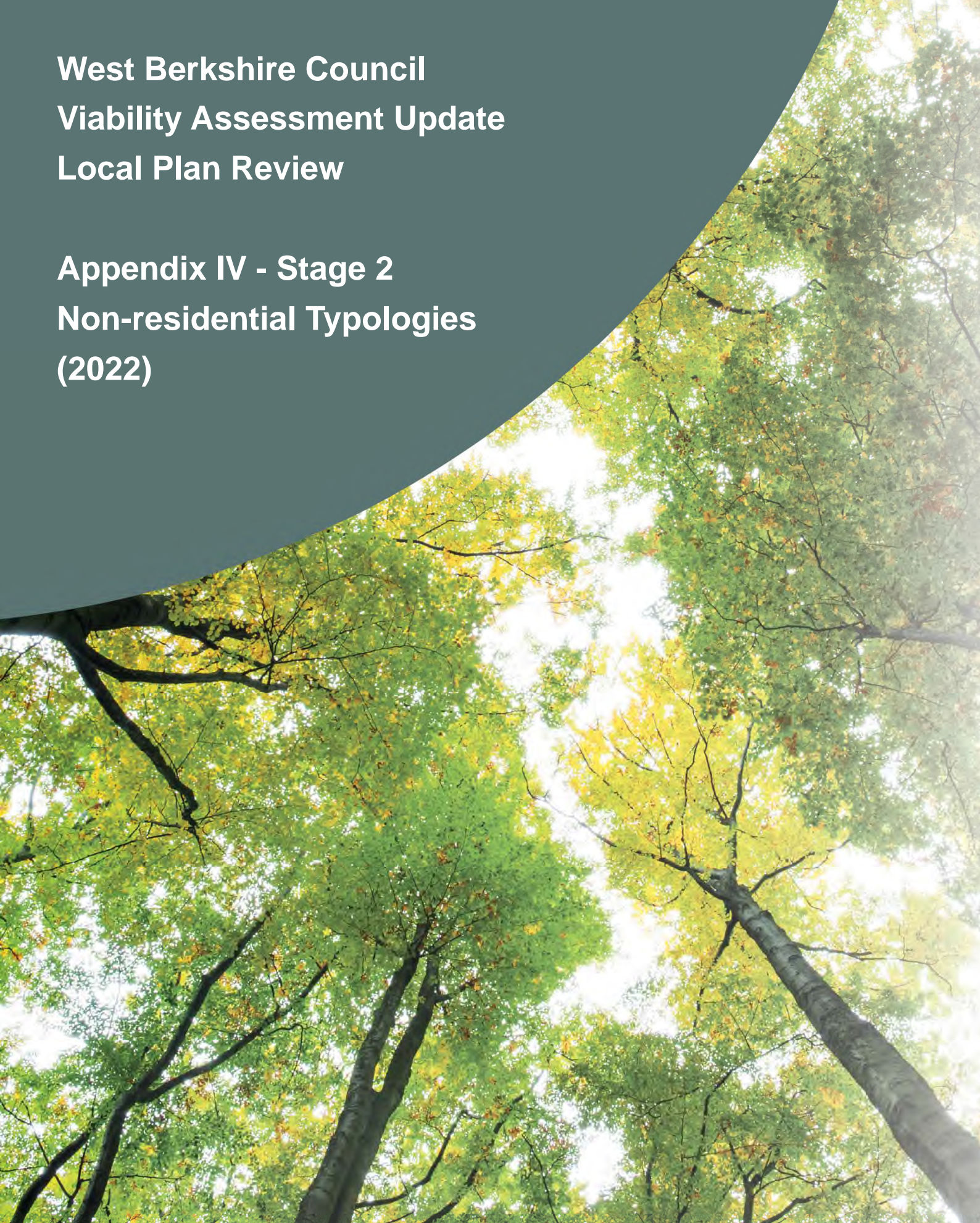


**West Berkshire Council  
Viability Assessment Update  
Local Plan Review**

**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

Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)												
				£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
E Large Format Retail	Foodstore / large convenience	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
		M	0.43	£1,093,976	£1,060,126	£1,026,276	£992,426	£958,576	£924,727	£890,877	£857,027	£823,177	£789,327	£755,477	£721,627	£687,777
		H	0.43	£1,510,443	£1,476,593	£1,442,743	£1,408,893	£1,375,043	£1,341,193	£1,307,343	£1,273,493	£1,239,644	£1,205,794	£1,171,944	£1,138,094	£1,104,244
E Large Format Retail	Retail warehousing	L	0.25	£720,589	£698,023	£675,456	£652,890	£630,323	£607,756	£585,190	£562,623	£540,056	£517,490	£494,923	£472,357	£449,790
		M	0.25	£1,310,344	£1,287,777	£1,265,211	£1,242,644	£1,220,077	£1,197,511	£1,174,944	£1,152,378	£1,129,811	£1,107,244	£1,084,678	£1,062,111	£1,039,545
		H	0.25	£1,900,098	£1,877,532	£1,854,965	£1,832,399	£1,809,832	£1,787,265	£1,764,699	£1,742,132	£1,719,566	£1,696,999	£1,674,432	£1,651,866	£1,629,299
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.03													
		M	0.03	£16,868	£11,994	£7,120	£2,245									
		H	0.03	£54,342	£49,603	£44,865	£40,126	£35,387	£30,649	£25,910	£21,171	£16,433	£11,694	£6,955	£2,217	Indicative non-viability
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L	0.04													
		M	0.04													
		H	0.04	£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
E Offices Town Centre	Office building (town centres / urban areas)	L	0.03													
		M	0.03													
		H	0.03	£33,965	£21,686	£9,407										
E Offices	Out of town / business park	L	0.25													
		M	0.25													
		H	0.25	£10,603												
B2/B8 Industrial / Warehousing	Start-up / move-on unit including offices - industrial Estate	L	0.13													
		M	0.13													
		H	0.13													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	L	0.63													
		M	0.63													
		H	0.63													
C1 Hotel	(60-Beds)	L	0.42													
		M	0.42													
		H	0.42													
C2 Residential Institution	Care Home (65-Beds)	L	0.51													
		M	0.51	£2,364,232	£2,294,384	£2,224,536	£2,154,688	£2,084,840	£2,014,993	£1,945,145	£1,875,297	£1,805,449	£1,735,601	£1,665,753	£1,595,905	£1,526,057
