

**West Berkshire Council
Viability Assessment Update
Local Plan Review**

**Appendix III - Stage 2
Residential Typologies Update
and N E Thatcham Review
(2022)**

**West Berkshire Council - Appendix III - Local Plan Review Viability Assessment
- Residential Results Update Sensitivity Tests 2022 - Table 2a: 100 Mixed dwellings
(PDL, Urban - 17.5% GDV Profit Market Housing)**

Development Scenario	100 Mixed dwellings
Typical Site Type	PDL, Urban
Net Land Area (ha)	1.11
OS Allowance (ha)	0.88
Gross Land Area (ha)	2.15
Site Density (dph)	90

100 Mixed (PDL) - 17.5% Developer Profit (market)	Indexed CIL @ £97/sq.m.			Indexed CIL @ £162/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	£1,726,530	£783,445	-£81,292	£1,327,489	£434,284	-£404,763
VL2 £4,000	£2,928,606	£1,844,548	£880,700	£2,529,565	£1,495,387	£581,419
VL3 £4,250	£4,130,682	£2,905,650	£1,818,913	£3,731,641	£2,556,490	£1,519,632
VL4 £4,500	£5,335,405	£3,969,090	£2,759,204	£4,936,365	£3,619,930	£2,459,912
VL5 £4,750	£6,537,481	£5,030,193	£3,697,406	£6,138,441	£4,681,033	£3,398,125
VL6 £5,000	£7,742,204	£6,093,632	£4,637,685	£7,343,164	£5,744,472	£4,338,405
VL7 £5,250	£8,944,280	£7,154,735	£5,575,898	£8,545,240	£6,805,575	£5,276,618
VL8 £5,500	£10,149,003	£8,218,175	£6,516,178	£9,749,963	£7,869,015	£6,216,897
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	£803,037	£364,393	-£37,810	£617,437	£201,993	-£188,262
VL2 £4,000	£1,362,142	£857,929	£409,628	£1,176,542	£695,529	£270,427
VL3 £4,250	£1,921,247	£1,351,465	£846,006	£1,735,647	£1,189,065	£706,806
VL4 £4,500	£2,481,584	£1,846,088	£1,283,351	£2,295,984	£1,683,688	£1,144,145
VL5 £4,750	£3,040,689	£2,339,624	£1,719,724	£2,855,089	£2,177,224	£1,580,523
VL6 £5,000	£3,601,025	£2,834,248	£2,157,063	£3,415,425	£2,671,848	£2,017,863
VL7 £5,250	£4,160,130	£3,327,784	£2,593,441	£3,974,530	£3,165,384	£2,454,241
VL8 £5,500	£4,720,467	£3,822,407	£3,030,780	£4,534,867	£3,660,007	£2,891,580

Key:

	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

BLV Notes:

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 III - Local Plan Review Viability Assessment
- Residential Results Update Sensitivity Tests 2022 - Table 2b: 100 Mixed dwellings
(Greenfield - 17.5% GDV Profit Market Housing)**

Development Scenario	100 Mixed dwellings
Typical Site Type	Greenfield
Net Land Area (ha)	2.00
OS Allowance (ha)	0.88
Gross Land Area (ha)	3.18
Site Density (dph)	50

100 Mixed (GF) - 17.5% Developer Profit (market)	Indexed CIL @ £97/sq.m.		Indexed CIL @ £162/sq.m.	
	30% AH	40% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)		Residual Land Value (£)	
VL1 £3,750	£121,419	-£847,298	-£257,373	-£1,179,561
VL2 £4,000	£1,239,407	£214,152	£883,072	-£105,820
VL3 £4,250	£2,353,532	£1,202,547	£1,997,197	£897,117
VL4 £4,500	£3,470,110	£2,192,114	£3,113,775	£1,886,684
VL5 £4,750	£4,584,235	£3,179,507	£4,227,900	£2,874,077
VL6 £5,000	£5,700,814	£4,169,074	£5,344,479	£3,863,644
VL7 £5,250	£6,814,938	£5,156,465	£6,458,603	£4,851,036
VL8 £5,500	£7,931,516	£6,146,032	£7,575,182	£5,840,603
	Residual Land Value (£/ha)		Residual Land Value (£/ha)	
VL1 £3,750	£38,182	-£266,446	-£80,935	-£370,931
VL2 £4,000	£389,751	£67,343	£277,696	-£33,277
VL3 £4,250	£740,104	£378,160	£628,049	£282,112
VL4 £4,500	£1,091,230	£689,344	£979,175	£593,297
VL5 £4,750	£1,441,583	£999,845	£1,329,528	£903,798
VL6 £5,000	£1,792,709	£1,311,029	£1,680,654	£1,214,982
VL7 £5,250	£2,143,062	£1,621,530	£2,031,007	£1,525,483
VL8 £5,500	£2,494,188	£1,932,715	£2,382,133	£1,836,668

