,909,637	£4,772,681	£4,635,724	£4,498,767	£4,361,811	£4,224,854
Key:		RLV beneat	th Viability Test 1 (	(RLV <£250,000/ha)	Likely non-viable								

RLV beneath Viability Test 1 (RLV <£250,000/ha)	Likely non-viable
Viability Test 1 (RLV £250,000 to £500,000/ha)	GF viability
Viability Test 2 (RLV £500,000 to £1,000,000/ha)	PDL viability
Viability Test 4 (RLV £1,000,000 to £1,500,000/ha)	PDL viability
Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)	PDL viability
Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)	PDL viability
Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)	PDL viability
Viability Test 7 (RLV >£3,000,000/ha)	PDL viability

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values



IL	£250/m <sup>2</sup> CIL	£275/m² CIL	£400/m <sup>2</sup> CIL
	Indicative n	on-viability	
	£292,734	£258,825	£224,917
	£127,572	£104,560	£81,548
	£618,102	£595,535	£572,969
0	£1,104,173	£1,081,607	£1,059,040
0	11,104,175	11,081,007	£1,035,040
	Indicative n	on-viability	
6	£2,084,828	£2,014,980	£1,945,132
•	22,004,020	21,014,500	22,545,252
	Indicative n		-
	£665,304	£588,239	£511,175
5	£510,290	£418,240 £2,382,142	£326,190 £2,291,875
s 0	£2,472,408 £4,416,693	£2,382,142 £4,326,426	£4,236,160
5	14,410,055	14,520,420	14,230,100
	Indicative n	on-viability	

West Berkshire Council - Appendix IV - Local Plan Review Viability Assessment - Commercial Results Table 3d: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 6.5% Yield