		H	0.51	£4,972,338	£4,902,490	£4,832,642	£4,762,794	£4,692,946	£4,623,098	£4,553,250	£4,483,402	£4,413,554	£4,343,707	£4,273,859	£4,204,011	£4,134,163
Residual Land Value (£/ha)																
E Large Format Retail	Foodstore / large convenience	L	0.43	£1,575,603	£1,496,882	£1,418,162	£1,339,441	£1,260,720	£1,182,000	£1,103,279	£1,024,558	£945,837	£867,117	£788,396	£709,675	£630,955
		M	0.43	£2,544,130	£2,465,410	£2,386,689	£2,307,968	£2,229,248	£2,150,527	£2,071,806	£1,993,085	£1,914,365	£1,835,644	£1,756,923	£1,678,203	£1,599,482
		H	0.43	£3,512,658	£3,433,937	£3,355,216	£3,276,495	£3,197,775	£3,119,054	£3,040,333	£2,961,613	£2,882,892	£2,804,171	£2,725,450	£2,646,730	£2,568,009
E Large Format Retail	Retail Warehousing	L	0.25	£2,882,357	£2,792,091	£2,701,824	£2,611,558	£2,521,292	£2,431,025	£2,340,759	£2,250,492	£2,160,226	£2,069,960	£1,979,693	£1,889,427	£1,799,160
		M	0.25	£5,241,376	£5,151,109	£5,060,843	£4,970,576	£4,880,310	£4,790,043	£4,699,777	£4,609,511	£4,519,244	£4,428,978	£4,338,711	£4,248,445	£4,158,179
		H	0.25	£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
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.03													
		M	0.03	£562,273	£399,797	£237,320	£74,844									
		H	0.03	£1,811,396	£1,653,441	£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!
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L	0.04													
		M	0.04													
		H	0.04	£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
E Offices Town Centre	Office building (town centres / urban areas)	L	0.03													
		M	0.03													
		H	0.03	£1,132,169	£722,859	£313,550										
E Offices	Out of town / business park	L	0.25													
		M	0.25													
		H	0.25	£42,410												
B2/B8 Industrial / Warehousing	Start-up / move-on unit including offices - industrial Estate	L	0.13													
		M	0.13													
		H	0.13													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	L	0.63													
		M	0.63													
		H	0.63													
C1 Hotel	(60-Beds)	L	0.42													
		M	0.42													
		H	0.42													
C2 Residential Institution	Care Home (65-Beds)	L	0.51													
		M	0.51	£4,835,749	£4,498,792	£4,161,836	£3,824,879	£3,487,922	£3,150,966	£2,814,009	£2,477,052	£2,140,096	£1,803,139	£1,466,182	£1,129,226	£792,269
		H	0.51	£9,749,681	£9,612,725	£9,475,769	£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	£8,106,202