Key:

	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

BLV Notes:

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)

**West Berkshire Council - Appendix III - Local Plan Review Viability Assessment
- Residential Results Update Sensitivity Tests 2022 - Table 2c: 100 Mixed dwellings
(PDL, Urban - 20% GDV Profit Market Housing)**

Development Scenario	100 Mixed dwellings
Typical Site Type	PDL, Urban
Net Land Area (ha)	1.11
OS Allowance (ha)	0.88
Gross Land Area (ha)	2.15
Site Density (dph)	90

100 Mixed (PDL) - 20% Developer Profit (market)	Indexed CIL @ £97/sq.m.			Indexed CIL @ £162/sq.m.		
	20% AH	30% AH	40% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			Residual Land Value (£)		
VL1 £3,750	£1,224,614	£344,141	-£505,114	£825,574	-£14,383	-£831,761
VL2 £4,000	£2,393,386	£1,376,125	£478,522	£1,994,345	£1,026,964	£177,226
VL3 £4,250	£3,562,158	£2,408,109	£1,392,179	£3,163,117	£2,058,948	£1,092,898
VL4 £4,500	£4,733,504	£3,442,365	£2,307,464	£4,334,463	£3,093,205	£2,008,176
VL5 £4,750	£5,902,276	£4,474,349	£3,220,722	£5,503,235	£4,125,188	£2,921,441
VL6 £5,000	£7,073,622	£5,508,605	£4,135,999	£6,674,581	£5,159,445	£3,836,718
VL7 £5,250	£8,242,393	£6,540,589	£5,049,264	£7,843,353	£6,191,428	£4,749,984
VL8 £5,500	£9,413,739	£7,574,845	£5,964,541	£9,014,699	£7,225,685	£5,665,261
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,750	£569,588	£160,066	-£234,937	£383,988	-£6,690	-£386,866
VL2 £4,000	£1,113,203	£640,058	£222,568	£927,603	£477,658	£82,431
VL3 £4,250	£1,656,818	£1,120,051	£647,525	£1,471,217	£957,650	£508,325
VL4 £4,500	£2,201,630	£1,601,100	£1,073,239	£2,016,029	£1,438,700	£934,035
VL5 £4,750	£2,745,245	£2,081,092	£1,498,010	£2,559,644	£1,918,692	£1,358,810
VL6 £5,000	£3,290,057	£2,562,142	£1,923,720	£3,104,456	£2,399,742	£1,784,520
VL7 £5,250	£3,833,671	£3,042,134	£2,348,495	£3,648,071	£2,879,734	£2,209,295
VL8 £5,500	£4,378,483	£3,523,184	£2,774,205	£4,192,883	£3,360,784	£2,635,005

Key:

	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

BLV Notes:

EUUV+ £/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 III - Local Plan Review Viability Assessment
- Residential Results Update Sensitivity Tests 2022 - Table 2d: 100 Mixed dwellings
(Greenfield - 20% GDV Profit Market Housing)**

Development Scenario	100 Mixed dwellings
Typical Site Type	Greenfield
Net Land Area (ha)	2.00
OS Allowance (ha)	0.88
Gross Land Area (ha)	3.18
Site Density (dph)	50