										Residual Land Value (£)			
Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² C
E Large Format Retail	Foodstore / large convenience	L	0.44							Indicative non-viability			
		н	0.44	£294,142	£258,865	£223,588	£188,311	£153,034	£117,757	£82,480	£47,203	£11,927	
		L	0.25	£217,315	£193,757	£170,199	£146,641	£123,083	£99,525	£75,967	£52,409	£28,851	£5,293
E Large Format Retail	Retail warehousing			£664,453	£641,886	£619,319	£596,753	£574,186	£551,620	£529,053	£506,486	£483,920	£461,353
	<u> </u>			£1,110,676	£1,088,109	£1,065,542	£1,042,976	£1,020,409	£997,843	£975,276	£952,709	£930,143	£907,576
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	м	0.04							Indicative non-viability			
E Small Retail Units (>280sq. m.)	Local convenience stores & local	L	0.04							Indicative non-viability			
(>280sq. m.)	shops	н	0.04										
	Office building (town centres /	L											
E Offices Town Centre	urban areas)									Indicative non-viability			
E Offices	Out of town / business park	M	0.25							Indicative non-viability			
		н	0.25										
Industrial /	Start-up / move-on unit including	L											
B2/B8 Industrial / Warehousing	offices - industrial Estate									Indicative non-viability			
B2/B8 Industrial / Warehousing	Larger industrial / warehousing	M	0.64							Indicative non-viability			
Warehousing	including offices - industrial Estate	н	0.64							-			
		L											
C1 Hotel	(60-Beds)									Indicative non-viability			
C2 Residential Institution	Care Home (65-Beds)	м	0.51							Indicative non-viability			
		Н	0.51	£1,941,372	£1,871,524	£1,801,676	£1,731,828	£1,661,980	£1,592,132	£1,522,284	£1,452,436	£1,382,588	£1,312,74
										Residual Land Value (£/ha)			
		L	0.44							Indicative non-viability			
													-
E Large Format Retail	Foodstore / large convenience	М	0.44	£668 504	£588 330	£508 155	£427 980	£347.805	£267 630	£187.455	£107 281	£27 106	
E Large Format Retail	Foodstore / large convenience		L 0.44 M 0.44 H 0.44 L 0.25 M 0.25 H 0.25 L 0.04 M 0.04 H 0.25 H 0.24 H 0.44 H 0.44	£668,504 £869,260	£588,330 £775,028	£508,155 £680,796	£427,980 £586,564	£347,805 £492,332	£267,630 £398,100	£187,455 £303,868	£107,281 £209,636	£27,106 £115,403	£21,171
E Large Format Retail E Large Format Retail	Foodstore / large convenience Retail Warehousing	M H L M	0.44 0.25 0.25	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	£303,868 £2,116,212	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail		M H L M H	0.44 0.25 0.25 0.25	£869,260	£775,028	£680,796	£586,564	£492,332	£398,100	£303,868	£209,636	£115,403	
E Large Format Retail		M H L H L M	0.44 0.25 0.25 0.25 0.04 0.04	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	£303,868 £2,116,212	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F.2 Small Retail Units (<280sq. m.)	Retail Warehousing	M H M H L M H	0.44 0.25 0.25 0.25 0.04 0.04 0.04	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	£303,868 £2,116,212 £3,901,104	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F.2 Small Retail Units (<280sq. m.)	Retail Warehousing Shops, restaurants etc. Local convenience stores & local	M H M H L M H L	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	£303,868 £2,116,212 £3,901,104	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail	Retail Warehousing Shops, restaurants etc.	M H L H H L H H H H	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04 0.04 0.04	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	£303,868 £2,116,212 £3,901,104 Indicative non-viability	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F-2 Small Retail Units (<280sq. m.) E Small Retail Units (>280sq. m.)	Retail Warehousing Shops, restaurants etc. Local convenience stores & local shops Office building (town centres /	M H L H L M H L L	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04 0.04 0.04 0.0	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	E303,868 E2,116,212 E5,901,104 Indicative non-viability Indicative non-viability	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F.2 Small Retail Units (<280sq. m.)	Retail Warehousing Shops, restaurants etc. Local convenience stores & local shops	M H L H L L M H L L M H H	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04 0.04 0.04 0.0	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	£303,868 £2,116,212 £3,901,104 Indicative non-viability	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F-2 Small Retail Units (<280sq. m.) E Small Retail Units (>280sq. m.)	