**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:**

EUVA £/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

Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)												
				£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	£400/m² CIL
E Large Format Retail	Foodstore / large convenience	L	0.44	£278,049	£242,675	£207,301	£171,927	£136,552	£101,178	£65,804	£30,430	Indicative non-viability				
		M	0.44	£654,570	£620,716	£586,862	£553,008	£519,154	£485,301	£451,447	£417,593	£383,739	£349,885	£316,031	£282,178	£248,324
		H	0.44	£1,031,090	£997,240	£963,390	£929,541	£895,691	£861,841	£827,991	£794,141	£760,291	£726,441	£692,591	£658,741	£624,891
E Large Format Retail	Retail warehousing	L	0.25	£522,606	£500,039	£477,473	£454,906	£432,339	£409,773	£387,206	£364,640	£342,073	£319,506	£296,940	£274,373	£251,806
		M	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	£830,128	£807,561	£784,994
		H	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	£1,363,316	£1,340,749	£1,318,182
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	£54,342	£49,603	£44,865	£40,126	£35,387	£30,649	£25,910	£21,171	£16,433	£11,694	£6,955	£2,217	Indicative non-viability
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	£52,674	£45,478	£38,283	£31,087	£23,892	£16,696	£9,500	£2,305	Indicative non-viability				
E Offices Town Centre	Office building (town centres / urban areas)	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Offices	Out of town / business park	L	0.25	Indicative non-viability												
		M	0.25	Indicative non-viability												
		H	0.25	Indicative non-viability												
B2/B8 Industrial / Warehousing	Start-up / move-on unit including offices - industrial Estate	L	0.14	Indicative non-viability												
		M	0.14	Indicative non-viability												
		H	0.14	Indicative non-viability												
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	L	0.64	Indicative non-viability												
		M	0.64	Indicative non-viability												
		H	0.64	Indicative non-viability												
C1 Hotel	(60-Beds)	L	0.42	Indicative non-viability												
		M	0.42	Indicative non-viability												
		H	0.42	Indicative non-viability												
C2 Residential Institution	Care Home (65-Beds)	L	0.51	Indicative non-viability												
		M	0.51	£1,409,018	£1,339,171	£1,269,323	£1,199,475	£1,129,627	£1,059,779	£989,931	£920,083	£850,235	£780,387	£710,540	£640,692	£570,844
		H	0.51	£3,778,321	£3,708,473	£3,638,625	£3,568,777	£3,498,929	£3,429,081	£3,359,233	£3,289,385	£3,219,538	£3,149,690	£3,079,842	£3,009,994	£2,940,146
				Residual Land Value (£/ha)												
E Large Format Retail	Foodstore / large convenience	L	0.44	£631,930	£551,534	£471,138	£390,742	£310,346	£229,951	£149,555	£69,159	Indicative non-viability				
		M	0.44	£1,487,658	£1,410,718	£1,333,777	£1,256,837	£1,179,896	£1,102,956	£1,026,015	£949,075	£872,134	£795,194	£718,253	£641,313	£564,372
		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	£1,574,071	£1,497,139	£1,420,208
E Large Format Retail	Retail Warehousing	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	£1,187,759	£1,097,492	£1,007,226
		M	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	£3,320,511	£3,230,244	£3,139,978
		H	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	£5,453,262	£5,363,000	£5,272,733
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	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	£173,886	£55,420	Indicative non-viability
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	£1,316,850	£1,136,960	£957,069	£777,179	£597,288	£417,398	£237,507	£57,617	Indicative non-viability				
E Offices Town Centre	Office building (town centres / urban areas)	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Offices	Out of town / business park	L	0.25	Indicative non-viability												
		M	0.25	Indicative non-viability												
		H	0.25	Indicative non-viability												
B2/B8 Industrial / Warehousing	Start-up / move-on unit including offices - industrial Estate	L	0.14	Indicative non-viability												
		M	0.14	Indicative non-viability												
		H	0.14	Indicative non-viability												
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	L	0.64	Indicative non-viability												
		M	0.64	Indicative non-viability												
		H	0.64	Indicative non-viability												
C1 Hotel	(60-Beds)	L	0.42	Indicative non-viability												
		M	0.42	Indicative non-viability												
		H	0.42	Indicative non-viability												
C2 Residential Institution	Care Home (65-Beds)	L	0.45	Indicative non-viability												
		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	£1,393,215	£1,256,258	£1,119,301
		H	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	£6,038,905	£5,901,949	£5,764,992