100 Mixed (GF) - 20% Developer Profit (market)	Indexed CIL @ £97/sq.m.		Indexed CIL @ £162/sq.m.	
	30% AH	40% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)		Residual Land Value (£)	
VL1 £3,750	-£367,147	-£1,289,564	-£752,724	-£1,623,430
VL2 £4,000	£750,896	-£228,020	£394,561	-£557,655
VL3 £4,250	£1,834,650	£757,542	£1,478,315	£452,112
VL4 £4,500	£2,920,791	£1,721,033	£2,564,456	£1,415,603
VL5 £4,750	£4,004,544	£2,682,406	£3,648,209	£2,376,976
VL6 £5,000	£5,090,685	£3,645,897	£4,734,350	£3,340,467
VL7 £5,250	£6,174,439	£4,607,270	£5,818,104	£4,301,840
VL8 £5,500	£7,260,580	£5,570,761	£6,904,245	£5,265,331
	Residual Land Value (£/ha)		Residual Land Value (£/ha)	
VL1 £3,750	-£115,455	-£405,523	-£236,706	-£510,513
VL2 £4,000	£236,131	-£71,704	£124,076	-£175,363
VL3 £4,250	£576,934	£238,221	£464,879	£142,174
VL4 £4,500	£918,488	£541,205	£806,433	£445,158
VL5 £4,750	£1,259,291	£843,524	£1,147,236	£747,477
VL6 £5,000	£1,600,844	£1,146,509	£1,488,789	£1,050,461
VL7 £5,250	£1,941,647	£1,448,827	£1,829,592	£1,352,780
VL8 £5,500	£2,283,201	£1,751,812	£2,171,146	£1,655,765

Key:

	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

BLV Notes:

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)

West Berkshire Council - Appendix III - Local Plan Review Viability Assessment
- Residential Results Update Sensitivity Tests 2022 - Table 2e: 30 Sheltered Dwellings
(PDL, Urban - 17.5% GDV Profit Market Housing)

Development Scenario	30 Sheltered
Typical Site Type	PDL, Urban
Net Land Area (ha)	0.24
OS Allowance (ha)	0.26
Gross Land Area (ha)	0.54
Site Density (dph)	125

30 Sheltered (PDL) - 17.5% Developer Profit (market)	Indexed CIL @ £97/sq.m.				Indexed CIL @ £162/sq.m.			
	0% AH	20% AH	30% AH	40% AH	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)				Residual Land Value (£)			
VL4 - £4,500	-£865,703	-£1,308,182	-£1,530,113	-£1,752,864	-£1,018,924	-£1,431,110	-£1,637,675	-£1,845,911
VL5 - £4,750	-£255,797	-£781,396	-£1,046,642	-£1,312,824	-£406,506	-£903,665	-£1,154,204	-£1,405,872
VL6 - £5,000	£264,904	-£311,931	-£614,136	-£918,560	£125,648	-£432,775	-£720,724	-£1,011,364
VL7 - £5,250	£708,791	£98,069	-£227,413	-£564,413	£573,013	-£16,221	-£332,396	-£656,468
VL8 - £5,500	£1,112,393	£447,928	£111,573	-£245,388	£976,615	£339,306	£11,881	-£336,334
VL9 - £5,750	£1,480,931	£763,053	£404,114	£37,604	£1,345,154	£654,431	£309,070	-£49,891
VL10 - £6,000	£1,818,883	£1,052,024	£668,595	£285,166	£1,683,105	£943,402	£573,551	£201,593
VL11 - £6,250	£2,129,977	£1,318,031	£912,057	£506,084	£1,994,199	£1,209,408	£817,013	£423,866
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL4 - £4,500	-£1,603,153	-£2,422,559	-£2,833,543	-£3,246,044	-£1,886,897	-£2,650,203	-£3,032,731	-£3,418,353
VL5 - £4,750	-£473,697	-£1,447,029	-£1,938,225	-£2,431,156	-£752,789	-£1,673,454	-£2,137,414	-£2,603,466
VL6 - £5,000	£490,563	-£577,651	-£1,137,288	-£1,701,037	£232,682	-£801,435	-£1,334,675	-£1,872,896
VL7 - £5,250	£1,312,576	£181,610	-£421,135	-£1,045,210	£1,061,136	-£30,039	-£615,547	-£1,215,682
VL8 - £5,500	£2,059,987	£829,497	£206,617	-£454,423	£1,808,547	£628,344	£22,002	-£622,841
VL9 - £5,750	£2,742,466	£1,413,062	£748,359	£69,637	£2,491,026	£1,211,909	£572,351	-£92,392
VL10 - £6,000	£3,368,301	£1,948,193	£1,238,139	£528,085	£3,116,861	£1,747,041	£1,062,131	£373,320
VL11 - £6,250	£3,944,402	£2,440,797	£1,688,995	£937,193	£3,692,962	£2,239,645	£1,512,987	£784,936