Retail Warehousing Shops, restaurants etc. Local convenience stores & local shops Office building (town centres /	M H L H L L H L L M H L L M H L L M	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04 0.04 0.04 0.0	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	E303,868 E2,116,212 E5,901,104 Indicative non-viability Indicative non-viability	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F.2 Small Retail Units (<280sq. m.) E Small Retail Units (>280sq. m.) E Offices Town Centre E Offices	Retail Warehousing Shops, restaurants etc. Local convenience stores & local shops Office building (town centres / urban areas) Out of town / business park	M H L M H L L M H L L M H H L L	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04 0.04 0.04 0.0	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	E303,868 E2,116,212 E3,901,104 Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F.2 Small Retail Units (<280sq. m.) E Small Retail Units (>280sq. m.) E Offices Town Centre	Retail Warehousing Shops, restaurants etc. Local convenience stores & local shops Office building (town centres / urban areas)	M H L M H H H H H H H H H H M M	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04 0.04 0.04 0.0	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	E303,868 E2,116,212 E5,501,104 Indicative non-viability Indicative non-viability Indicative non-viability	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F.2 Small Retail Units (<280sq. m.) E Small Retail Units (>280sq. m.) E Offices Town Centre E Offices B2/B8 Industrial / Warehousing	Retail Warehousing       Shops, restaurants etc.       Local convenience stores & local shops       Office building (town centres / urban areas)       Out of town / business park       Start-up / move-on unit including offices - industrial Estate	M H L M H L L M H L L M H L L M H H L	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04 0.04 0.04 0.0	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	E303,868 E2,116,212 E3,901,104 Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F.2 Small Retail Units (<280sq. m.) E Small Retail Units (>280sq. m.) E Offices Town Centre E Offices B2/B8 Industrial / Warehousing	Retail Warehousing Shops, restaurants etc. Local convenience stores & local shops Office building (town centres / urban areas) Out of town / business park Start-up / move-on unit including offices - industrial Estate Larger industrial / warehousing	M H H H L M H L L M H L L M H H L L M M	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04 0.04 0.04 0.0	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	E303,868 E2,116,212 E3,901,104 Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F.2 Small Retail Units (<280sq. m.) E Small Retail Units (>280sq. m.) E Offices Town Centre E Offices	Retail Warehousing       Shops, restaurants etc.       Local convenience stores & local shops       Office building (town centres / urban areas)       Out of town / business park       Start-up / move-on unit including offices - industrial Estate	M H L M H L H H L M H H L L M H H L H H H	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04 0.04 0.04 0.0	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	E303,668 E2,116,212 E3,901,104 Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F.2 Small Retail Units (<280sq. m.) E Small Retail Units (>280sq. m.) E Offices Town Centre E Offices B2/B8 Industrial / Warehousing	Retail Warehousing Shops, restaurants etc. Local convenience stores & local shops Office building (town centres / urban areas) Out of town / business park Start-up / move-on unit including offices - industrial Estate Larger industrial / warehousing	M H L L M H L L M H H L M H H L M H H L M H H H	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04 0.04 0.04 0.0	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	E303,668 E2,116,212 E3,901,104 Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41
E Large Format Retail F.2 Small Retail Units (<280sq. m.) E Small Retail Units E Small Retail Units (>280sq. m.) E Offices Town Centre E Offices E Offices B2/B8 Industrial / Warehousing B2/B8 Industrial / Warehousing	Retail Warehousing       Shops, restaurants etc.       Local convenience stores & local shops       Office building (town centres / urban areas)       Out of town / business park       Start-up / move-on unit including offices - industrial Estate       Larger industrial (warehousing including offices - industrial Estate	M H L M H L H H L M H L M H L L M H L L M H L L M M H L L M M	0.44 0.25 0.25 0.04 0.04 0.04 0.04 0.04 0.04 0.04 0.0	£869,260 £2,657,810	£775,028 £2,567,544	£680,796 £2,477,277	£586,564 £2,387,011	£492,332 £2,296,744	£398,100 £2,206,478	E303,668 E2,116,212 E3,901,104 Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability Indicative non-viability	£209,636 £2,025,945	£115,403 £1,935,679	£1,845,41