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 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

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 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

Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)													
				£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	£400/m² CIL	
E Large Format Retail	Foodstore / large convenience	L	0.44	Indicative non-viability													
		M	0.44	£288,570	£253,259	£217,948	£182,638	£147,327	£112,017	£76,706	£41,395	£6,085	Indicative non-viability				
		H	0.44	£631,817	£597,909	£564,001	£530,092	£496,184	£462,276	£428,367	£394,459	£360,550	£326,642	£292,734	£258,825	£224,917	
E Large Format Retail	Retail warehousing	L	0.25	£357,697	£334,685	£311,672	£288,660	£265,647	£242,635	£219,622	£196,610	£173,597	£150,585	£127,572	£104,560	£81,548	
		M	0.25	£843,768	£821,202	£798,635	£776,068	£753,502	£730,935	£708,368	£685,802	£663,235	£640,669	£618,102	£595,535	£572,969	
		H	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	£1,104,173	£1,081,607	£1,059,040	
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04	Indicative non-viability													
		M	0.04	Indicative non-viability													
		H	0.04	£2,662	Indicative non-viability												
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L	0.04	Indicative non-viability													
		M	0.04	Indicative non-viability													
		H	0.04	Indicative non-viability													
E Offices Town Centre	Office building (town centres / urban areas)	L	0.04	Indicative non-viability													
		M	0.04	Indicative non-viability													
		H	0.04	Indicative non-viability													
E Offices	Out of town / business park	L	0.25	Indicative non-viability													
		M	0.25	Indicative non-viability													
		H	0.25	Indicative non-viability													
B2/B8 Industrial / Warehousing	Start-up / move-on unit including offices - industrial Estate	L	0.14	Indicative non-viability													
		M	0.14	Indicative non-viability													
		H	0.14	Indicative non-viability													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	L	0.64	Indicative non-viability													
		M	0.64	Indicative non-viability													
		H	0.64	Indicative non-viability													
C1 Hotel	(60-Beds)	L	0.42	Indicative non-viability													
		M	0.42	Indicative non-viability													
		H	0.42	Indicative non-viability													
C2 Residential Institution	Care Home (65-Beds)	L	0.51	Indicative non-viability													
		M	0.51	£613,007	£540,669	£468,330	£395,992	£323,653	£251,314	£178,976	£106,637	£34,299	Indicative non-viability				
		H	0.51	£2,783,307	£2,713,459	£2,643,611	£2,573,763	£2,503,915	£2,434,067	£2,364,219	£2,294,371	£2,224,523	£2,154,676	£2,084,828	£2,014,980	£1,945,132	
Residual Land Value (£/ha)																	
E Large Format Retail	Foodstore / large convenience	L	0.44	Indicative non-viability													
		M	0.44	£655,840	£575,589	£495,337	£415,086	£334,835	£254,583	£174,332	£94,081	£13,829	Indicative non-viability				
		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	£819,433	£742,368	£665,304	£588,239	£511,175	
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	£510,290	£418,240	£326,190	
		M	0.25	£3,375,073	£3,266,908	£3,158,743	£3,049,578	£2,940,413	£2,831,248	£2,722,083	£2,612,918	£2,503,753	£2,394,588	£2,285,423	£2,176,258	£2,067,093	
		H	0.25	£5,319,357	£5,229,999	£5,139,641	£5,049,283	£4,958,925	£4,868,567	£4,778,209	£4,687,851	£4,597,493	£4,507,135	£4,416,777	£4,326,419	£4,236,061	
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04	Indicative non-viability													
		M	0.04	Indicative non-viability													
		H	0.04	£66,545	Indicative non-viability												
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L	0.04	Indicative non-viability													
		M	0.04	Indicative non-viability													
		H	0.04	Indicative non-viability													
E Offices Town Centre	Office building (town centres / urban areas)	L	0.04	Indicative non-viability													
		M	0.04	Indicative non-viability													
		H	0.04	Indicative non-viability													
E Offices	Out of town / business park	L	0.25	Indicative non-viability													
		M	0.25	Indicative non-viability													
		H	0.25	Indicative non-viability													
B2/B8 Industrial / Warehousing	Start-up / move-on unit including offices - industrial Estate	L	0.14	Indicative non-viability													
		M	0.14	Indicative non-viability													
		H	0.14	Indicative non-viability													
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	L	0.64	Indicative non-viability													
		M	0.64	Indicative non-viability													
		H	0.64	Indicative non-viability													
C1 Hotel	(60-Beds)	L	0.42	Indicative non-viability													
		M	0.42	Indicative non-viability													
		H	0.42	Indicative non-viability													
C2 Residential Institution	Care Home (65-Beds)	L	0.51	Indicative non-viability													
		M	0.51	£1,201,975	£1,060,135	£918,294	£776,454	£634,614	£492,773	£350,933	£209,093	£67,253	Indicative non-viability				
		H	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	£4,087,897	£3,950,941	£3,813,984	