Key:

	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

BLV Notes:

EUUV+ £/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)

**West Berkshire Council - Appendix III - Local Plan Review Viability Assessment
- Residential Results Update Sensitivity Tests 2022 - Table 2f: 30 Sheltered Dwellings
(PDL, Urban - 20% GDV Profit Market Housing)**

Development Scenario	30 Sheltered
Typical Site Type	PDL, Urban
Net Land Area (ha)	0.24
OS Allowance (ha)	0.26
Gross Land Area (ha)	0.54
Site Density (dph)	125

30 Sheltered (PDL) - 20% Developer Profit (market)	Indexed CIL @ £97/sq.m.				Indexed CIL @ £162/sq.m.			
	0% AH	20% AH	30% AH	40% AH	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)				Residual Land Value (£)			
VL4 - £4,500	-£1,021,351	-£1,433,051	-£1,640,017	-£1,847,534	-£1,175,011	-£1,555,979	-£1,747,578	-£1,939,730
VL5 - £4,750	-£427,266	-£920,452	-£1,169,002	-£1,417,880	-£579,040	-£1,043,193	-£1,276,564	-£1,510,076
VL6 - £5,000	£90,530	-£462,613	-£747,128	-£1,033,449	-£53,235	-£584,161	-£854,114	-£1,125,646
VL7 - £5,250	£526,092	-£56,678	-£368,962	-£687,334	£390,314	-£174,657	-£474,804	-£779,018
VL8 - £5,500	£917,484	£292,001	-£32,312	-£375,187	£781,706	£181,462	-£135,227	-£465,909
VL9 - £5,750	£1,274,873	£598,207	£259,876	-£94,880	£1,139,096	£489,584	£162,378	-£183,512
VL10 - £6,000	£1,602,601	£878,998	£517,198	£152,516	£1,466,823	£770,376	£422,153	£67,604
VL11 - £6,250	£1,904,283	£1,137,476	£754,072	£370,518	£1,768,506	£1,028,854	£659,028	£289,051
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL4 - £4,500	-£1,891,390	-£2,653,797	-£3,037,068	-£3,421,360	-£2,175,946	-£2,881,442	-£3,236,256	-£3,592,093
VL5 - £4,750	-£791,233	-£1,704,541	-£2,164,819	-£2,625,704	-£1,072,296	-£1,931,838	-£2,364,008	-£2,796,437
VL6 - £5,000	£167,648	-£856,691	-£1,383,570	-£1,913,795	-£98,583	-£1,081,780	-£1,581,693	-£2,084,530
VL7 - £5,250	£974,245	-£104,960	-£683,262	-£1,272,841	£722,804	-£323,438	-£879,266	-£1,442,627
VL8 - £5,500	£1,699,044	£540,742	-£59,838	-£694,790	£1,447,604	£336,040	-£250,420	-£862,794
VL9 - £5,750	£2,360,876	£1,107,790	£481,251	-£175,704	£2,109,436	£906,638	£300,700	-£339,837
VL10 - £6,000	£2,967,779	£1,627,775	£957,773	£282,436	£2,716,339	£1,426,623	£781,765	£125,192
VL11 - £6,250	£3,526,451	£2,106,437	£1,396,430	£686,145	£3,275,011	£1,905,284	£1,220,422	£535,280

Key:

	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

BLV Notes:

EUUV+ £/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)

**West Berkshire Council - Appendix III - Local Plan Review Viability Assessment
- Residential Results Update 2022 - Table 2g: Land North East of Thatcham - 40% AH / 17.5% Profit**

Development Scenario	1500
Site Type	Mixed dwellings
Net Land Area (ha)	120.90
Gross Land Area (ha)	172.40
Affordable Housing:	40%
CIL (£/sq. m.)	£97/sq. m.
BLV (£/ha)	£250,000
BLV (£)	£43,100,000

NOTES

Indicative dwellings number reduced from 2021 tests (@ 2500 dwellings) relating to earlier LP draft proposals

No WBC update information available so maintained area for previous 2,500 units. Considered likely unrealistic.