RLV beneath Viability Test 1 (RLV <£250,000/ha)	Likely non-viable
Viability Test 1 (RLV £250,000 to £500,000/ha)	GF viability
Viability Test 2 (RLV £500,000 to £1,000,000/ha)	PDL viability
Viability Test 4 (RLV £1,000,000 to £1,500,000/ha)	PDL viability
Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)	PDL viability
Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)	PDL viability
Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)	PDL viability
Viability Test 7 (RLV >£3,000,000/ha)	PDL viability

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values



L	£250/m² CIL	£275/m² CIL	£400/m² CIL						
	Indicative n	on-viability							
		Indicative non-viability							
	£438,786	£416,220	£393,653						
	£885,010	£862,443	£839,876						
	£1,242,893	£1,173,045	£1,103,197						
	Indicative n	on-viability							
		Indicative non-viability							
	£1,755,146 £3,540,039	£1,664,880 £3,449,772	£1,574,613						
	£3,540,059	13,449,772	£3,359,500						
	£2,437,044	£2,300,088	£2,163,131						

West Berkshire Council - Appendix IV - Local Plan Review Viability Assessment - Commercial Results

Table 3e: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate

7% Yield

										Residual Land Value (£)			
Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	£0/m² CIL	£25/m² CIL	£50/m² CIL	£75/m² CIL	£100/m² CIL	£125/m² CIL	£150/m² CIL	£175/m² CIL	£200/m² CIL	£225/m² CIL
		L	0.44			•		•		•		•	•
E Large Format Retail Foods	Foodstore / large convenience	М	0.44							Indicative non-viability			
		H	0.44										
E Large Format Retail	Retail warehousing	M	0.25							Indicative non-viability			
<b>.</b>		н	0.25	£922,923	£900,356	£877,789	£855,223	£832,656	£810,090	£787,523	£764,956	£742,390	£719,823
Small Retail Units		L	0.04										
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	M H	0.04	-						Indicative non-viability			
		L	0.04										
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	M	0.04							Indicative non-viability			
(>280sq. m.)	snops	н	0.04										
	Office building (town centres /	L	0.04	_									
E Offices Town Centre	urban areas)	M H	0.04	-						Indicative non-viability			
		L	0.25										
E Offices	Out of town / business park	м	0.25							Indicative non-viability			
		н	0.25										
B2/B8 Industrial / Warehousing	Start-up / move-on unit including	L	0.14	-						Indicative non-viability			
Warehousing	offices - industrial Estate	H	0.14	-									
	to an effect of the sector of the	L	0.64										
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	М	0.64							Indicative non-viability			
	-	H	0.64										
C1 Hotel	(60-Beds)	M	0.42							Indicative non-viability			
	(,	н	0.42										
		L	0.51							Indicative non-viability			
C2 Residential Institution	Care Home (65-Beds)	M H	0.51 0.51	£1,219,713	£1,149,865	£1,080,017	£1,010,169	£940,321	£870,474	£800,626	£730,778	£660,930	£591,082
			0.51	1,219,713	£1,149,805	£1,080,017	1,010,109	1940,321	1870,474	Residual Land Value (£/ha)	£/30,778	1000,930	1591,082
		L	0.44							nesidual cana value (2/10)			
E Large Format Retail	Foodstore / large convenience	M	0.44							Indicative non-viability			
		H	0.44										
E Large Format Retail	Retail Warehousing	L	0.25							Indicative non-viability			
		Н	0.25	£3,691,691	£3,601,424	£3,511,158	£3,420,891	£3,330,625	£3,240,359	£3,150,092	£3,059,826	£2,969,559	£2,879,293
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04	-						Indicative non-viability			
(<280sq. m.)	Shops, restaurants etci	н	0.04							,			
E Small Retail Units (>280sq. m.)	Local convenience stores & local	L	0.04 0.04							Indicative non-viability			
<sup>L</sup> (>280sq. m.)	shops	H	0.04							indicative non-viability			
E Offices Town Centre	Office building (town centres / urban areas)	L	0.04 0.04	-						Indicative non-viability			
E Offices fown centre		H	0.04							indicative non-viability			
E Offices	Out of town / business park	L M	0.25							Indicative non-viability			
E Offices		H	0.25							indicative non-viability			
Industrial /	Start-up / move-on unit including	L	0.14										
B2/B8 Industrial / Warehousing	offices - industrial Estate	M	0.14	-						Indicative non-viability			
Industrial /	Larger industrial / warehousing	L	0.64										
B2/B8 Industrial / Warehousing	including offices - industrial Estate	M H	0.64	-						Indicative non-viability			
		L	0.42										
C1 Hotel	(60-Beds)	M	0.42							Indicative non-viability			
	Care Home (65-Beds)	L	0.42	-						Indicative non-viability			
C2 Residential Institution		M	0.51								<u></u>		
		н	0.51	£2,391,594	£2,254,637	£2,117,681	£1,980,724	£1,843,767	£1,706,811	£1,569,854	£1,432,897	£1,295,941	£1,158,984
Key:													
RLV beneath Viability Test 1 (RLV <£250,000/ha) Likely non-viable													
				0 to £500,000/ha)	GF viability								
				0 to £1,000,000/ha) 000 to £1,500,000/ha)	PDL viability PDL viability								
			3L + IRLY ELUUU.U	100 (0 ET'300'000/1191	FUL VIADIIILY								

REV beneath viability rest 1 (REV <£250,000/ha)	Likely non-viable
Viability Test 1 (RLV £250,000 to £500,000/ha)	GF viability
Viability Test 2 (RLV £500,000 to £1,000,000/ha)	PDL viability
Viability Test 4 (RLV £1,000,000 to £1,500,000/ha)	PDL viability
Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)	PDL viability
Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)	PDL viability
Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)	PDL viability
Viability Test 7 (RLV >£3,000,000/ha)	PDL viability

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade PDL (former community uses, yards, workshops etc.)
£1,500,000	PDL land values - industrial
£2,000,000	PDL - Commercial (Lower)
£2,500,000	PDL - Commercial (Upper)
£3,000,000	Upper PDL Benchmark/Residential land values

Dixon Searle Partnership (2022)



IL	£250/m² CIL	£275/m² CIL	£400/m² CIL
\$	£697,257	£674,690	£652,123
2	£521,234	£451,386	£381,538
3	£2,789,027	£2,698,760	£2,608,494
4	£1,022,028	£885,071	£748,114