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 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

BLV Notes:

EUVA £/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 3d: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate  
 6.5% Yield

Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)												
				£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	£400/m² CIL
E Large Format Retail	Foodstore / large convenience	L	0.44	Indicative non-viability												
		M	0.44	Indicative non-viability												
		H	0.44	Indicative non-viability												
E Large Format Retail	Retail warehousing	L	0.25	£217,315	£193,757	£170,199	£146,641	£123,083	£99,525	£75,967	£52,409	£28,851	£5,293	Indicative non-viability		
		M	0.25	£664,453	£641,886	£619,319	£596,753	£574,186	£551,620	£529,053	£506,486	£483,920	£461,353	£438,786	£416,220	£393,653
		H	0.25	£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	£885,010	£862,443	£839,876
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Offices Town Centre	Office building (town centres / urban areas)	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Offices	Out of town / business park	L	0.25	Indicative non-viability												
		M	0.25	Indicative non-viability												
		H	0.25	Indicative non-viability												
B2/B8 Industrial / Warehousing	Start-up / move-on unit including offices - industrial Estate	L	0.14	Indicative non-viability												
		M	0.14	Indicative non-viability												
		H	0.14	Indicative non-viability												
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	L	0.64	Indicative non-viability												
		M	0.64	Indicative non-viability												
		H	0.64	Indicative non-viability												
C1 Hotel	(60-Beds)	L	0.42	Indicative non-viability												
		M	0.42	Indicative non-viability												
		H	0.42	Indicative non-viability												
C2 Residential Institution	Care Home (65-Beds)	L	0.51	Indicative non-viability												
		M	0.51	Indicative non-viability												
		H	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	£1,312,741	£1,242,893	£1,173,045	£1,103,197
Residual Land Value (£/ha)																
E Large Format Retail	Foodstore / large convenience	L	0.44	Indicative non-viability												
		M	0.44	Indicative non-viability												
		H	0.44	Indicative non-viability												
E Large Format Retail	Retail Warehousing	L	0.25	£668,504	£588,330	£508,155	£427,980	£347,805	£267,630	£187,455	£107,281	£27,106	Indicative non-viability			
		M	0.25	£869,260	£775,028	£680,796	£586,564	£492,332	£398,100	£303,868	£209,636	£115,403	£21,171	Indicative non-viability		
		H	0.25	£2,857,810	£2,567,544	£2,277,277	£2,387,011	£2,296,744	£2,206,478	£2,116,212	£2,025,945	£1,935,679	£1,845,412	£1,755,146	£1,664,880	£1,574,613
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04	£4,442,793	£4,352,436	£4,262,170	£4,171,903	£4,081,637	£3,991,371	£3,901,104	£3,810,838	£3,720,571	£3,630,305	£3,540,039	£3,449,772	£3,359,506
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Offices Town Centre	Office building (town centres / urban areas)	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Offices	Out of town / business park	L	0.25	Indicative non-viability												
		M	0.25	Indicative non-viability												
		H	0.25	Indicative non-viability												
B2/B8 Industrial / Warehousing	Start-up / move-on unit including offices - industrial Estate	L	0.14	Indicative non-viability												
		M	0.14	Indicative non-viability												
		H	0.14	Indicative non-viability												
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	L	0.64	Indicative non-viability												
		M	0.64	Indicative non-viability												
		H	0.64	Indicative non-viability												
C1 Hotel	(60-Beds)	L	0.42	Indicative non-viability												
		M	0.42	Indicative non-viability												
		H	0.42	Indicative non-viability												
C2 Residential Institution	Care Home (65-Beds)	L	0.51	Indicative non-viability												
		M	0.51	Indicative non-viability												
		H	0.51	£3,806,611	£3,669,654	£3,532,698	£3,395,741	£3,258,784	£3,121,828	£2,984,871	£2,847,914	£2,710,958	£2,574,001	£2,437,044	£2,300,088	£2,163,131