No WBC update information available so maintained BLV cost for previous 2,500 units. Considered likely unrealistically high.

Construction Cost Rate (+/- from Base)	Residual Land Value (£)		
	£4,500	£4,750 BASE	£5,000
-20%	£69,560,089	£81,476,474	£92,770,063
-15%	£62,303,640	£74,220,014	£85,513,737
-10%	£55,047,193	£66,963,563	£78,257,284
-5%	£47,790,748	£59,707,115	£71,000,830
0% BASE	£40,534,304	£52,450,668	£63,744,381
5%	£33,277,862	£45,194,220	£56,487,933
10%	£26,021,416	£37,937,777	£49,231,486
15%	£18,764,974	£30,681,334	£41,975,037
20%	£11,507,347	£23,424,886	£34,718,594
Construction Cost Rate (+/- from Base)	Residual Land Value Total (£) Surplus / Deficit Above Benchmark Land Value (£)		
-20%	£26,460,089	£38,376,474	£49,670,063
-15%	£19,203,640	£31,120,014	£42,413,737
-10%	£11,947,193	£23,863,563	£35,157,284
-5%	£4,690,748	£16,607,115	£27,900,830
0% BASE	-£2,565,696	£9,350,668	£20,644,381
5%	-£9,822,138	£2,094,220	£13,387,933
10%	-£17,078,584	-£5,162,223	£6,131,486
15%	-£24,335,026	-£12,418,666	-£1,124,963
20%	-£31,592,653	-£19,675,114	-£8,381,406

Construction Cost Rate (+/- from Base)	Residual Land Value (£/ha)		
	£4,500	£4,750 BASE	£5,000
-20%	£403,481	£472,601	£538,109
-15%	£361,390	£430,511	£496,019
-10%	£319,299	£388,420	£453,929
-5%	£277,209	£346,329	£411,838
0% BASE	£235,118	£304,238	£369,747
5%	£193,027	£262,147	£327,656
10%	£150,936	£220,057	£285,565
15%	£108,846	£177,966	£243,475
20%	£66,748	£135,875	£201,384
Construction Cost Rate (+/- from Base)	Residual Land Value Total (£/dwelling) Surplus / Deficit Above Benchmark Land Value (£)		
-20%	£17,640	£25,584	£33,113
-15%	£12,802	£20,747	£28,276
-10%	£7,965	£15,909	£23,438
-5%	£3,127	£11,071	£18,601
0% BASE	-£1,710	£6,234	£13,763
5%	-£6,548	£1,396	£8,925
10%	-£11,386	-£3,441	£4,088
15%	-£16,223	-£8,279	-£750
20%	-£21,062	-£13,117	-£5,588

Dixon Searle Partnership (2022)

**West Berkshire Council - Appendix III - Local Plan Review Viability Assessment
- Residential Results Update 2022 - Table 2h: Land North East of Thatcham - 40% AH / 20% Profit**

Development Scenario	1500 Mixed dwellings	NOTES
Site Type	GF	
Net Land Area (ha)	120.90	No WBC update information available so maintained area for previous 2,500 units. Considered likely unrealistic.
Gross Land Area (ha)	172.40	
Affordable Housing:	40%	
CIL (£/sq. m.)	£97/sq. m.	
BLV (£/ha)	£250,000	No WBC update information available so maintained BLV cost for previous 2,500 units. Considered likely unrealistically high.
BLV (£)	£43,100,000	

Construction Rate (+/- from Base)	Residual Land Value (£)		
	£4,500	£4,750 BASE	£5,000
-20%	£65,214,053	£76,877,334	£87,930,729
-15%	£57,951,628	£69,615,637	£80,670,176
-10%	£50,688,617	£62,353,211	£73,407,750
-5%	£43,423,755	£55,089,378	£66,145,324
0% BASE	£36,157,102	£47,824,648	£58,880,684
5%	£28,888,549	£40,557,537	£51,615,821
10%	£21,617,182	£33,288,820	£44,348,310
15%	£14,342,225	£26,017,563	£37,079,275
20%	£7,062,147	£18,742,991	£29,807,959
Construction Rate (+/- from Base)	Residual Land Value Total (£) Surplus / Deficit Above Benchmark Land Value (£)		
-20%	£22,114,053	£33,777,334	£44,830,729
-15%	£14,851,628	£26,515,637	£37,570,176
-10%	£7,588,617	£19,253,211	£30,307,750
-5%	£323,755	£11,989,378	£23,045,324
0% BASE	-£6,942,898	£4,724,648	£15,780,684
5%	-£14,211,451	-£2,542,463	£8,515,821
10%	-£21,482,818	-£9,811,180	£1,248,310
15%	-£28,757,775	-£17,082,437	-£6,020,725
20%	-£36,037,853	-£24,357,009	-£13,292,041

Construction Cost Rate (+/- from Base)	Residual Land Value (£/ha)		
	£4,500	£4,750 BASE	£5,000
-20%	£378,272	£445,924	£510,039
-15%	£336,146	£403,803	£467,924
-10%	£294,017	£361,678	£425,799
-5%	£251,878	£319,544	£383,674
0% BASE	£209,728	£277,405	£341,535
5%	£167,567	£235,253	£299,396
10%	£125,390	£193,091	£257,241
15%	£83,192	£150,914	£215,077
20%	£40,964	£108,718	£172,900
Construction Cost Rate (+/- from Base)	Residual Land Value Total (£/dwelling) Surplus / Deficit Above Benchmark Land Value (£)		
-20%	£14,743	£22,518	£29,887
-15%	£9,901	£17,677	£25,047
-10%	£5,059	£12,835	£20,205
-5%	£216	£7,993	£15,364
0% BASE	-£4,629	£3,150	£10,520
5%	-£9,474	-£1,695	£5,677
10%	-£14,322	-£6,541	£832
15%	-£19,172	-£11,388	-£4,014
20%	-£24,025	-£16,238	-£8,861

Dixon Searle Partnership (2022)

**West Berkshire Council - Appendix III - Local Plan Review Viability Assessment
- Residential Results Update 2022 - Table 2i: Land North East of Thatcham - 30% AH / 17.5% Profit**

NOTES

Development Scenario	1500	Indicative dwellings number reduced from 2021 tests (@ 2500 dwellings) relating to earlier LP draft proposals
	Mixed dwellings	
Site Type	GF	
Net Land Area (ha)	120.90	No WBC update information available so maintained area for previous 2,500 units. Considered likely unrealistic.
Gross Land Area (ha)	172.40	
Affordable Housing:	30%	
CIL (£/sq. m.)	£97/sq. m.	
BLV (£/ha)	£250,000	No WBC update information available so maintained BLV cost for previous 2,500 units. Considered likely unrealistically high.
BLV (£)	£43,100,000	

Construction Cost Rate (+/- from Base)	Residual Land Value (£)		
	£4,500	£4,750 BASE	£5,000
-20%	£85,295,718	£98,748,862	£111,499,049
-15%	£77,925,009	£91,378,153	£104,128,341
-10%	£70,554,300	£84,007,445	£96,757,632
-5%	£63,183,705	£76,636,736	£89,386,923
0% BASE	£55,812,977	£69,266,027	£82,016,214
5%	£48,442,250	£61,895,443	£74,645,505
10%	£41,070,412	£54,524,718	£67,274,796
15%	£33,697,885	£47,152,719	£59,904,087
20%	£26,325,035	£39,780,190	£52,531,985
Construction Cost Rate (+/- from Base)	Residual Land Value Total (£) Surplus / Deficit Above Benchmark Land Value (£)		
-20%	£42,195,718	£55,648,862	£68,399,049
-15%	£34,825,009	£48,278,153	£61,028,341
-10%	£27,454,300	£40,907,445	£53,657,632
-5%	£20,083,705	£33,536,736	£46,286,923
0% BASE	£12,712,977	£26,166,027	£38,916,214
5%	£5,342,250	£18,795,443	£31,545,505
10%	£-2,029,588	£11,424,718	£24,174,796
15%	£-9,402,115	£4,052,719	£16,804,087
20%	£-16,774,965	£-3,319,810	£9,431,985