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 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

BLV Notes:

EUVA £/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 3e: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate  
 7% Yield

Development use type/ Class	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)												
				£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	£400/m² CIL
E Large Format Retail	Foodstore / large convenience	L	0.44	Indicative non-viability												
		M	0.44	Indicative non-viability												
		H	0.44	Indicative non-viability												
E Large Format Retail	Retail warehousing	L	0.25	Indicative non-viability												
		M	0.25	Indicative non-viability												
		H	0.25	£922,923	£900,356	£877,789	£855,223	£832,656	£810,090	£787,523	£764,956	£742,390	£719,823	£697,257	£674,690	£652,123
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Offices Town Centre	Office building (town centres / urban areas)	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Offices	Out of town / business park	L	0.25	Indicative non-viability												
		M	0.25	Indicative non-viability												
		H	0.25	Indicative non-viability												
B2/B8 Industrial / Warehousing	Start-up / move-on unit including offices - industrial Estate	L	0.14	Indicative non-viability												
		M	0.14	Indicative non-viability												
		H	0.14	Indicative non-viability												
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	L	0.64	Indicative non-viability												
		M	0.64	Indicative non-viability												
		H	0.64	Indicative non-viability												
C1 Hotel	(60-Beds)	L	0.42	Indicative non-viability												
		M	0.42	Indicative non-viability												
		H	0.42	Indicative non-viability												
C2 Residential Institution	Care Home (65-Beds)	L	0.51	Indicative non-viability												
		M	0.51	Indicative non-viability												
		H	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	£521,234	£451,386	£381,538
Residual Land Value (£/ha)																
E Large Format Retail	Foodstore / large convenience	L	0.44	Indicative non-viability												
		M	0.44	Indicative non-viability												
		H	0.44	Indicative non-viability												
E Large Format Retail	Retail Warehousing	L	0.25	Indicative non-viability												
		M	0.25	£3,891,691	£3,601,424	£3,311,158	£3,020,891	£2,730,625	£2,440,359	£2,150,092	£1,859,826	£1,569,559	£1,279,293	£989,027	£698,760	£408,494
		H	0.25	Indicative non-viability												
F.2 Small Retail Units (<280sq. m.)	Shops, restaurants etc.	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Small Retail Units (>280sq. m.)	Local convenience stores & local shops	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Offices Town Centre	Office building (town centres / urban areas)	L	0.04	Indicative non-viability												
		M	0.04	Indicative non-viability												
		H	0.04	Indicative non-viability												
E Offices	Out of town / business park	L	0.25	Indicative non-viability												
		M	0.25	Indicative non-viability												
		H	0.25	Indicative non-viability												
B2/B8 Industrial / Warehousing	Start-up / move-on unit including offices - industrial Estate	L	0.14	Indicative non-viability												
		M	0.14	Indicative non-viability												
		H	0.14	Indicative non-viability												
B2/B8 Industrial / Warehousing	Larger industrial / warehousing including offices - industrial Estate	L	0.64	Indicative non-viability												
		M	0.64	Indicative non-viability												
		H	0.64	Indicative non-viability												
C1 Hotel	(60-Beds)	L	0.42	Indicative non-viability												
		M	0.42	Indicative non-viability												
		H	0.42	Indicative non-viability												
C2 Residential Institution	Care Home (65-Beds)	L	0.51	Indicative non-viability												
		M	0.51	Indicative non-viability												
		H	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	£1,022,028	£885,071	£748,114

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 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

BLV Notes:

EUVA £/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