Construction Cost Rate (+/- from Base)	Residual Land Value (£/ha)		
	£4,500	£4,750 BASE	£5,000
-20%	£494,755	£572,789	£646,746
-15%	£452,001	£530,036	£603,993
-10%	£409,248	£487,282	£561,239
-5%	£366,495	£444,529	£518,486
0% BASE	£323,741	£401,775	£475,732
5%	£280,988	£359,022	£432,979
10%	£238,227	£316,269	£390,225
15%	£195,463	£273,508	£347,472
20%	£152,697	£230,744	£304,710
Construction Cost Rate (+/- from Base)	Residual Land Value Total (£/dwelling) Surplus / Deficit Above Benchmark Land Value (£)		
-20%	£28,130	£37,099	£45,599
-15%	£23,217	£32,185	£40,686
-10%	£18,303	£27,272	£35,772
-5%	£13,389	£22,358	£30,858
0% BASE	£8,475	£17,444	£25,944
5%	£3,562	£12,530	£21,030
10%	£-1,353	£7,616	£16,117
15%	£-6,268	£2,702	£11,203
20%	£-11,183	£-2,213	£6,288

**West Berkshire Council - Appendix III - Local Plan Review Viability Assessment
- Residential Results Update 2022 - Table 2j: Land North East of Thatcham - 30% AH / 20% Profit**

NOTES

Development Scenario	1500	Indicative dwellings number reduced from 2021 tests (@ 2500 dwellings) relating to earlier LP draft proposals
	Mixed dwellings	
Site Type	GF	
Net Land Area (ha)	120.90	No WBC update information available so maintained area for previous 2,500 units. Considered likely unrealistic.
Gross Land Area (ha)	172.40	
Affordable Housing:	30%	
CIL (£/sq. m.)	£97/sq. m.	
BLV (£/ha)	£250,000	No WBC update information available so maintained BLV cost for previous 2,500 units. Considered likely unrealistically high.
BLV (£)	£43,100,000	

Construction Cost Rate (+/- from Base)	Residual Land Value (£)		
	£4,500	£4,750 BASE	£5,000
-20%	£80,209,392	£93,367,677	£105,838,347
-15%	£72,830,158	£85,990,124	£98,461,555
-10%	£65,450,924	£78,610,890	£91,083,218
-5%	£58,069,245	£71,231,547	£83,703,984
0% BASE	£50,686,885	£63,849,626	£76,324,169
5%	£43,301,999	£56,467,283	£68,942,247
10%	£35,914,702	£49,082,393	£61,559,768
15%	£28,524,745	£41,695,400	£54,174,874
20%	£21,131,173	£34,306,101	£46,788,008
Construction Cost Rate (+/- from Base)	Residual Land Value Total (£) Surplus / Deficit Above Benchmark Land Value (£)		
-20%	£37,109,392	£50,267,677	£62,738,347
-15%	£29,730,158	£42,890,124	£55,361,555
-10%	£22,350,924	£35,510,890	£47,983,218
-5%	£14,969,245	£28,131,547	£40,603,984
0% BASE	£7,586,885	£20,749,626	£33,224,169
5%	£201,999	£13,367,283	£25,842,247
10%	£-7,185,298	£5,982,393	£18,459,768
15%	£-14,575,255	£-1,404,600	£11,074,874
20%	£-21,968,827	£-8,793,899	£3,688,008

Construction Cost Rate (+/- from Base)	Residual Land Value (£/ha)		
	£4,500	£4,750 BASE	£5,000
-20%	£465,252	£541,576	£613,912
-15%	£422,449	£498,783	£571,123
-10%	£379,646	£455,980	£528,325
-5%	£336,829	£413,176	£485,522
0% BASE	£294,007	£370,357	£442,716
5%	£251,172	£327,536	£399,897
10%	£208,322	£284,701	£357,075
15%	£165,457	£241,853	£314,239
20%	£122,571	£198,991	£271,392
Construction Cost Rate (+/- from Base)	Residual Land Value Total (£/dwelling) Surplus / Deficit Above Benchmark Land Value (£)		
-20%	£24,740	£33,512	£41,826
-15%	£19,820	£28,593	£36,908
-10%	£14,901	£23,674	£31,989
-5%	£9,979	£18,754	£27,069
0% BASE	£5,058	£13,833	£22,149
5%	£135	£8,912	£17,228
10%	£-4,790	£3,988	£12,307
15%	£-9,717	£-936	£7,383
20%	£-14,646	£-5,863	£2,459